

IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

A RESOLUTION setting out the procedure by which Jackson County will select and procure a Design-Builder for the construction of a new Jackson County Detention Center, as authorized by section 67.5060, RSMo.

RESOLUTION NO. 20802, November 1, 2021

INTRODUCED BY Theresa Cass Galvin, County Legislator

WHEREAS, Jackson County is a home rule charter county, organized pursuant to article VI, section 18 of the Constitution of Missouri; and,

WHEREAS, Jackson County, pursuant to article III, section 6.2 of the Jackson County Charter, adopted a procurement procedure for Design-Build services by Executive Order 94-24, dated October 6, 1994; and,

WHEREAS, the Design-Build procedure adopted by the County pursuant to its home rule charter is over twenty-seven years old; and,

WHEREAS, the Legislature desires to contract with a Design-Builder for the construction of a new Jackson County Detention Center on a tract of land previously acquired for this purpose; and,

WHEREAS, any county operating under home rule charter pursuant to article VI, section 18 of the Constitution of Missouri may adopt a Design-Build construction process via ordinance, rule, or regulation pursuant to section 67.506(21), RSMo; and,

WHEREAS, the County will establish and follow the process set forth herein to select a Design-Builder utilizing a qualification-based methodology: a) the County will issue a request for qualifications (RFQ); b) the County will receive, evaluate, and score the proposals submitted; c) the County will establish a "short list" of no more than three (3) of the best qualified firms that submitted RFQ's; d) upon establishing a short list, the County will issue a request for proposals (RFP) to each entity selected per the RFQ process; e) the County will issue a request for a cost proposal from each entity selected per the RFQ process, which cost proposal shall include contractor fees, contractor overhead, bonds and insurance costs, and design fees and expenses; f) the County will review the technical proposals submitted by each respondent and, if warranted, schedule interviews with the RFP respondents; g) the County will evaluate and score each technical proposal which will account for 90% of total score of each respondent; h) the County will evaluate and score each cost proposal which will account for 10% of the total score; i) the County will review, evaluate and combine the technical score and the cost proposal score to determine total score for each respondent; and j) based upon the combined scores of each respondent's technical proposal score and cost proposal score, the County will select a Design-Builder to construct the new detention center facility; and,

WHEREAS, the County shall have discretion to disqualify any Design-Builder that lacks the minimum qualifications required to perform the work; and,

WHEREAS, following the selection of the Design-Builder as set forth above, the County will initiate the next phase of its Design-Build process, in which phase: a) the County will enter into a Pre-Construction Services Agreement with the Design-Build awardee; b) the Design-Builder will provide certain services under the Pre-Construction Services Agreement which will include preliminary design development and preparation of an initial guaranteed maximum price (GMP); c) the Design-Builder will present the preliminary design and GMP to the County for approval; and d) upon granting approval for the preliminary design and GMP, the County will enter into a contract with the Design-Builder to complete the process to construct the new Jackson County Detention Center; and,

WHEREAS, the County shall have discretion to disqualify any Design-Builder that lacks responsiveness to requirements of the RFP; and,

WHEREAS, if at any time the County determines that it is not in its best interest to proceed with the Detention Center project pursuant to the proposal offered by the selected Design-Builder, the County shall reject said proposal and all other proposals; now therefore,

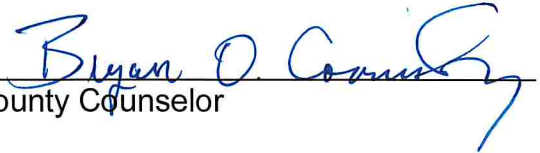
BE IT RESOLVED by the County Legislature of Jackson County, Missouri, that the Design-Build method of procurement as set out in this Resolution be utilized in the selection and procurement of a Design-Builder for the Detention Center project.

Effective Date: This Resolution shall be effective immediately upon its passage by a majority of the Legislature.

APPROVED AS TO FORM:



Chief Deputy County Counselor



County Counselor

Certificate of Passage

I hereby certify that the attached resolution, Resolution No. 20802 of November 1, 2021, was duly passed on November 8, 2021 by the Jackson County Legislature. The votes thereon were as follows:

Yeas 9

Nays 0

Abstaining 0

Absent 0

11.8.2021

Date



Mary Jo Spino, Clerk of Legislature