



JACKSON COUNTY

DETENTION CENTER

COUNTY LEGISLATURE
MONTHLY REPORT
JULY 2022

DESIGN STATUS

Project design has begun in earnest to support the fast-paced nature of the Design-Build delivery method. The county's Design-Build partner JE Dunn – Axiom met with JCDC Partners and county representatives for a two-day workshop June 21st and 22nd. During these two 8-hour sessions JCDC Partners provided an overview of the county's Criteria Package to ensure compliance and understanding. The design team leadership then reviewed with us the program requirements and presented adjacency diagrams which provide a rough understanding of the building layout. Additionally, the collective team met and discussed potential housing design issues, preliminary site concepts, civil engineering design, security, mechanical, electrical, and plumbing design, and LEED.

The result of these meetings was the advancement of a medium/minimum housing concept that is ready for review by the Sheriff's Office and Detention Transition Team. This concept includes the sizing of the standard 4-person holding cell which is a fundamental repetitive building block for the design. A proposed reduction of its size from 290 square feet to 252 eliminates 10,600 gross square feet from the building while still meeting the county's criteria and accessibility needs. This decrease in size has a potential cost savings of \$2-3 million.

As the team advances the design concept other areas of cost savings will continue to be identified. Conceptually the team believes there may be more savings in the development of the site with a reduction in the amount of fill required west of Ewing Avenue. Additionally, opportunities for savings related to the timing of rough grading the building site above the 500-year flood elevation are being explored.

CONSTRUCTION STATUS

Construction activities are limited during the Pre-Construction phase and will not commence beyond exploratory work without County Legislature approval of the Guaranteed Maximum Price component packages. Cook, Flatt & Strobel Engineers (CFS) has been on site under the guidance and direction of the Design-Builder to perform geotechnical borings. They dug 35 borings to various depths which will be laboratory tested. This information gathering helps inform the recommended structural footing sizes, expectations for soil settlement, and compaction requirements which all guide design development.



COST/BUDGET REPORT

Further advancement of the specifics that constitute the budget of \$256,500,000 will be coming as conceptual design advances and Guaranteed Maximum Price component packages are developed.

RISK ASSESSMENT & MITIGATION

Rising costs and material availability remain the largest risks to the project. The team will continue to identify strategies to ensure that the county is being provided the most value for their budget like the proposed savings under the Design Update category. Material availability will continue to be monitored in tandem with the refinement of the construction activities schedule to ensure the avoidance of delays or inefficient sequencing.

The Special Use Permit issued by the City of Kansas City is required for the construction of the detention facility. Applications will be submitted in late August with approvals required by the Planning Commission and Board of Zoning Adjustments. The collective team has held multiple meetings with the city to ensure an understanding of the requirements to facilitate a smooth approval process in concert with our schedule below.

SCHEDULE UPDATE

Below is a schedule focused on the necessary approvals being sought during the Preconstruction Phase of the project. Over the next several months JCDC Partners and the Design-Builder will continue to communicate with the City of Kansas City and meet the requirements of the permitting and approval process. The Floodplain Development Permit has been conditionally approved pending the submission of the Conditional Letter of Map Revision (CLOMR-F) which is in progress. The Plat has been recorded and the team's focus has shifted towards the approval of the Special Use Permit (SUP). The date for submission is August 29th. With approvals from the City Planning Commission and Board of Zoning Adjustments anticipated this coming fall.

Per the Design-Build Agreement upon completion of the Preconstruction Phase, the Design-Builder will present a Guaranteed Maximum Price proposal for County Legislature approval which is within the project budget. The county will have up to sixty days to accept or reject the proposal.

Preconstruction, Design, and Approval Schedule

7/11/2022

Activity	June	July	August	September	October	November
Floodplain Development Permit	Approved June 2					
Plat	Recorded June 24					
FEMA CLOMR-F fill approval		60-90 days				
Design-Builder Notice to Proceed (NTP)	June 6					
Preconstruction Phase	120 days					
GMP Development and Review					Present & Approve GMP	
Design and Special Use Permit (SUP) drawings	June 20 - August 29					
Submit SUP Permit to City of KC			August 29			
Review Comments by City Staff				September 9 at earliest		
Public Meeting required by City					October 12 at earliest	
City Planning Commission approval					October 18 at earliest	
City Board of Zoning Adjustment (BZA) approval						November 8 at earliest

UPCOMING WORK

We have a planned Steering Committee meeting on Wednesday, July 13th and a second design workshop with the Design-Builder scheduled for the week of July 25th. The team's focus will be on the other types of housing within the detention center and the development of a final site concept. Both design components will be shared for review and advisement by the Detention Transition Team and Steering Committee.

The JE Dunn – Axiom team will be hosting an M/WBE trade partner meeting on Thursday, July 14th. The meeting will provide a general introduction of the project and include information on how to pre-qualify as a trade partner on the project.

The project website will be updated by the end of the month and will include information regarding the project delivery, M/WBE participation opportunities, and a new section for project updates.

An updated fact sheet and talking points are also being created to keep community stakeholders apprised of the project's progress.

Public outreach will begin this month. We will begin by connecting with the key stakeholders involved during the validation of need phase of the project. Our outreach will include an introduction to the Design-Build team, an updated schedule, and opportunities for engagement throughout the process.

PUBLIC OUTREACH



ADHOC Against Crime
 Aim4Peace
 Alvin Brooks, Community Activist
 American Indian Council
 American Indian Enterprise & Business Council
 Asian Chamber of Commerce of Kansas City
 Baptist Ministers Union
 Bishop Tolbert, KCPD Police Board
 Black Agenda Group
 Black Chamber of Commerce of Greater Kansas City
 Blue Valley Homes Association
 Blue Valley Industrial Association
 Boy Scout Troop 118
 Bridging The Gap
 Bryan Round, Div 8 Municipal Court Judge
 Building Trades Council
 Carpenters Regional Council
 Carpenters Union
 Charles McKenzie, Div 13 Municipal Court Judge
 Chief of Police, Blue Springs
 Chief of Police, Grain Valley
 Chief of Police, Grandview
 Chief of Police, Independence
 Chief of Police, Kansas City
 Chief of Police, Lee's Summit
 Chief of Police, Oak Grove
 Chief of Police, Raytown
 Chief of Police, Sugar Creek
 City Administrator, Grandview
 City Manager, KCMO
 Community Action Agency
 Concerned Clergy Coalition
 Concord Fortress of Hope Church
 Cornerstones of Care
 Cory Atkins, Div 17 Municipal Court Judge
 Councilman, Lee Barnes, KCMO
 Councilwoman Heather Hall, KCMO
 Councilwoman Katheryn Sheilds, KCMO
 Councilwoman Melissa Robinson, KCMO
 Councilwoman, Andrea Bough, KCMO
 Data Manager, KC PD
 Deputy Chief of Police, Blue Springs
 Deputy Chief of Police, Independence
 Deputy Chief, Kansas City Police
 Design-Build Institute of America
 Director, KC Assessment & Triage Center

Director, Legal Aid of Western Missouri
 George Wolf, Div 11 Municipal Court Judge
 Greater Kansas City Building and Construction Trades Council
 Heartland Black Chamber of Commerce
 Heartland Conservation Alliance
 Heavy Constructors Association
 Hispanic Chamber of Commerce
 Hispanic Contractors Association of Greater Kansas City, Inc.
 Independence Mayor Weir
 Iron Workers Union
 Ironworkers Local 10
 J. Dale Youngs, Div 6 Municipal Court Judge
 Jackson County Drug Task Force
 Jackson County Municipal Court Admin
 Jackson County Municipal Court Admin
 Jalilah Otto, Div 15 Family Ct Admin Judge
 James Frank Abbott, Jackson County Resident
 James Kanatzar, Div 5 Municipal Court Judge
 Janette Rodecap, Div 29 Municipal Court Judge
 Jeffrey Bushur, Div 33 Municipal Court Judge
 Jeffrey Keal, Div 28 Municipal Court Judge
 Jennifer Phillips, Div 12 Municipal Court Judge
 Jobs with Justice
 Joel Fahnestock, Div 9 Municipal Court Judge
 John Torrence, Div 14 Municipal Court Judge
 Justine Del Muro, Div 4 Municipal Court Judge
 Kansas City Anti Violence Project
 Kansas City Assessment and Triage Center
 Kansas City Industrial Association
 Kansas City Kansas Women's Chamber of Commerce
 Kansas City Society of Black Architects and Engineers
 Kansas City Women's Business Center
 Kansas City Women's Chamber of Commerce
 KC NOVA
 KC Public Schools
 KCMO City Planning
 KCMO Mayor Quinton Lucas
 KCMO Municipal Court Administrator
 KCMO Police Board
 Ken Garrett, III Div 2 Municipal Court Judge
 Kevin Harrell, Div 18 Municipal Court Judge
 Key Coalition
 Kyndra Stockdale, Div 32 Municipal Court Judge
 Legal Aid of Western Missouri
 Lone Jack Court Administrator
 Marco Roldan, Div 16 Municipal Court Judge

Margene Burnett, Div 7 Municipal Court Judge
 Mark Styles, Div 19 Municipal Court Judge
 Mary Weir, Div 31 Municipal Court Judge
 Metropolitan Community Colleges
 Minority and Women Subcontractors
 Minority Contractors Association of Greater Kansas City
 Missouri Department of Mental Health
 Missouri State Public Defender, KC Office
 More2
 Mountain Plains Minority Supplier Development Council
 NAACP
 National Association of Construction Contractors Cooperative (NACCC)
 National Association of Women Business Owners – Greater KC Chapter (NAWBO)
 National Association of Women in Construction (NAWIC) Chapter 100
 Pastor Lindsay
 Patrick Campbell, Div 10 Municipal Court Judge
 Police Clerk, Oak Grove
 Presiding Judge Municipal Court
 Private Defense Bar
 Probation and Parole
 R. Travis Willingham, Div 26 Municipal Court Judge
 Ricardo Lucas, Community Activist
 Richard Strandidge, Div 25 Municipal Court Judge
 Rodney Bland, Community Activist
 Sandra Midkiff, Div 1 Municipal Court Judge
 Southern Christian Leadership Conf. (SCLC)
 Substance Abuse Services, KCMO
 Susan E Long, Div 34 Municipal Court Judge
 Truman Medical/Behavioral
 Twila Rigby, Div 30 Municipal Court Judge
 UMKC Criminal Defense Department
 UMKC Women's Center
 Urban League
 Urban League of Greater Kansas City
 Urban Neighborhood Initiative
 Urban Summit
 US Dept Corp of Engineers
 Vander Haag Insustries
 West Bottoms Community Organization
 Western Missouri Mental Health Center
 Women Construction Owners and Executives – KC Chapter (WCOEKC)