



JACKSON COUNTY DETENTION CENTER

COUNTY LEGISLATURE
MONTHLY REPORT
JUNE 2023

DESIGN DEVELOPMENT PHASE KICKOFF

Upon approval of the JE Dunn – Axiom – DLR Guaranteed Maximum Price and subsequent Notice to Proceed efforts shifted to the next phase of the project, the simultaneous start of construction and Design Development. A kickoff meeting was held on 5/23 reassembling the full project team to discuss the schedule moving forward and identify the next steps to progress towards the construction of footings and foundations which requires the finalization of the floor plans.

The project team additionally re-engaged the Sheriff's Office to address any questions they might have about next steps which includes significant engagement in the details of the project. This includes review and input on building security systems, technology, and operations.

CONSTRUCTION STATUS

A pre-installation Earthwork / Site Demolition meeting was held with trade partners on 5/18 to outline the construction plan which began on 5/22. Tasks completed and/or in progress include:

- Site mobilization by Kissick (complete)
- Clearing and grubbing (complete)
- Removing debris from the project site (in progress)
- Site fill import (in progress)
- Perimeter fencing (in progress)
- Drainage blanket aggregate crushing (in progress)
- Erosion control (in progress)



CONTRACTED SERVICES

The services of Olsson Associates, Inc. have been obtained to provide special inspections for engineered grading and fill, the detention basin and wick drain installation. A selection process is also ongoing to procure Whole Building Commissioning Services. Interviews of shortlisted respondents occur this week.

COST/ BUDGET REPORT

The Guaranteed Maximum Price of \$301,162,067 was approved on May 9th, 2023. This overall amount will consist of multiple component packages. The first two components have been approved and funds have been appropriated in the amount of \$99,017,979.00. Component Package 1 includes Site Demolition, Site Development and Earthwork and Component Package 2a includes Engineering, Detailing, Mockups and Early Procurement. Additional component packages will be presented to the Legislature for approval at a future date.

RISK ASSESSMENT & MITIGATION

The Missouri Department of Natural Resources (MDNR) Land Disturbance Permit was received on 5/16 while the Private Grading and Land Disturbance permit was issued by the City on 5/19. All necessary permits for the current activities on site are in hand.

SCHEDULE UPDATE

The Design-Build team's updated schedule indicates Substantial Completion on the project on December 10th, 2025. The transition to the new facility would be fully complete February 12th, 2026. Site fill and grading activities, provided in detail below, continue throughout this calendar year. Permitting for early footing and foundations is anticipated in October.

UPCOMING WORK

The attached Site Logistics Plan indicates the location of activities on site including the lay down areas, temporary roads, staging area, trailers, and contractor parking.

Projected Schedule of Site Work:

- Drainage Blanket Aggregate Installation: Start 06/27/2023 – Finish 08/29/2023.
- Wick Drain System Installation: Start 07/05/2023 – Finish 09/20/2023.
- Site Fills Building Pads & Surcharge Placement: Start 07/19/2023 – Finish 09/20/2023.
- Site Utilities: Start 08/07/2023 - Finish 07/03/2024.
- Surcharge Time: Start 09/21/2023 – Finish 11/04/2023.
- Grading Site Fills: Start 09/21/2023 – Finish 12/15/2023.

COMMUNICATIONS

With the joint recommendation of JCDC Partners and County staff, public outreach efforts will begin in August. Efforts to begin communicating the construction phase of the project will begin this summer through media posts and website upgrades. Content will include highlight the construction activities, M/WBE workforce, and opportunities for Jackson County Detention Center employment.

