



JACKSON COUNTY DETENTION CENTER

COUNTY LEGISLATURE
MONTHLY REPORT
AUGUST 2023

DESIGN PHASE

The Design Development phase is set to conclude in early November. Leading up to that date, JCDC Partners and the Design-Build team continue to meet with the user groups, in particular the Sheriff's Office, to review and refine design components on a regular and weekly basis. A progress set of drawings has been provided for review and comment as the collective team continues to advance towards Construction Documents, the final phase of the design process.

An Early Footings and Foundations package is being completed and submitted to the County, now acting as the Authority Having Jurisdiction, for review and permit issuance. A permit is anticipated by mid-October. These drawings include significant infrastructure items including the placement of all structural components and under slab utilities such as plumbing lines.

A MWVBE outreach meeting was held at JE Dunn on August 3rd to promote the package and generate interest in bidding the scope of work. Upon review of those bids and award of this scope, Component Package 2B is planned to be presented to the Legislature for review and action as an amendment to the current Guaranteed Maximum Price (GMP) this October.

CONSTRUCTION STATUS

The entire building pad has been cleared as part of the site work for the project. The placement of a drainage blanket has begun and is 80% complete, and earth fill continues to be brought to site and placed to bring the building pad above the 500-year flood level. Additionally, 35% of the wick drains have been installed with the remainder to be completed by the end of September. The wick drains allow for faster settlement and a condensed construction schedule.



Two crusher/material classifiers are on site classifying crushed concrete, aggregate, and asphalt from stockpiles recycled from on-site demolition. Gravel and aggregate are being placed to the side of Ewing Avenue for later use. All construction activities remain on schedule.

COST/ BUDGET REPORT

There is no change to the budget of the project, and as previously discussed any proposed change to the Guaranteed Maximum Price (GMP) will be brought forward to the County Legislature for approval. The next amendment to the GMP, the footings and foundations package, referenced earlier does not increase the overall cost. Component 2 was separated into 2A and 2B in order to start the site development work during the summer as the final design was completed for the footings and foundations package.

COMMUNICATIONS

The JCDC website <https://jcdentioncenter.com> has been updated with additional information including rendered views of the new design. A social media calendar is also being developed that will keep the public and various stakeholders informed of project status.

JOINT FACILITY UPDATE

As reported on August 7th during the Budget Committee, JCDC Partners continues to provide oversight and represent the County's interests pertaining to consideration of a joint facility with Kansas City, MO. Upon the City's issuance of Ordinance 230405, we've attended weekly meetings held at JE Dunn with Kansas City staff. Hardwick Law Firm, representing the County, additionally drafted an Indemnification Letter which would obligate Kansas City to cover all additional costs necessary as the result of City facility decisions that impact the Guaranteed Maximum Price (GMP). While the Indemnification Letter will address any additional costs, our team is also monitoring the impact of any changes to the project schedule and facility operations as the discussions continue. The City has not responded to the Agreement at this time.

JE Dunn, with input from City staff, continues to work towards the conclusion of a design phase exercise which would culminate in options for a proposed joint facility design and cost estimate. This deadline is set for a report to the City of Kansas City and Jackson County on September 1st. Our team will review the report and provide comments on the impact to the County related to budget, schedule, and operations. Working as your consultant, we will protect the integrity of the project for the County. While we respect the process and the intent of the collaborative effort, our role will be to advise the County on the impact of the joint facility on the existing Guaranteed Maximum Price and activities currently underway. The City's deliverable buttressed with the County's Indemnification Letter will allow for potential negotiation between the County and City addressing how a memorandum of understanding (MOU) may proceed once a direction is set.