



# JACKSON COUNTY DETENTION CENTER

COUNTY LEGISLATURE  
MONTHLY REPORT  
DECEMBER 2023

## DESIGN PHASE

In a coordinated effort including County Staff, JCDC Partners, and JE Dunn a Furniture, Fixtures, and Equipment (FF&E) and Technology matrix including budgetary figures was established for the project and presented to the Legislature. The manufacturers, model types, and quantities of necessary fixtures and equipment were established to ensure the optimal functionality of the new detention center.

In late November, a security controls meeting was held with representatives from the Sheriff's Office. This meeting refined how each control room in the facility functioned including the remote locking and unlocking of doors, keyed operations, cameras controls, intercoms, and duress alarms.

A milestone of 65% construction documents is set to occur in early January with 100% construction documents to be completed in February. JCDC Partners is reviewing all documents and coordinating with the Sheriff's Office.

The JCDC team has upcoming meetings with both the courts and Sheriff's Office as these deadlines approach. The team continues to engage in an open dialog with those user groups to discuss design finalization and incorporate their input and guidance. All activities are on schedule.

Additionally, the project team expanded with the County's approval of a contract with Burns & McDonnell to provide Commissioning Agent Services. This team will oversee the design, installation, and testing of all major mechanical components in the facility as representative of the County. Their notice to proceed was dated November 13<sup>th</sup> and they are beginning the process of integration into the overall project team and processes.

## CONSTRUCTION STATUS

In the last month Olsson has placed 21 settlement plates on the building pad. The movement of the plates is monitored on a recurring basis by special inspection and oversight by JCDC Partners to determine how settlement progresses prior to the beginning of the next phase. Once settlement has ceased the surcharge can be removed and placed at the southern parking lot areas to allow construction to progress in a vertical manner. In parallel, Kissick Construction has continued to dig and place fill as required on the project site.

A pre-installation meeting was held with the Cornerstone/Axiom joint venture team. Their role will be to establish the process and expectations for fabricating the precast cells on site. The cell formwork is in transport and the first mock-up should be ready for County inspection in early January. This is a critical step in the construction schedule that requires input from all parties and significant coordination.

At the adjacent precast concrete yard, the team has made progress as the schedule advances towards the mock-up and first casting of cells. A cast pad strip has been poured and is now complete to allow for cell fabrication. A crane is also on site as the final logistical pieces come together for the pouring of concrete.



## **COST/ BUDGET REPORT**

There is no change to the overall budget of the project. It is anticipated that Component Package 2B Footings, Foundation, Building Under Slab & Site Utilities as well as Component Package 2C Structure & Skin be presented to the Legislature for approval in January as required in the design-build agreement. Both Component Packages are part of the approved Guaranteed Maximum Price and will not adjust the overall contract amount.

## **SCHEDULE UPDATE**

There is no change to the project schedule. Substantial Completion remains on track for December of 2025 with a transition to the facility to follow and operations planned for February 2026.

## **COMMUNICATIONS**

The project team is in the beginning stages of planning a vertical construction celebration with County Staff and the County Legislature. This milestone will commemorate a new and more visible stage of construction being reached as the form of the building begins to take shape. Updates and additional information on this subject will be shared as it is developed.