



JACKSON COUNTY

DETENTION CENTER

COUNTY LEGISLATURE
MONTHLY REPORT
JANUARY 2024

DESIGN PHASE

Jackson County's Design-Builder partner JE Dunn / Axiom / DLR has delivered for JCDC Partners review the 65% Construction Documents set. A complete set of Construction Documents is anticipated for late February. This delivery will mark the conclusion of the detention center's design phase.

The project team continues to coordinate with user groups such as the Sheriff's Office and Courts as final design input is provided upon comprehensive review of the documents provided. Collaborative meetings with the Design-Builder are scheduled to occur the week of January 22 to address outstanding questions. Review disciplines include security, civil, architecture, food service, mechanical, electrical, plumbing, and structural.

In addition, our team is engaged in review of specifications for Furniture, Fixtures, and Equipment (FF&E) and Technology. This includes the manufacturers, model types, and quantities of necessary fixtures and equipment to outfit the building. A representative group of stakeholders including the Courts, Corrections, and Sheriff's Office forming the Transition Team has been established to provide additional oversight and guidance on these items as well as ultimately the move into the new building.

A kickoff meeting for the project Commissioning team is being scheduled for this month. Commissioning will ensure that building mechanical, power, building management and security systems are functioning as designers intended when turned over to the County.

CONSTRUCTION STATUS

Pictured below is a visual illustration of the planning and execution of a precast cell module mockup. Despite extreme cold temperatures the Design-Build team continues to make progress on this significant and highly coordinated activity. The cell module is a fundamental component of the building that is used repetitively. Ensuring quality standards are met and resolving any potential conflicts or problems upfront is essential to project success.

The building pad settlement is now complete. The imported earth fill that has been utilized to bring the grade above the flood plain is now sufficiently stable to allow for further construction activities upon approval of the next GMP component package.

Additional surcharge, excess dirt imposing additional weight to facilitate the settlement, is now being stripped from the pad and placed as fill elsewhere on the site such as the parking lot areas. These steps have made the construction site ready for future vertical construction.

Special Inspections continue for all required facets of the construction.

The footings and foundations as well as site utilities have been permitted and are ready for construction. The project team has coordinated with both public and private utility providers for electrical, gas, sanitary and storm sewer, and internet service to the facility.

BUDGET & SCHEDULE REPORT

The Detention Center project remains on schedule and within the established budget. There are no changes to report. Substantial Completion remains scheduled for December 2025, with operations planned in February 2026.

Component Packages 2B Footings, Foundation, Building Under Slab & Site Utilities and 2C Structure & Skin will be introduced to the Legislature this month for approval. The Component Packages are part of the approved Guaranteed Maximum Price and will not adjust the overall contract amount.

