

**JUSTICE CENTER DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS MEETING MINUTES  
October 31, 2018, Room 903, Civic Center**

JCDC Board members in attendance: Mary Ann Borgeson, John Christensen, Ben Gray, David Levy and P.J. Morgan.

JCDC Board Administration in attendance: Joe Lorenz (Treasurer), Diane Carlson (Secretary), Joel Pedersen (Counsel for the JCDC).

Others present: Bruce Carpenter, Don Mohlman, George Achola, Patrick Bloomingdale and Chris Burbach.

**APPROVAL OF THE MINUTES 09/07/18**

Motion by Gray to approve the 09/07/18 Meeting Minutes, second by Levy. Motion carried.

**CITIZEN COMMENTS**

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None.

**BOARD COMMENTS**

None.

**DESIGN STATUS**

Bruce Carpenter, HDR, stated there have been significant discussions surrounding youth programs that should help reduce the Youth Center length of stay and population. Reference was made to the presentation given by UNMC and CHI at the 10/30/18 County Board meeting. Several community providers have joined the discussion to better address juvenile mental health issues.

Mr. Carpenter stated he met with members of the Chamber of Commerce and believes the Chamber will support the project.

George Achola stated he participated in a meeting with approximately 8-10 community leaders at Sherwood's Office. The purpose of the meeting was to inform and educate the community leaders of several service organizations about the Juvenile Justice Center Project.

Mr. Carpenter reported that his team recently met with representatives from King County, Seattle, in Omaha. King County is currently constructing a new justice center. King County has reduced the number of beds for its facility from approximately 200 beds to 88 beds. King County is using a "design build" model. With the design build model, the design is very descriptive. Under a "design to budget" scheme, there is a little more flexibility as we go through the process.

Mr. Carpenter stated the schematic design is expected to be complete in the next couple of weeks. HDR representatives have met with various users of the proposed facility (courts, attorneys, probation, judges, Sheriff's Office and Youth Center).

Mr. Carpenter presented the plan that was discussed at the 10/30/18 County Board meeting, see attached. In general terms, the design is a ten-story tower; 168,000 square feet. The Youth Center is four stories; 60,000 square feet. The Youth Center design includes a Clinic. There are 48 beds with "shelled-out" space to accommodate an additional 16 beds. There was discussion about how much it would cost to finish the 16-bed area. The plumbing for the 16-bed area will already be roughed-in as part of the project. Before construction starts, HDR could provide an estimate of the cost to finish the 16-bed area.

There was discussion about the growth in Douglas County's population and how this is accounted for in the project design since the County's population will presumably continue to increase. Ramsey County is similar in size to Douglas County and Ramsey has 26 beds in its facility. It was pointed out that even though there has been population growth in Douglas County, the youth population in detention has decreased in recent years.

### **BUDGET STATUS**

Don Mohlman, Burlington Capital, shared the same budget document that was presented at the County Board meeting on 10/30/18, see attached.

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Mr. Mohlman clarified that there is an allowance for furnishings for common areas but this amount does not include the cost for furnishings for the individual offices. There was discussion about the professional fees of Burlington Capital (Project Manager). It was stated that these fees are considered to be competitive and reasonable as compared to other projects. Usually the fee is at least 3% of the project cost.

There was discussion about the amount budgeted as "Owner Contingency" costs. It is difficult to estimate this number and, when there is a large contingency, some may second guess the amount. However, the contingency is needed to account for market conditions that may impact the cost of the project.

### **ACTION ITEMS**

None.

### **ADJOURN**

Motion to adjourn by Gray, second by Morgan. All those present voted in favor.

DOUGLAS COUNTY JUSTICE CENTER

HDR Architecture

10.30.18

# **GUIDING PRINCIPLES**

**DOUGLAS COUNTY SPACE NEEDS FOR JUVENILE COURTS**

**TO IMPROVE THE JUVENILE JUSTICE SYSTEM WITH A  
TRANSFORMATIVE DESIGN TO SERVE THE CHILDREN AND  
THEIR FAMILIES**

**DESIGNED TO INSPIRE CIVIC PRIDE**



# **Douglas County Juvenile Center**

## **Project Scope**

**30-Oct-18**

### **Project Scope Summary:**

#### **Justice Center**

Ten Stories (168,000 GSF)

Community Programs

Court Support

Probation

Public Defender

County Attorney

Six Finished Courtrooms (plus two shelled courtrooms)

#### **Youth Center**

Four Stories (60,000 GSF)

Admissions/ Administration

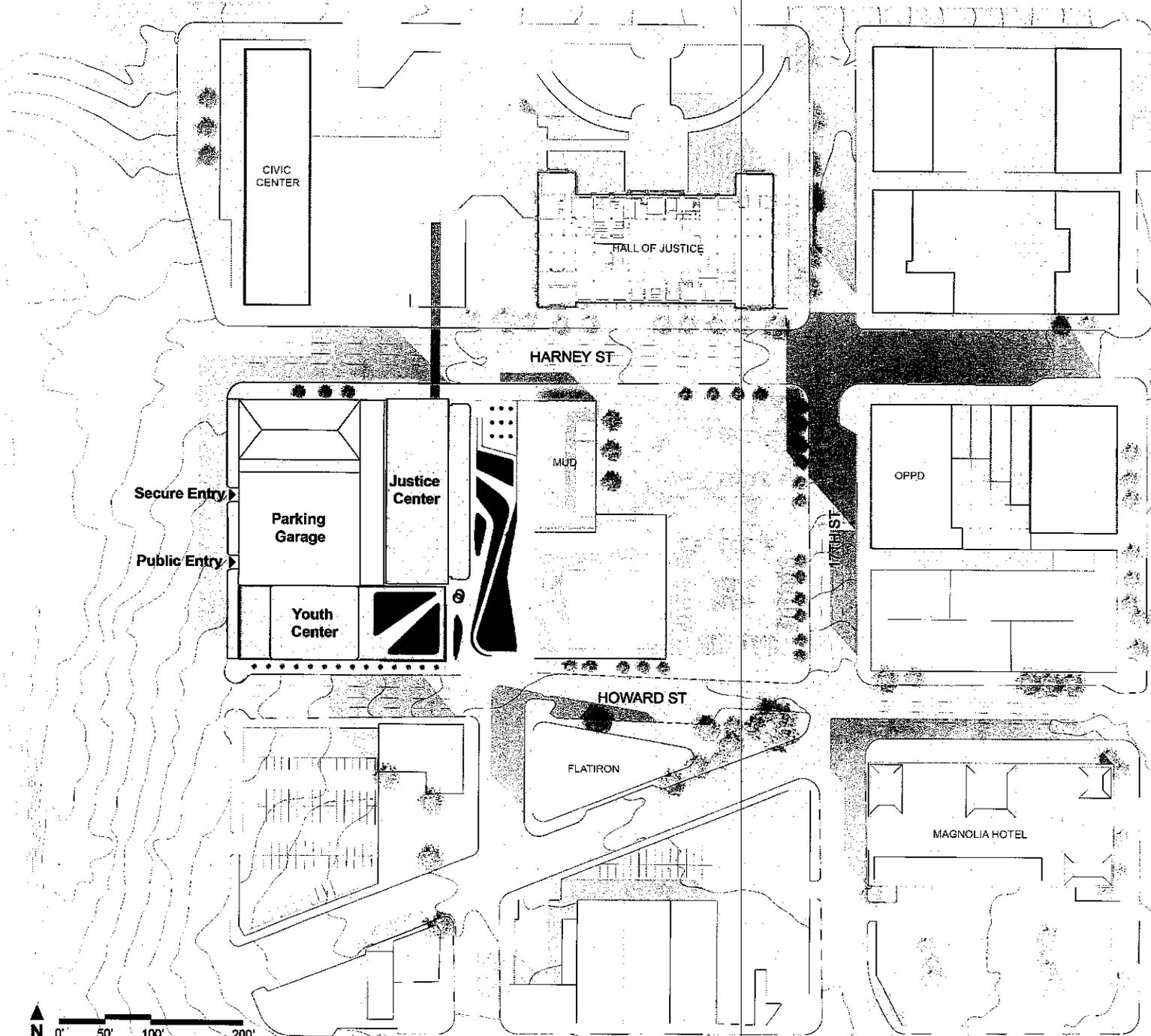
Education

Clinic

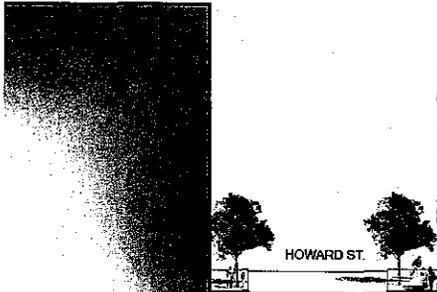
Forty-eight Finished Beds (plus sixteen shelled beds)

#### **Skywalk**

Connection from Justice Center to City-County Building (200 LF)

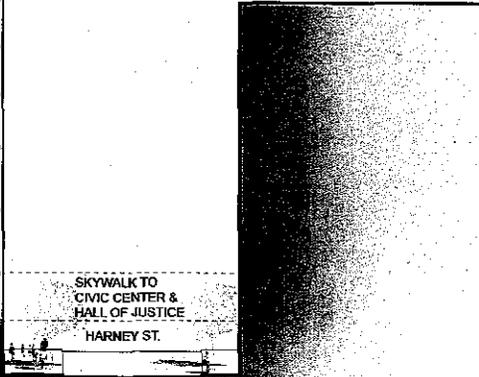


Site  
HDR Architecture, Inc.



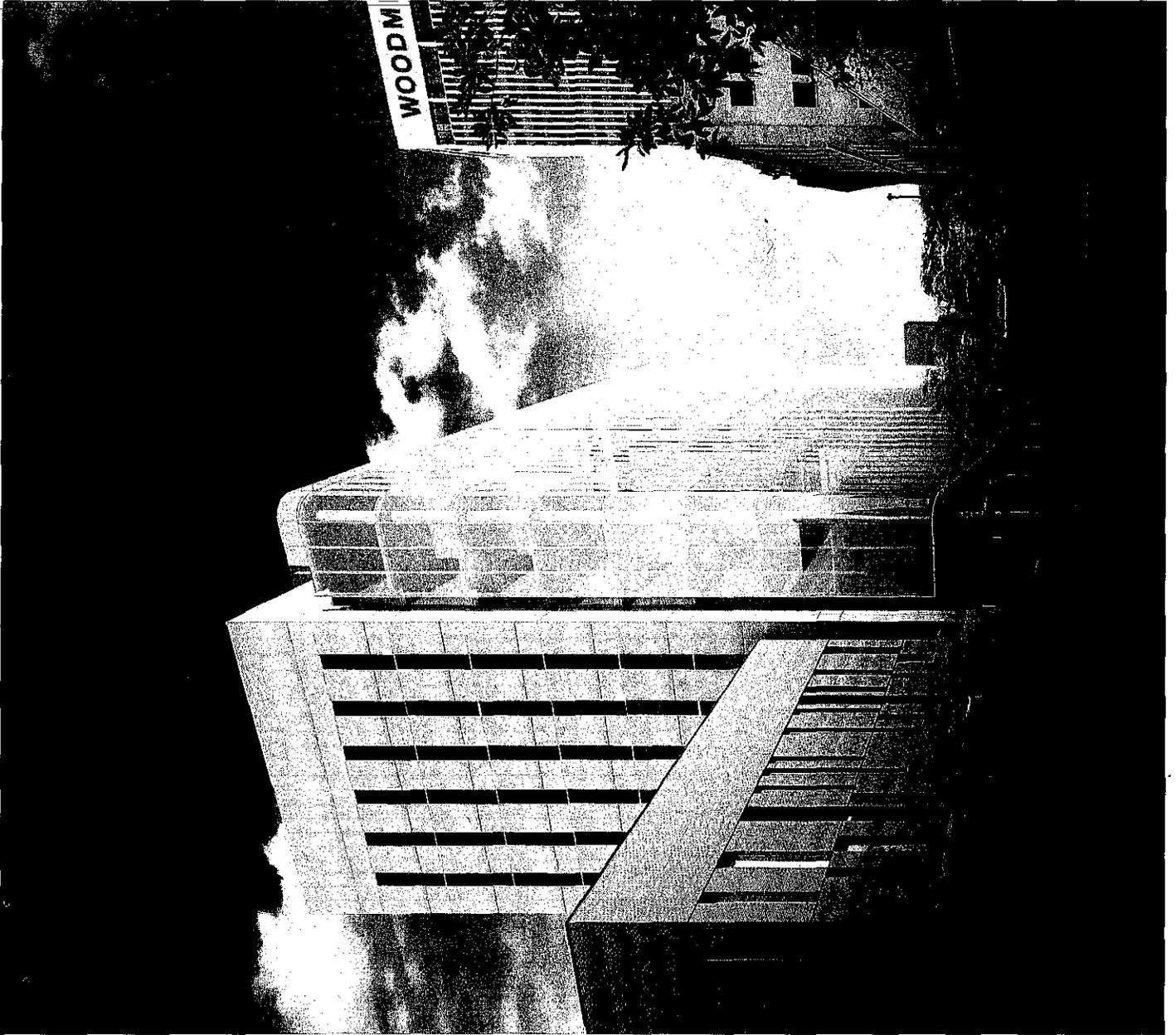
04. OUTDOOR/ GYMNASIUM
03. HOUSING
02. HOUSING
01. LOBBY/INTAKE

ROOF	
10. ATTORNEY	
09. ATTORNEY	
08. ATTORNEY	
07. ATTORNEY	
06. PROBATION	
05. COURTS	
04. COURTS	
03. COURT SUPPORT	
02. COMMUNITY/LOBBY	
01. LOBBY	

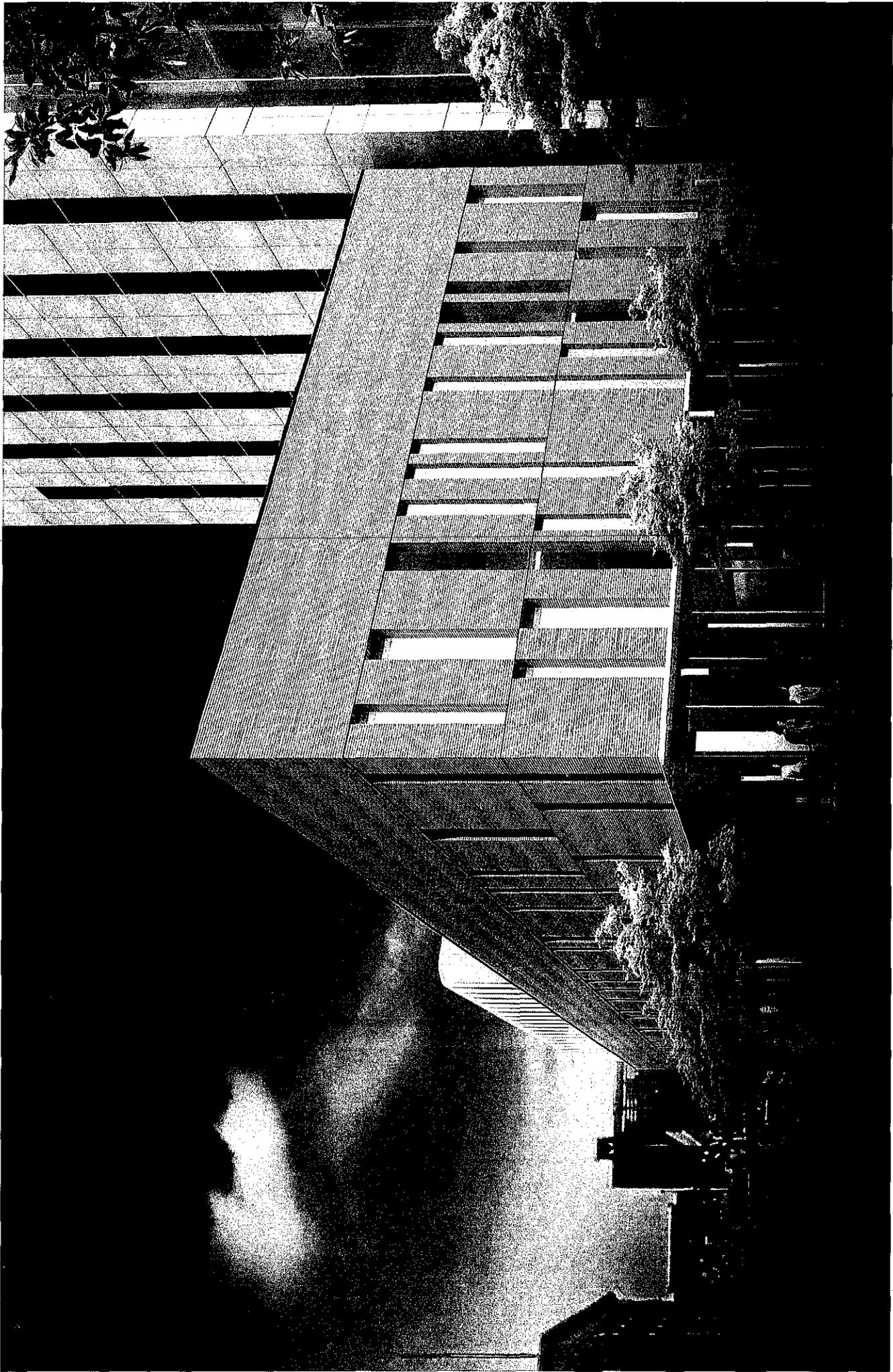




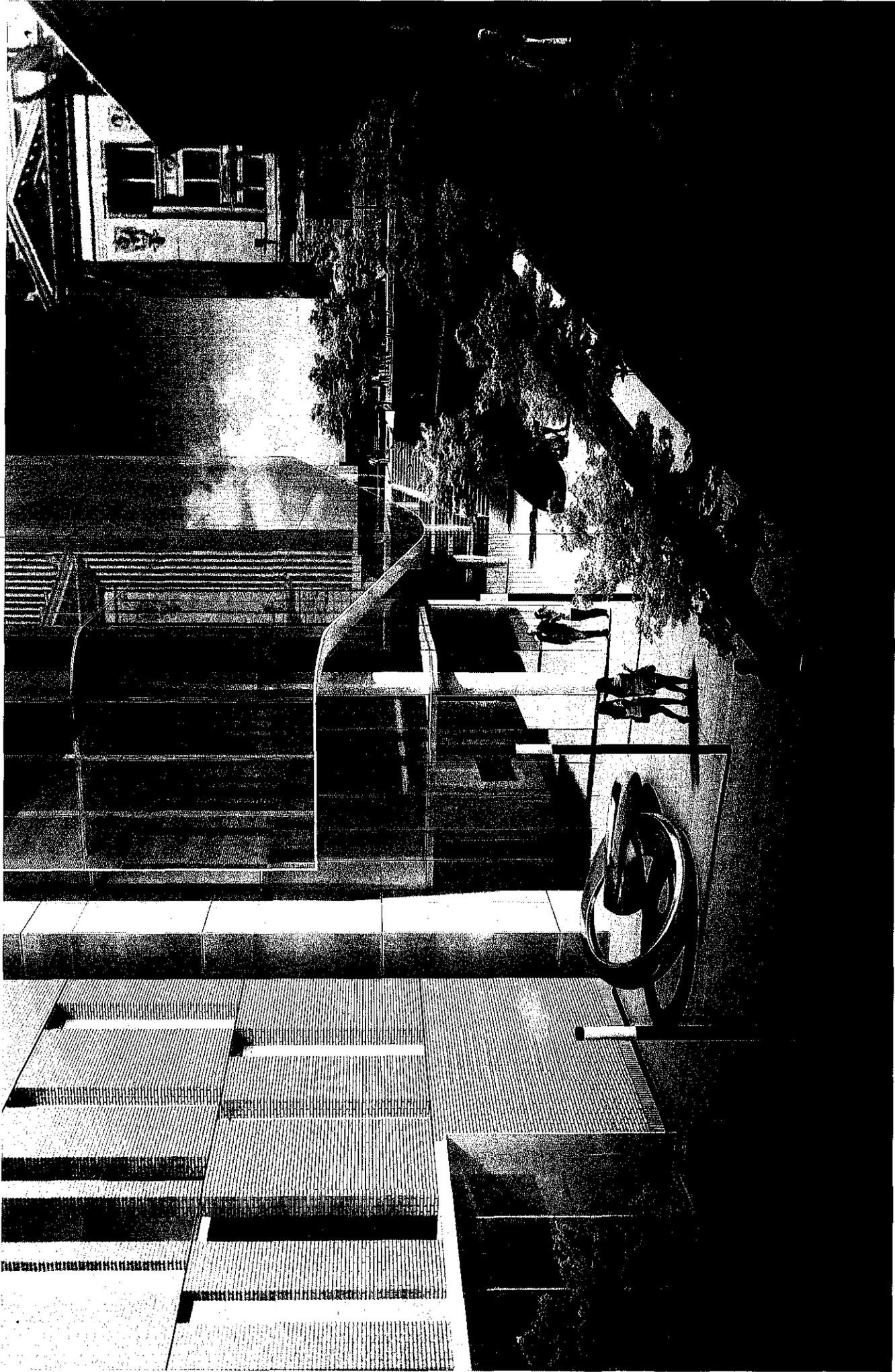
18th and Harney – Looking Southwest



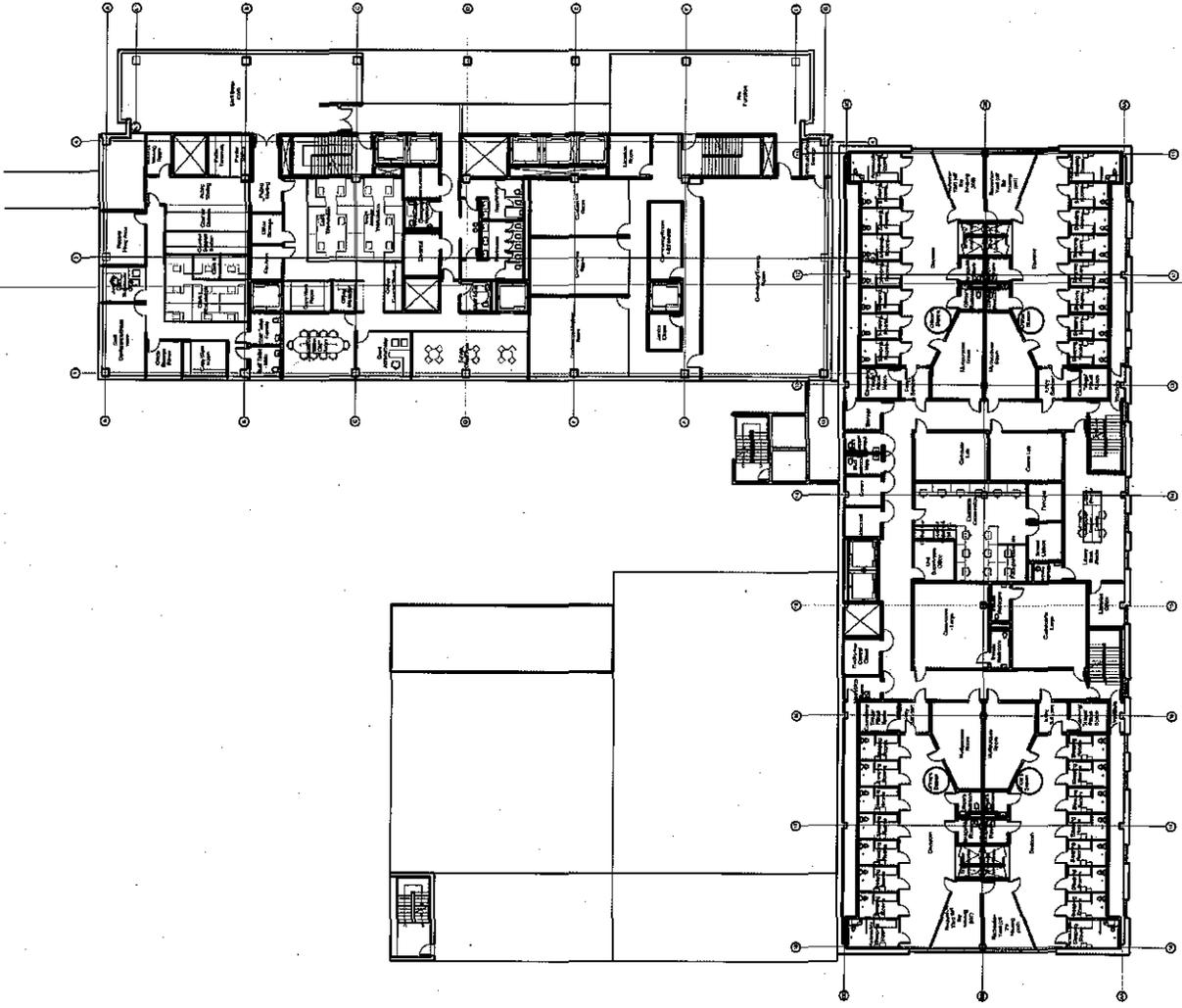
18<sup>th</sup> and Howard – Looking North  
HDR Architecture, Inc.

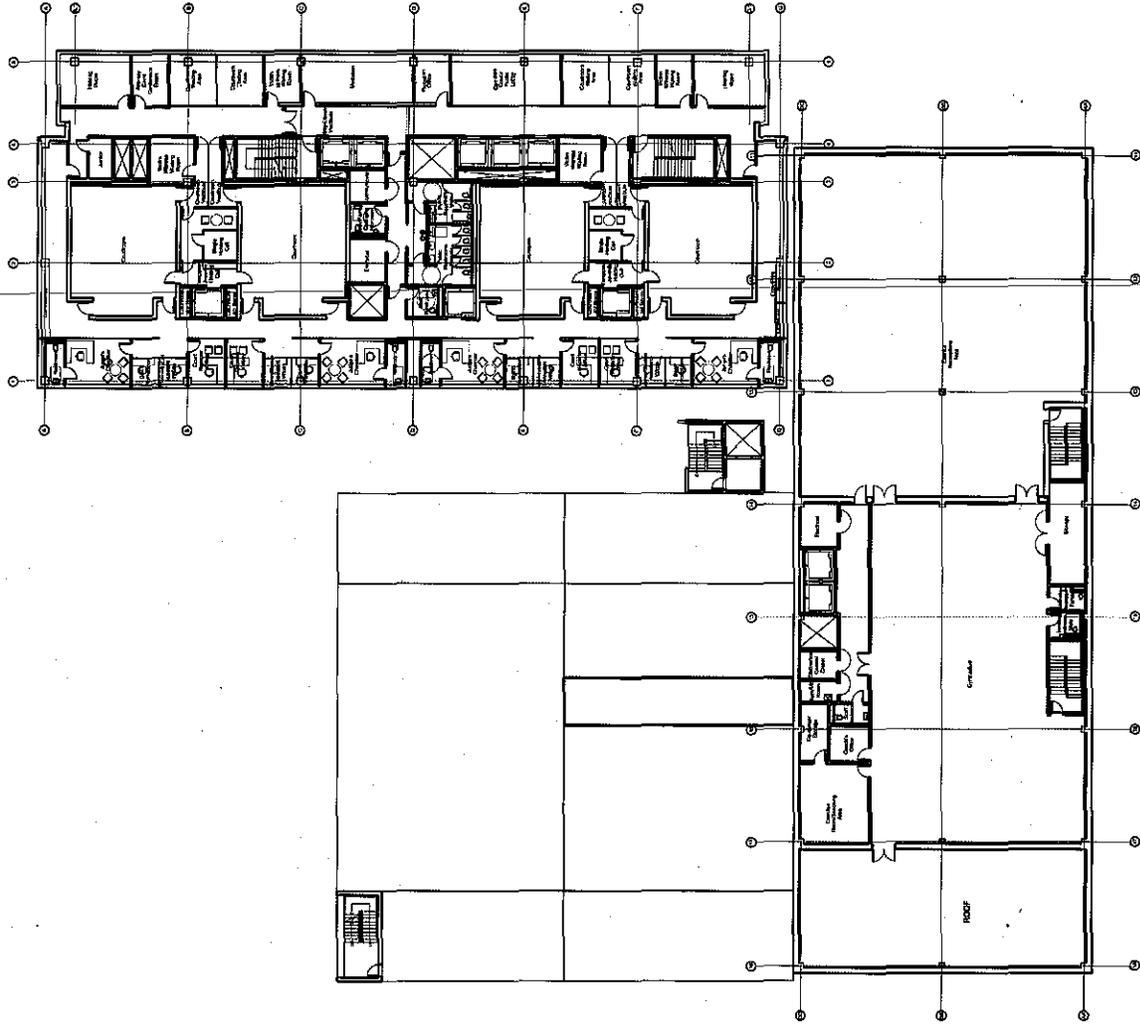


Howard St — Looking West

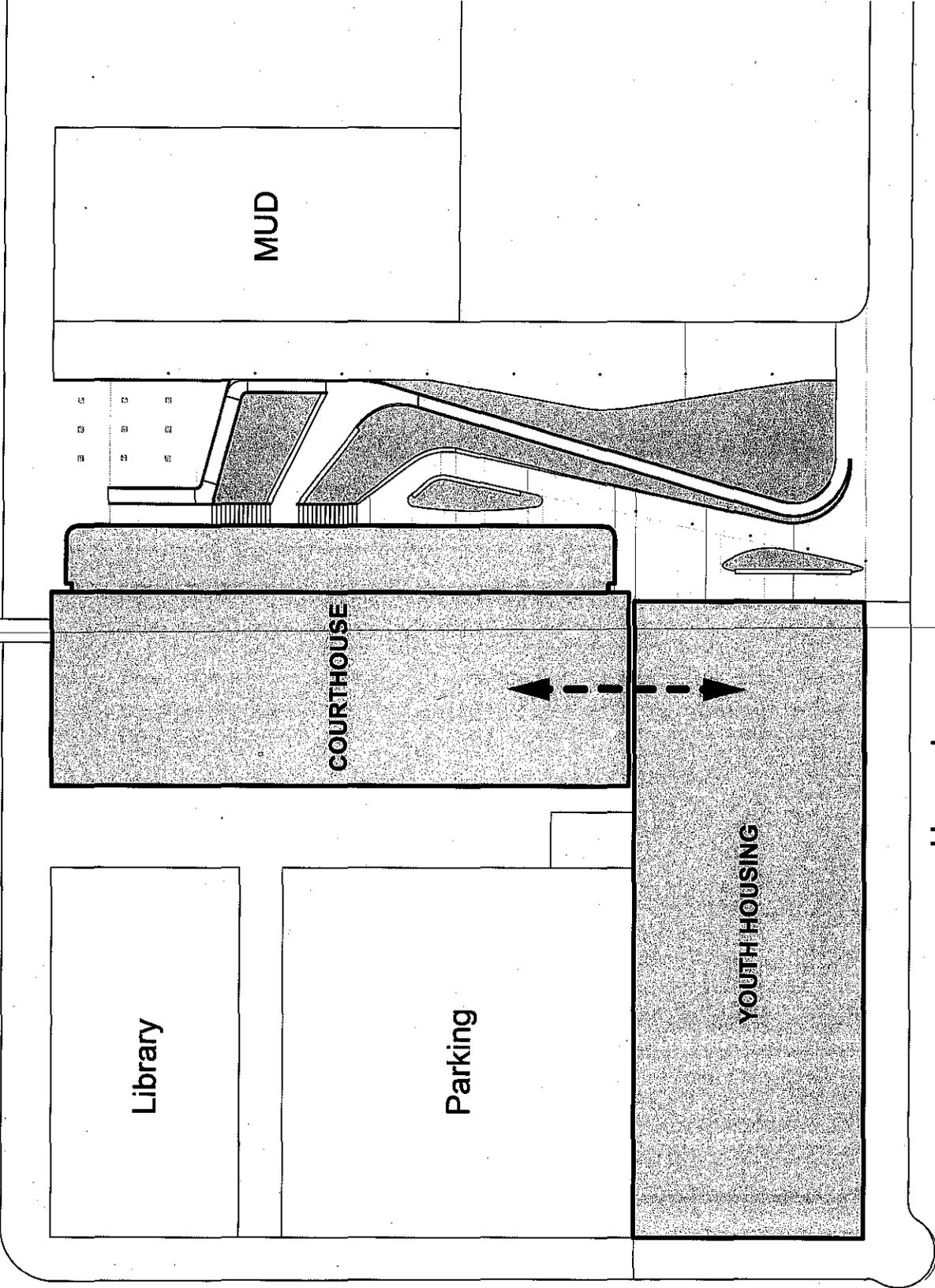


18<sup>th</sup> St — Looking North





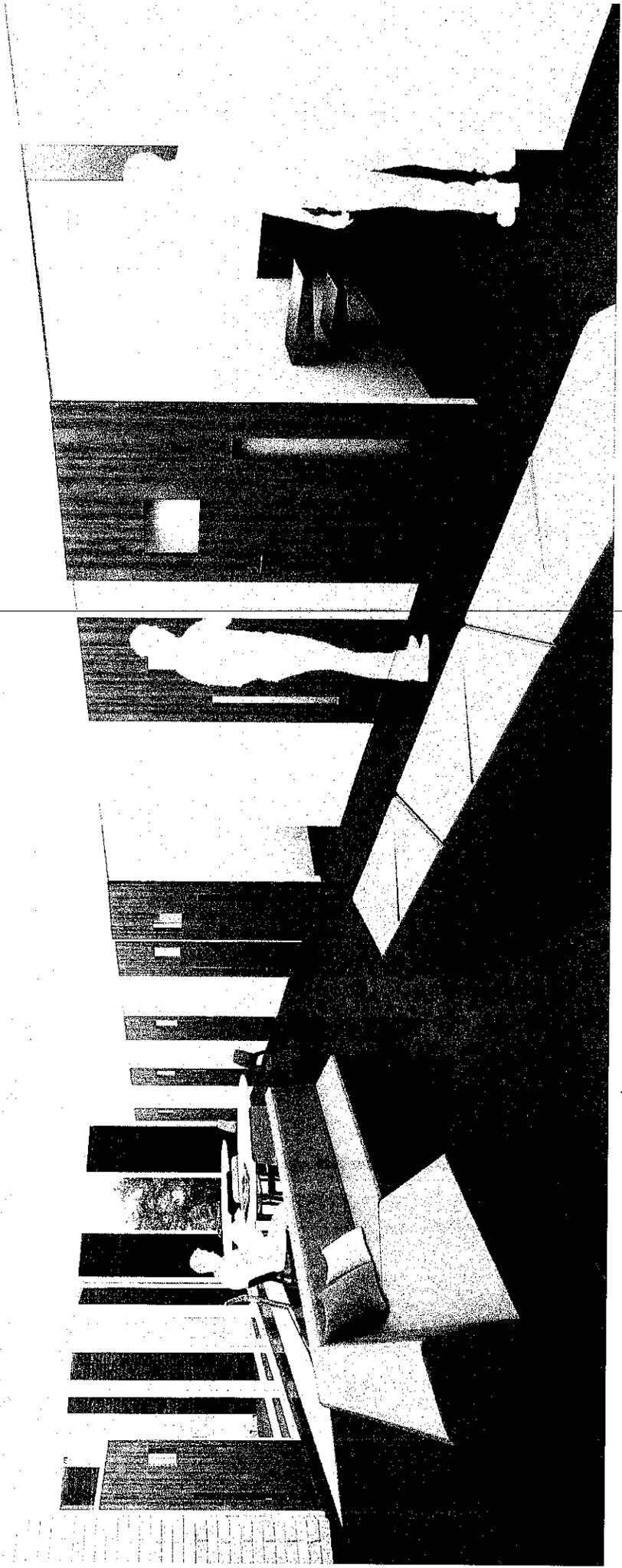
Harney

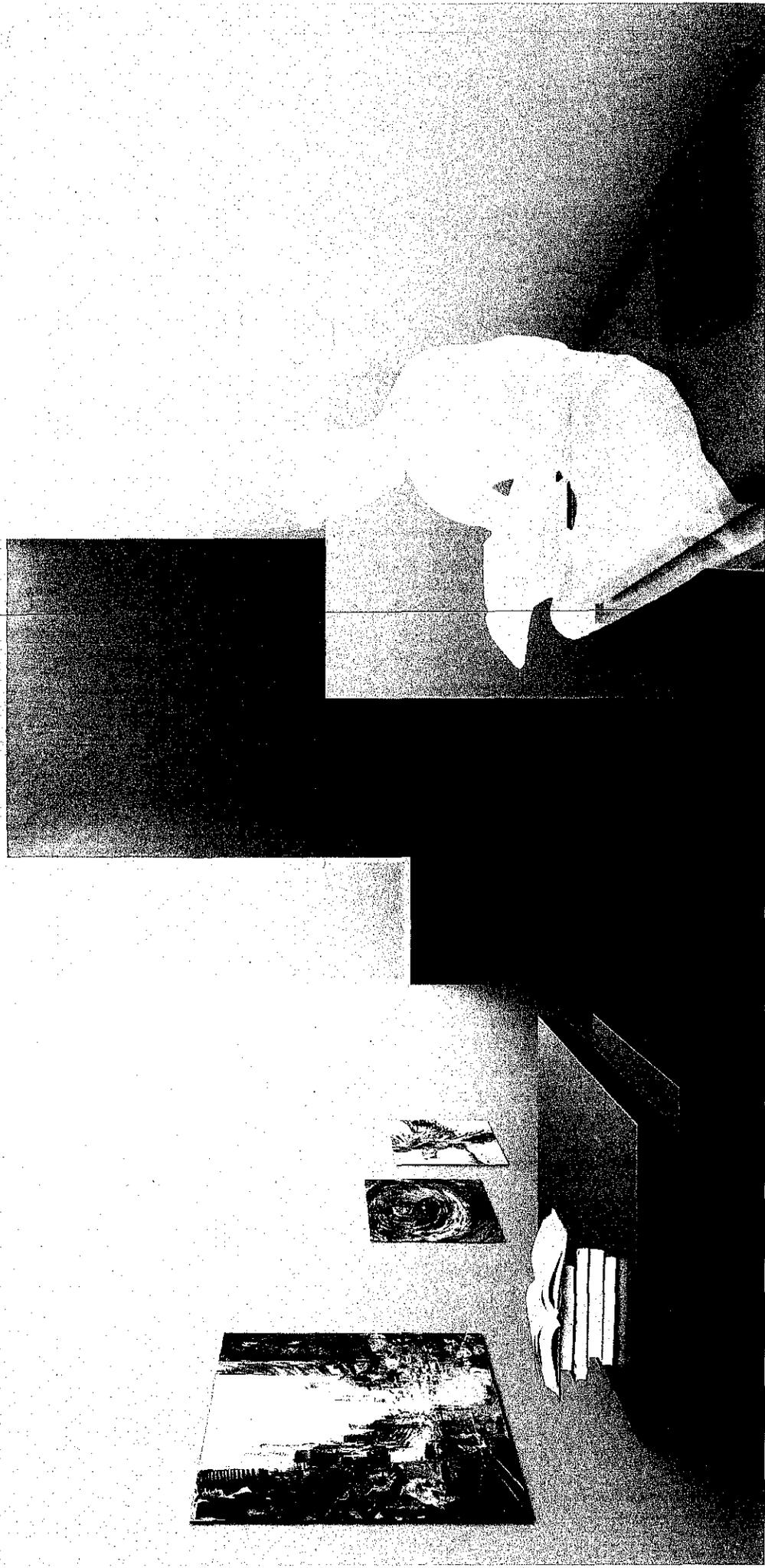


19th St

Howard

Circulation







**Douglas County Juvenile Center**  
**Project Control Budget Status**  
30-Oct-18

<b>I.</b>	<b>BUILDING CONSTRUCTION</b>		
	A. Site Preparation		4,206,072
	B. Justice Tower and Skywalk		66,857,393
	C. Youth Center		26,025,839
		<b>SUBTOTAL CONSTRUCTION</b>	<b>97,089,304</b>
<b>II.</b>	<b>OTHER CONSTRUCTION</b>		
	A. Telecom (I.T.) (allowance)		1,500,000
	B. Audio-Visual (allowance)		1,000,000
	C. Security (allowance)		500,000
	D. Miscellaneous (allowance)		250,000
		<b>SUBTOTAL OTHER CONSTRUCTION</b>	<b>3,250,000</b>
<b>III.</b>	<b>NON-CONSTRUCTION</b>		
	A. Moveable Equipment (FF&E allowance)		1,000,000
	B. Project Design and Management		10,406,444
	1 Architect/Engineer	7,347,100	
	2 Independent Design Consultants	544,500	
	a. Soils Report		
	b. Vibration and Acoustics		
	c. Wind Study		
	d. Curtainwall		
	e. Elevator		
	f. Food Serv./Laundry		
	g. Audio-Visual		
	3 Project Manager	2,514,845	
	C. Special Services		1,065,400
	a. Geotechnical		
	b. Survey		
	c. Special Inspections		
	d. Environmental		
	e. Commissioning		
	f. Independent Cost Consultant		
	D. Other Costs		1,474,566
		<b>SUBTOTAL NON-CONSTRUCTION</b>	<b>13,946,410</b>
<b>VI</b>	<b>Owner Contingency</b>		<b>5,714,286</b>
		<b>TOTAL PROJECT - Base Bid</b>	<b>120,000,000</b>

# Douglas County Juvenile Center

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