



# INDIANAPOLIS-MARION COUNTY COMMUNITY JUSTICE CAMPUS

MARCH 15, 2018



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## Topics

- I. Welcome and Program Goals
- II. Owner's Team
- III. Project Overview and Campus Facilities
- IV. Procurement and Financial
- V. Site Development
- VI. Outreach
- VII. Questions

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## Program Goals



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## Justice Reform Principles

- Create a system, through intervention, treatment and prevention, that avoids incarcerating those who shouldn't be in jail, particularly for those with mental illness and/or addiction.
- Enact policies promoting accountability and transparency.
- Support a culture of innovation through data-driven decision-making in all criminal justice offices.
- Address outdated, inefficient criminal justice facilities-specifically our county jail system.

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## Design Principles

- Execute procurements that are lawful, ethical, transparent, and competitive
- Manage Stakeholders' interest in a way that provides an opportunity to succeed and results in substantial improvement to the criminal justice system in the City and the County.
- Establish a collaborative relationship with the Design-Builders that leverages the talent and innovation of the Design-Builder Teams to enhance performance as it relates to schedule, cost, and future maintenance and operations.
- Avoid project disruptions and disputes.
- Maximize positive economic impact on the Community Justice Campus (CJC), neighborhood around CJC, the City, the County, and the broader Indianapolis Metropolitan Statistical Area.

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## Economic Impact: Community and Issue Stakeholders

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>ACLU of Indiana</li> <li>Central Indiana Community Foundation</li> <li>EmployIndy</li> <li>Greater Indianapolis NAACP</li> <li>Greater Indianapolis Progress Committee</li> <li>Health Foundation</li> <li>Indiana Department of Corrections</li> <li>Indiana University Health</li> <li>Indianapolis Bar Association</li> <li>Indy Chamber</li> </ul> | <ul style="list-style-type: none"> <li>Indy Chamber Workforce Policy Council</li> <li>IndyCAN</li> <li>Marion County Reentry Coalition</li> <li>Mental Health America of Indiana</li> <li>RecycleForce</li> <li>Southeast Neighborhood Development, Inc. (SEND)</li> <li>The Richard M. Fairbanks Foundations</li> <li>Twin Aire Great Places 2020</li> <li>Twin Aire Neighborhood Coalition</li> </ul> |
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### Diversity Participation

- Maximize Minority, Women, Veterans and Disability Owned Business Participation
  - 15% MBE
  - 8% WBE
  - 3% VBE
  - 1% DOBE



### Owner's Team



### City's Technical Representatives



### Design and Engineering Consultants

Argo Environmental Engineering	ATS, Inc.	Blood Hound	Camacho Associates	CE Solutions	DLZ Indiana LLC
DB Engineering	Durham Engineering	Fink Roberts & Petrie	Four Points Design Partners	Guidon Design Inc.	HCO, Inc.
Heapy Engineering	Hitchcock Design Group	HOK	HWC Engineering	Infrastructure Engineering	Lerch Bates, Inc.
Phelco Technologies	Shen Milson & Wilke LLC	Synthesis Incorporated	Webster Environmental Associates	Wight & Company	Williams



### Project Overview

### Real Estate Project Agreement

- Former Citizens Gas & Coke Utility Plant
- City acquired entire 140 acres.
- Sufficient land is available for CJC Projects and additional future public and community development projects.

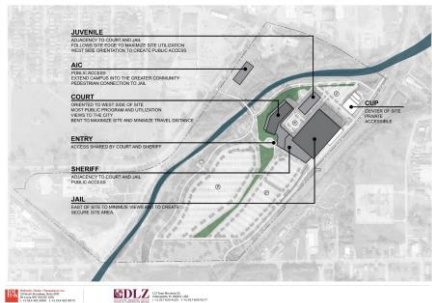




### Environmental Agreement

- Citizens is responsible for all remediation of environmental impacts pursuant to IDEM Approved Remediation Work Plan.
- City and Citizens will coordinate and cooperate to accomplish remediation and construction activities contemporaneously.
- City and CEG will share savings created by City's planned construction activities.

### Campus Plan



### Campus Facilities

- Adult Detention Center
  - Sheriff's Office
  - Central Utility Plant
- Courthouse
- Assessment and Intervention Center
- Professional Offices

### Adult Detention Center

- Delivery Method: **Design-Build**
- Will replace the Arrestee Processing Center (APC), Jail I, Jail II, and Hope Hall (inside CCB)
- 2,700 general population beds, 300 specialty beds
- 40,000 – 50,000 square feet of space for inmate education, job-training, counseling, and other programs

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### Courthouse

- Delivery Method: **Design-Build**
- Consolidates Marion County Courts -namely Civil, Criminal, Juvenile, and Probate into one building
- HOK is working with the Judiciary on design criteria for the building based on assessments of modern caseloads and operations.

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### Assessment & Intervention Center

- Delivery Method: **Traditional Bidding**
- AIC is a mental health and addiction treatment clinic with co-located temporary housing unit to facilitate assessment and diversion.
- Health & Hospital Corporation of Marion County will provide staff to conduct assessments, supervise clients, and provide referrals.

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### Professional Office Building

- Delivery method: **Privately developed by Browning Investments**
- Will include the Marion County Prosecutor's Office and the Marion County Public Defender Agency

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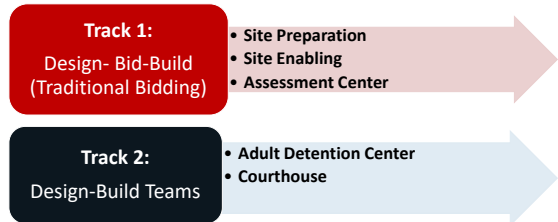


# Procurement



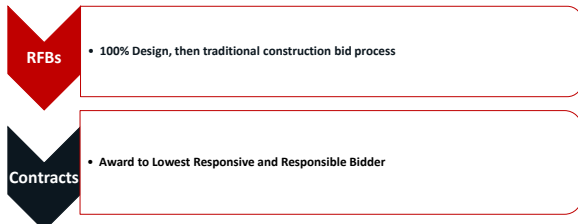
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## CJC Project Procurement Tracks



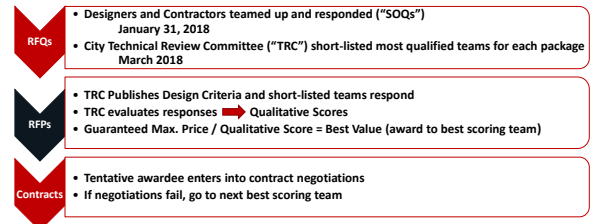
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### Track 1: Design-Bid-Build



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### Track 2: Statutory Design-Build (I.C. 5-30)



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### Procurement for Design-Build Projects

- **Adult Detention Center**
- **Courthouse**
  - **December 19, 2017** RFQ released
  - **January 31, 2018** SOQs received
  - **March 2, 2018** Short list developed

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### Procurement Timeline: Design-Bid-Build Projects

- **Site Prep**
  - Bids March 2018; bids due April 5, 2018
  - Award late April 2018
  - Construction – Summer 2018
- **Site Enabling**
  - Bids June 2018; Award July 2018
  - Construction – Summer/Fall 2018
- **Assessment and Intervention Center**
  - Bids September 2018; Award October 2018
  - Construction – Start in Fall 2018

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### Procurement Short Listed Design-Builders

- Adult Detention Center – Short List
  - Community Justice Partners
    - AECOM Hunt and Smoot Construction
  - WHP Partners
    - Walsh, Hagerman and Powers & Sons
- Courthouse – Short List
  - Clayco – Charles C. Brandt
  - Community Justice Partners
  - F. A. Wilhelm

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### Procurement Timeline: Design-Build Projects

- Adult Detention Center
  - May-June 2018 RFPs issued to “short-listed” teams
  - July-August 2018 RFP proposals due
  - Fall 2018 Contract finalized
- Courthouse
  - July-August 2018 RFPs issued to “short-listed” teams
  - August-September 2018 RFP proposals due
  - Fall 2018 Contract finalized

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### Procurement Method TBD for Ancillary Projects

- Information Services Agency (ISA)
- Bridge over Pleasant Run Creek (DPW)
- Transition Planning
- Relocation of Miscellaneous FF&E

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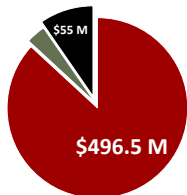


## Financial Update



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### CJC Project Costs



Approved January 2018

# \$55 M



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## Site Development



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### Site Preparation Package

- **Delivery Method: Traditional Bidding**
- **Scope:**
  - Remove coal fines from development area.
  - Remove unsuitable fill beneath coal fines in development area.

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### Site Enabling Package

- **Delivery Method: Traditional Bidding**
- **Scope:**
  - Construct building pads for Jail/Adult Detention Center and Courthouse construction projects.
  - Extend utilities (water, natural gas, sanitary, and electrical).
  - Construct temporary roads and parking lots.

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## Outreach



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## Questions?



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**Thank You!**

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[www.IndyCJC.com](http://www.IndyCJC.com)

