



FACILITIES MANAGEMENT CAPITAL PROJECTS

January 26th, 2026

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PROJECT UPDATES

- **Freedom Library**
 - Phase 1 – Complete
 - Phase 2 – Estimated completion March 2026
- **JC 3 4th Floor**
 - Estimated completion February 2026
- **Fire Station 11**
 - Foundation and CMU first-lift of exterior walls
- **Animal Services**
 - Estimated completion March 2026
- **Fleet Maintenance Building**
 - NTE approval from the BOCC on January 6th, 2026
 - ERP steel package on order
 - Leveling bids, developing GMP
- **Marion County Sheriff's Office Remodel**
 - Demolition started December 2025

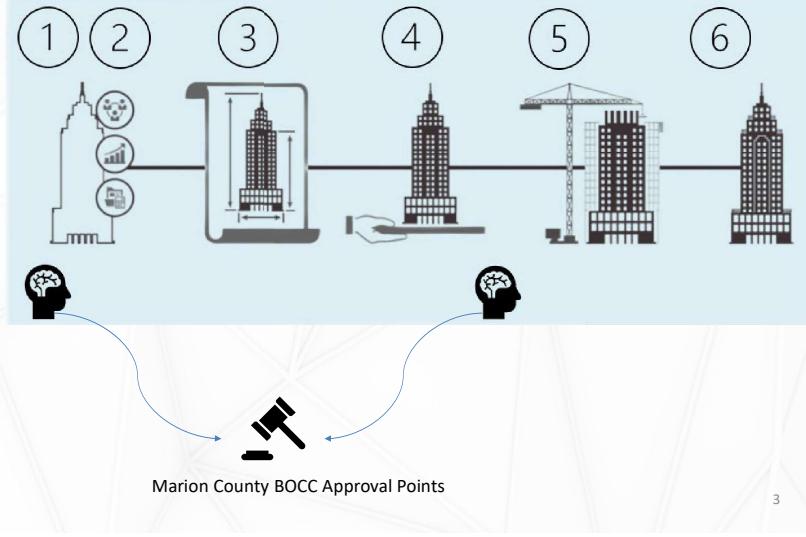


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CURRENT CIP PROCESS

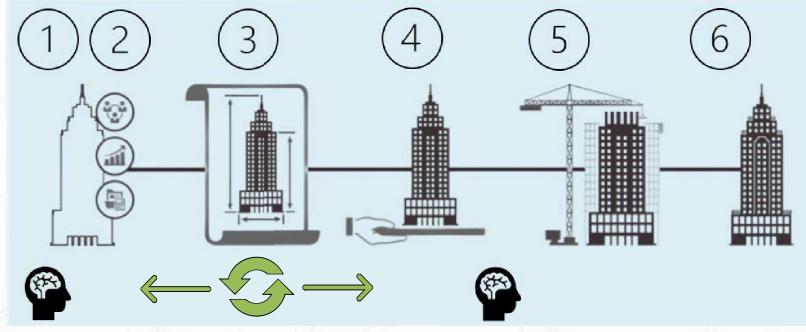
- 1. **Project Approval** (≈1 Year)
 - Departments submit CIP requests (Sept–Feb)
 - Facilities develops draft scope & Rough Order of Magnitude (ROW) cost estimates
 - Admin review & **Board approval** by Sept 30 for new and scheduled CIP projects
- 2. **Project Scheduling** (1–5 Years)
 - Administration prioritizes approved projects
 - Scheduled based on funding, urgency & life-safety
- 3. **Design Phase** (2–12 Months)
 - Concept phase through construction documents
 - Develop final detailed Scope
 - Owner, Facilities & A/E reviews (30 %, 60%, 90%)
- 4. **Bid / Procurement** (2–4 Months)
 - Procurement advertises & evaluates bids
 - **Board approval** & Notice to Proceed issued
- 5. **Construction** (3 Months – 2+ Years)
 - Physical construction
 - Ends with substantial completion, CO, & owner move-in period
- 6. **Closeout & Warranty** (≈1 Year)
 - Final acceptance & warranty period

- Additional Board Approval Points:
 - Architect selection and proposal approval
 - Contractor selection (CCNA process)



PROPOSED CIP PROCESS

- 1. Project Approval Facilities develops Draft scope & Rough Order of Magnitude (ROW) cost estimates
 - Admin review & **Board approval** by Sept 30 for new and scheduled CIP projects
- 2. Project Scheduling
- 3. Design Phase
 - Develop final detailed Scope
 - **Update Commissioners on adjusted project costs at SD**
 - **Update commissioners on major Potential Change Order (PCO) and items impacting more than 10% projected budget, schedule, or scope**
- 4. Bid / Procurement
 - **Board approval** & Notice to Proceed issued
- 5. Construction
- 6. Closeout & Warranty





THANK YOU!

Questions or Comments?