



## FACILITIES MANAGEMENT CAPITAL PROJECTS

January 26th, 2026

1

## PROJECT UPDATES

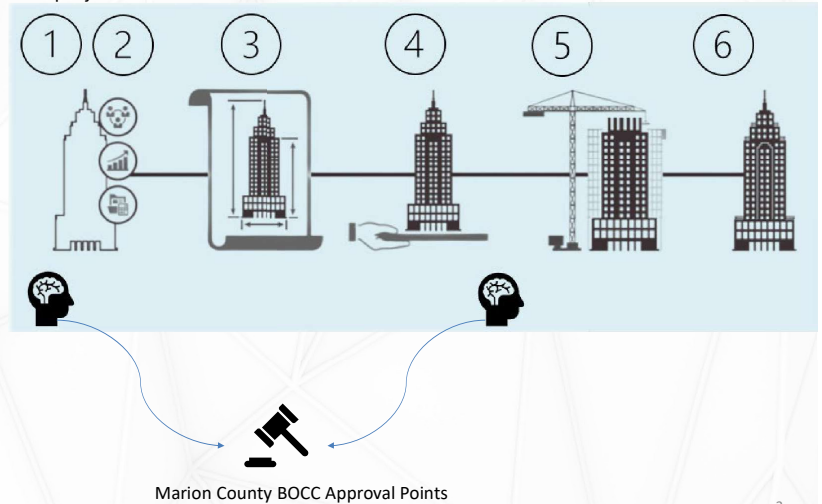
- **Freedom Library**
  - Phase 1 – Complete
  - Phase 2 – Estimated completion March 2026
- **JC 3 4th Floor**
  - Estimated completion February 2026
- **Fire Station 11**
  - Foundation and CMU first-lift of exterior walls
- **Animal Services**
  - Estimated completion March 2026
- **Fleet Maintenance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



2

# CURRENT CIP PROCESS

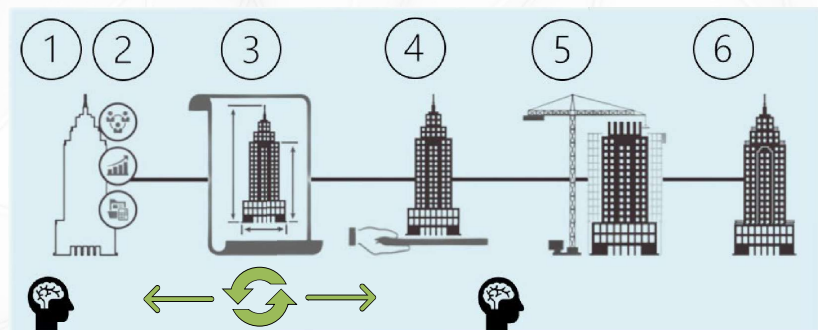
- **1. Project Approval** (≈1 Year)
  - Departments submit CIP requests (Sept–Feb)
  - Facilities develops draft scope & Rough Order of Magnitude (ROW) cost estimates
  - Admin review & **Board approval** by Sept 30 for new and scheduled CIP projects
- **2. Project Scheduling** (1–5 Years)
  - Administration 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



3

# 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**



(Proposed Commissioner Notification Points During Design Phase)

4



# THANK YOU!

Questions or Comments?