

Design/Construction Projects 2019-2025

Processes · Project Management · Project Delivery Methods



Project Management Resource Management Department

- Resource Management Director – Kevin Barnes
 - Building Operations Director – Franz Williams
 - Project Manager (PM) – Rob Rigdon
- Hired January 2019
 - New Jail and Sheriff's Office
- Previous Projects – PM for DeWitt
 - Elections Center and Archives expansion
 - Public Safety Center
 - Morgue
 - Various Projects – Formal Jail

County Commission's Role in Design/Construction of Buildings

- “Statute 49.470. County Commission may alter and repair county building, when.”
- “Statute 49.510. County to provide and equip offices.”
- “Statute 49.310. County Commission to erect and maintain courthouses, jails – issue bonds - certain counties authorized to maintain jails outside boundaries of county seat – courthouse with offices and court facilities, special rules.”

County Commission's Role in Design/Construction of Buildings

- “Statute 49.400. County Commission to pay for building site, when.”
- “Statute 49.330. Superintendent, appointment, compensation.”
- “Statute 49.410. Plan of building to be submitted.”
- “Statute 49.440. Superintendent to supervise work and report progress.”

Who fills the role of the Superintendent/Project Manager?

- Resource Management under the County Commission
 - Resource Management Director – Kevin Barnes (Previously Chris Coulter)
 - Design/Construction projects
 - Building Operations Director – Franz Williams
 - Smaller projects that don't involve design consultants and involves his personnel and/or a specialty contractor
 - Project Manager – Rob Rigdon
- We function as a representative of the Owner, working with the stakeholders/users of the buildings and spaces to meet their needs while ensuring that the costs are within budget and completed within any time constraints that are reasonably set.

We are all Project Managers

- We all have projects that we are trying to successfully complete.
- Some projects may be a solo effort and others a team effort.
- Many of us have had the experience of someone working on our house and what that entails
 - from evaluating a service or building contractor to making sure they complete the work to our satisfaction and the agreement

Project Manager Involvement and Responsibilities

- A project budget has to be established through the Budget Department and approved by County Commission
- “Soft Costs”
 - Costs to County not covered under construction contract
- Once a budget has been approved by the County Commission, the Project Manager is released to work with Purchasing to get an architect under contract, if one is needed.
 - Architect may have subconsultants

Project Manager involvement and responsibilities

- Project Delivery Methods:
 - Design – Bid – Build
 - Design – Build
 - Construction Management Agent (CMA)
 - Construction Manager at Risk (CMaR)
 - Job Order Contracting (JOC)

Project Manager involvement and responsibilities

- Design review meetings with Stakeholders/End Users of Spaces being designed and built
- Working with Purchasing for RFQs, RFBs, contracts, and public advertisement of bids
- Review of Product Data and/or Shop Drawing submitted by the contractors

Project Manager involvement and responsibilities

- Administration of Construction Contract(s)
- Owner Contingency, Construction Contingency, and Change Orders
- Primary Objective of Project Manager
 - Ensure that the County is receiving the best finished product within the approved budget within a timely manner

Greene County Teamwork and Collaboration

- Commission and County Administrator
- Budget
- Purchasing
- Information Systems (IS)
- Resource Management
- Building Operations
- Building Regulations
- Environmental
- Highway Department

Greene County Teamwork and Collaboration

- Auditor – Cindy Stein
- Treasurer – Justin Hill
- Stakeholders/End Users
 - Sheriff's Advance Team

Judicial Courts – 2nd Floor Jury Assembly Room: 2019



Judicial Courts – Parking Lot Fence & Gates: 2019



Operations Center (Building Operations, General Services): 2019







Family Justice Center @ previous Tefft School: 2020







Judicial Courts – 2nd Floor Courtroom (North): 2020





Temporary Jail (T-7) Along N. Campbell Ave.: 2020





Morgue – Decomp Suite Infill: 2021



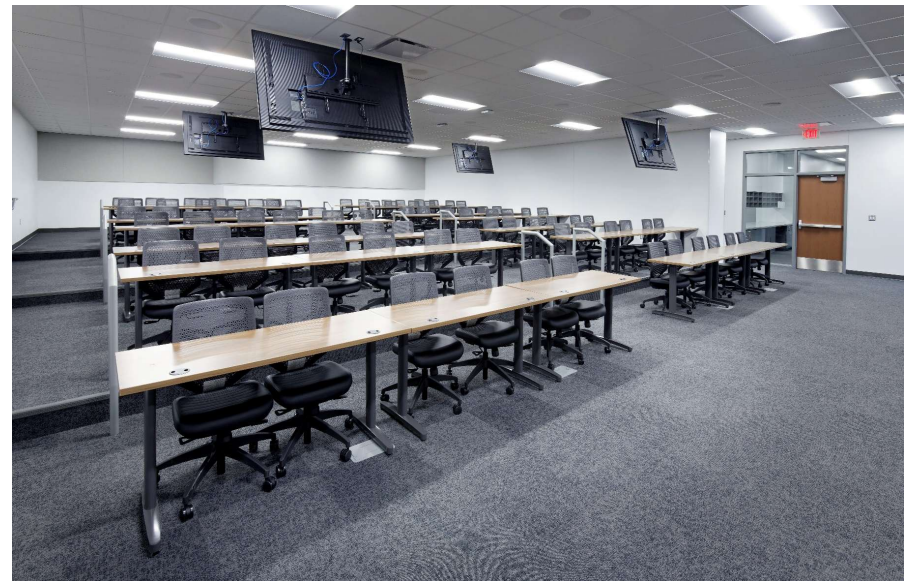
Judicial Courts – 3rd floor Courtrooms: Finishes Upgrades (2021-22)



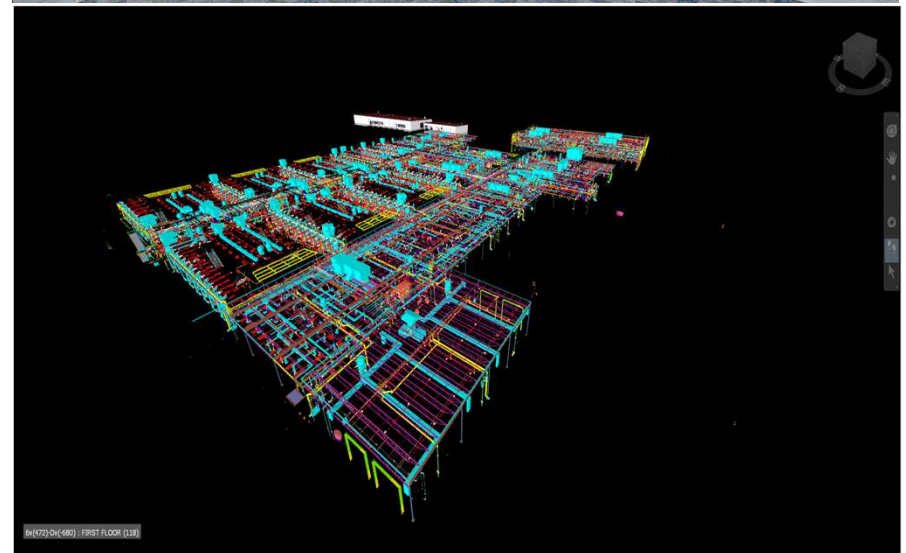
SHERIFF'S OFFICE & JAIL COMPLETED IN MAY/JUNE 2022



SHERIFF'S OFFICE INTERIOR

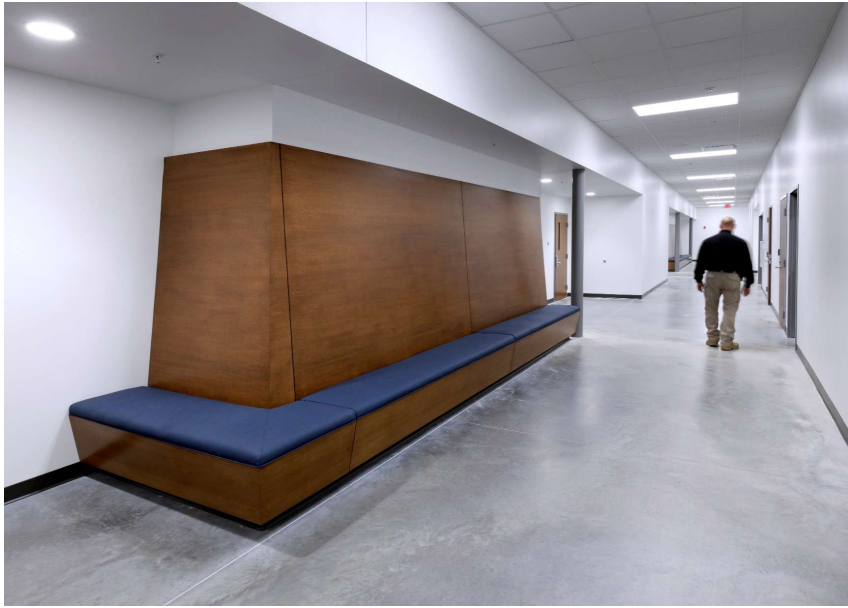


JAIL INTERIOR

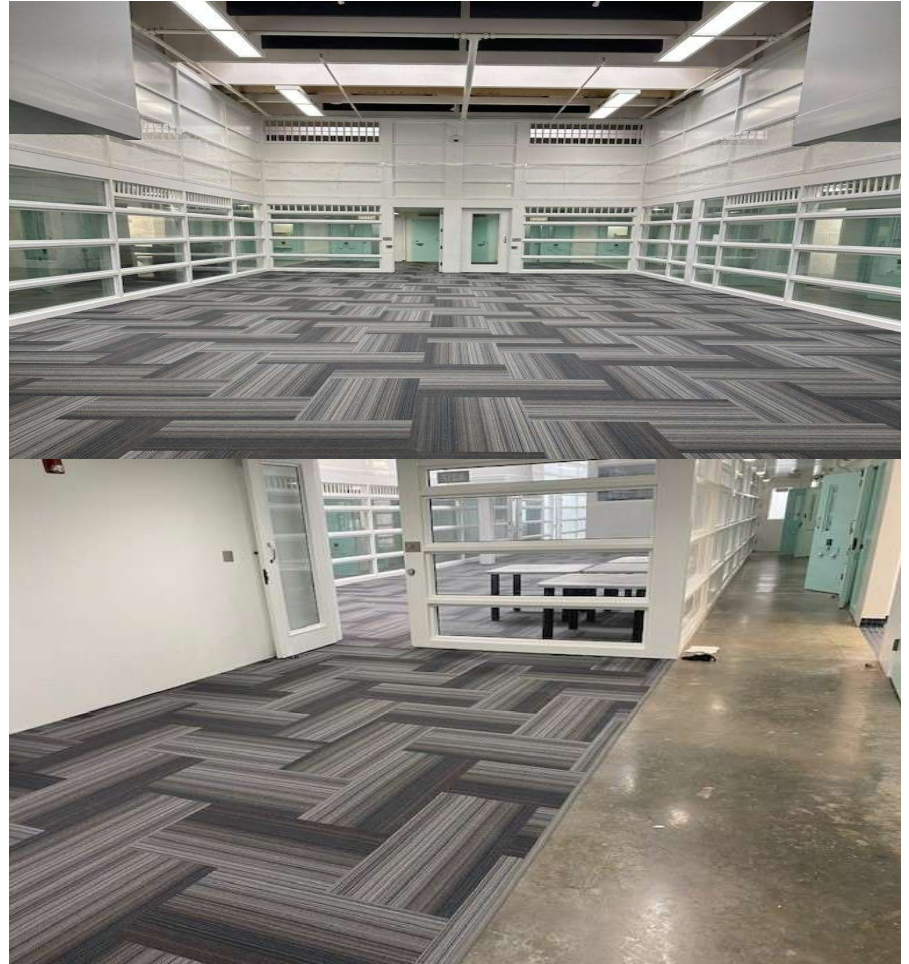
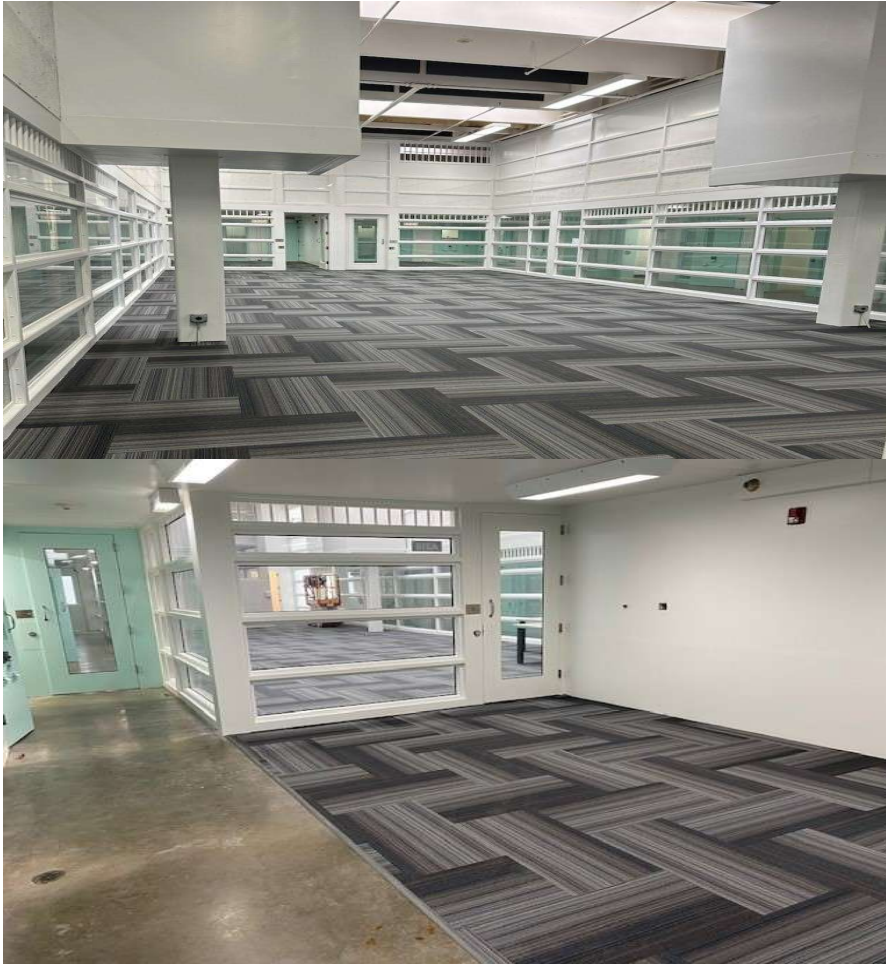


Evidence Storage & Training Building (Law Enforcement Academy)





Juvenile Detention at 1000 N. Boonville Ave.: 2022



Family Justice Center – New Windows & Parking Lot Expansion – 2023



Historic Courthouse: Parking Lot Paving, Lights, & Food Truck Power



Public Safety Center – Information Systems Department Infill (2024)



Historic Courthouse – Resource Management Service Counter



Archives – Dry Fire Suppression System in Paper Storage Areas



933 North Robberson Building (GCYA) – Exterior Stairs Replacement



Historic Courthouse – Windows and Exterior Doors Replacement



Historic Courthouse – Stone window sills, roller shades, exterior doors



Treatment Court in Judicial Courts Building (former Sheriff's Office)



Treatment Court in Judicial Courts Building (former Sheriff's Office)



Historic Courthouse – addition of Women's and renovation of Men's Restrooms on 2nd and 3rd floors - 2025



Assessor's Office Renovation – Rooms 37 (new offices) - 2025



Assessor's Office Renovation – Room 39 (customer service counter)



Silver Springs Park Pavilion Renovation: Springfield/GC Park Board



Juvenile Detention Renovation at 1111 N. Robberson



Family Courts/Juvenile Building and New Courts Entrance Building



Interior Rendering of New Courts Entrance



Family Courts/Juvenile Building and New Courts Entrance Building



Renderings of the Commission Office – Old IS Space



Renderings of the Commission Office – Old IS Space



Renderings of the Commission Office – Old IS Space



Renderings of the Commission Office – Old IS Space



Questions?

