

Beltrami County Jail Project
Commission Update
September 19, 2023

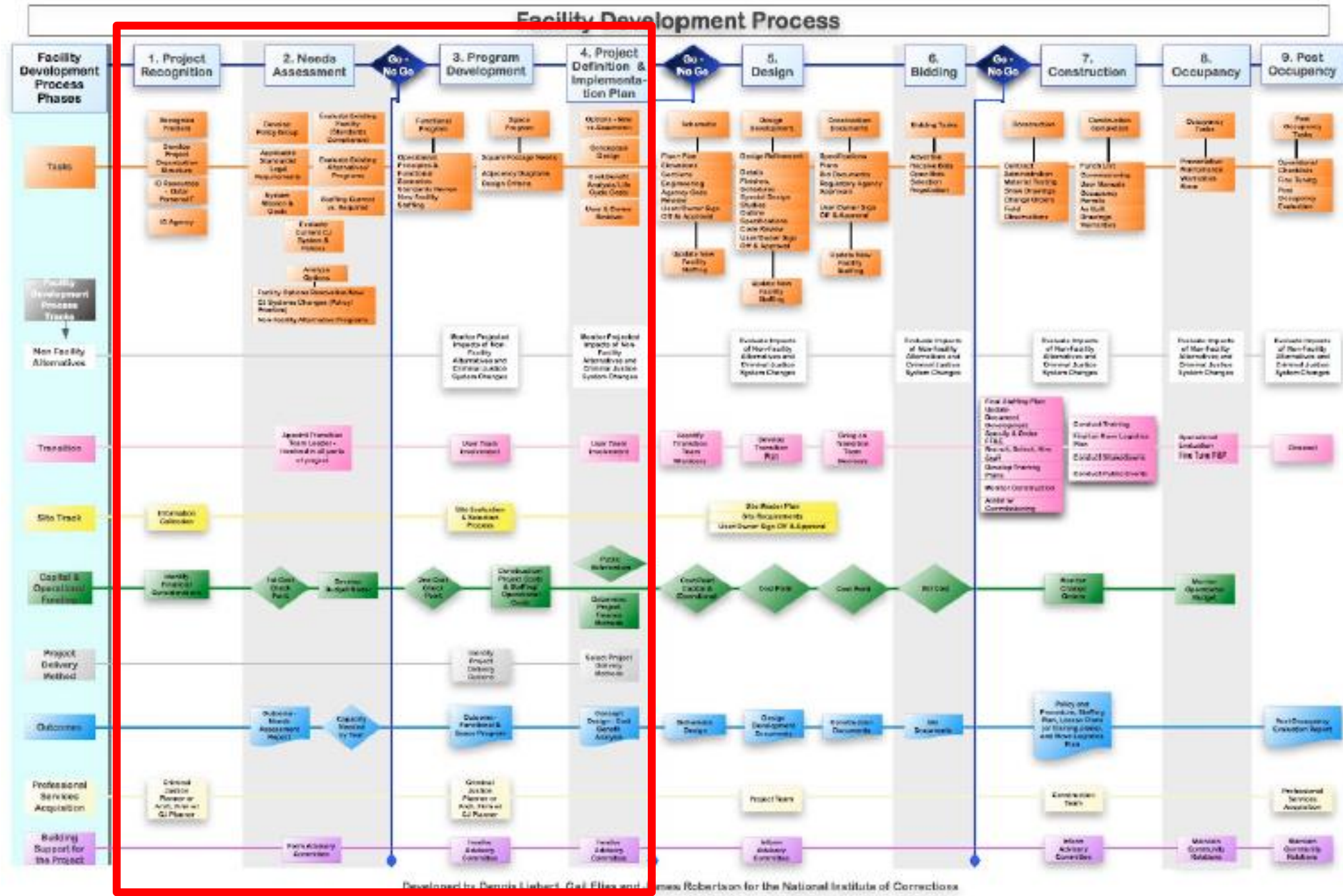
Agenda

- Review Process
- Review Recent Progress
- Next Steps



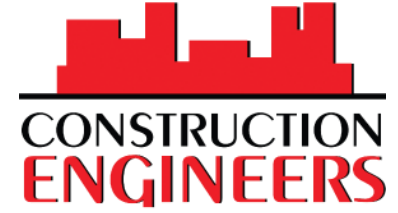
NIC Flowchart for Process

Work Generally
Completed to
date





Recent Progress

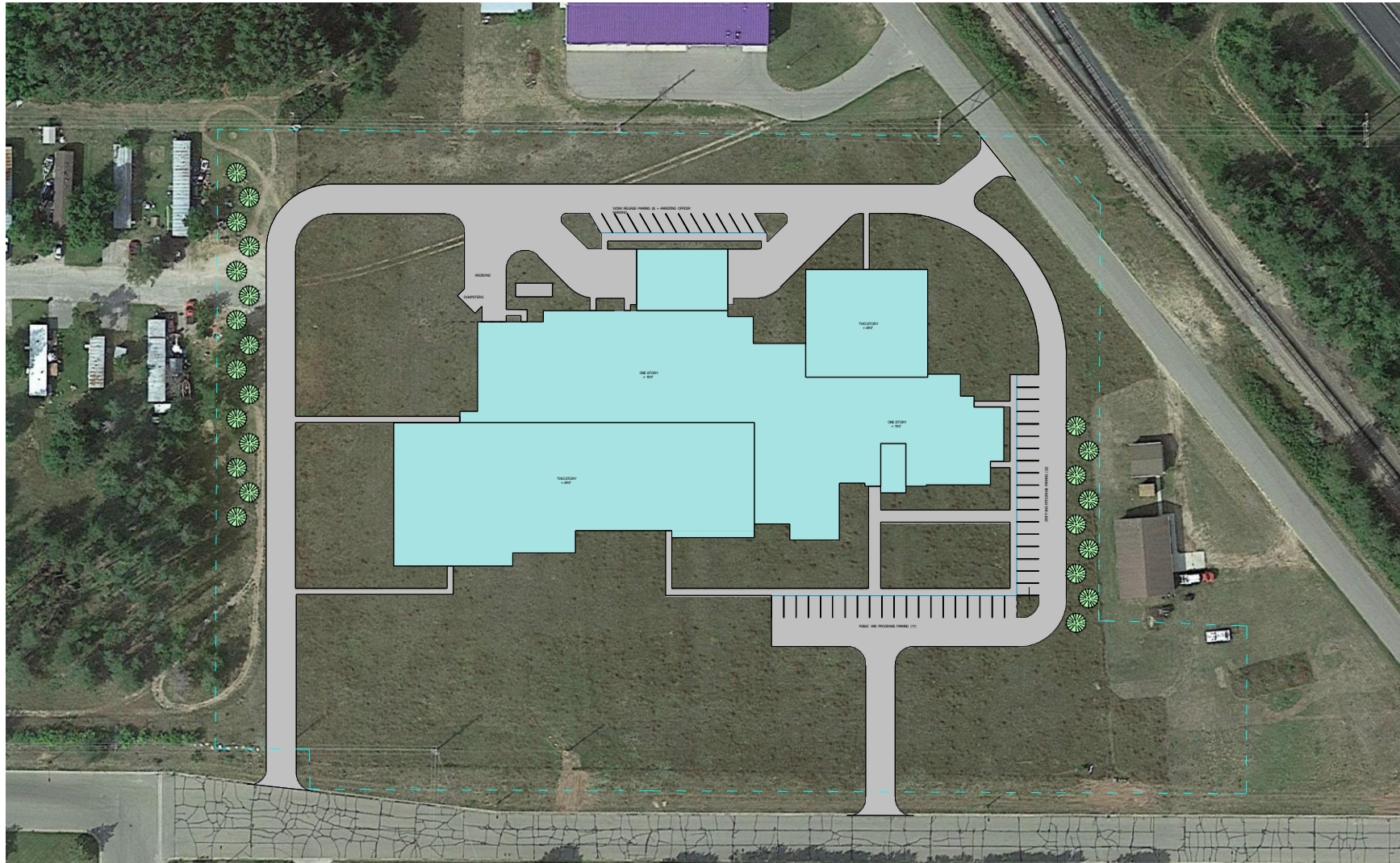


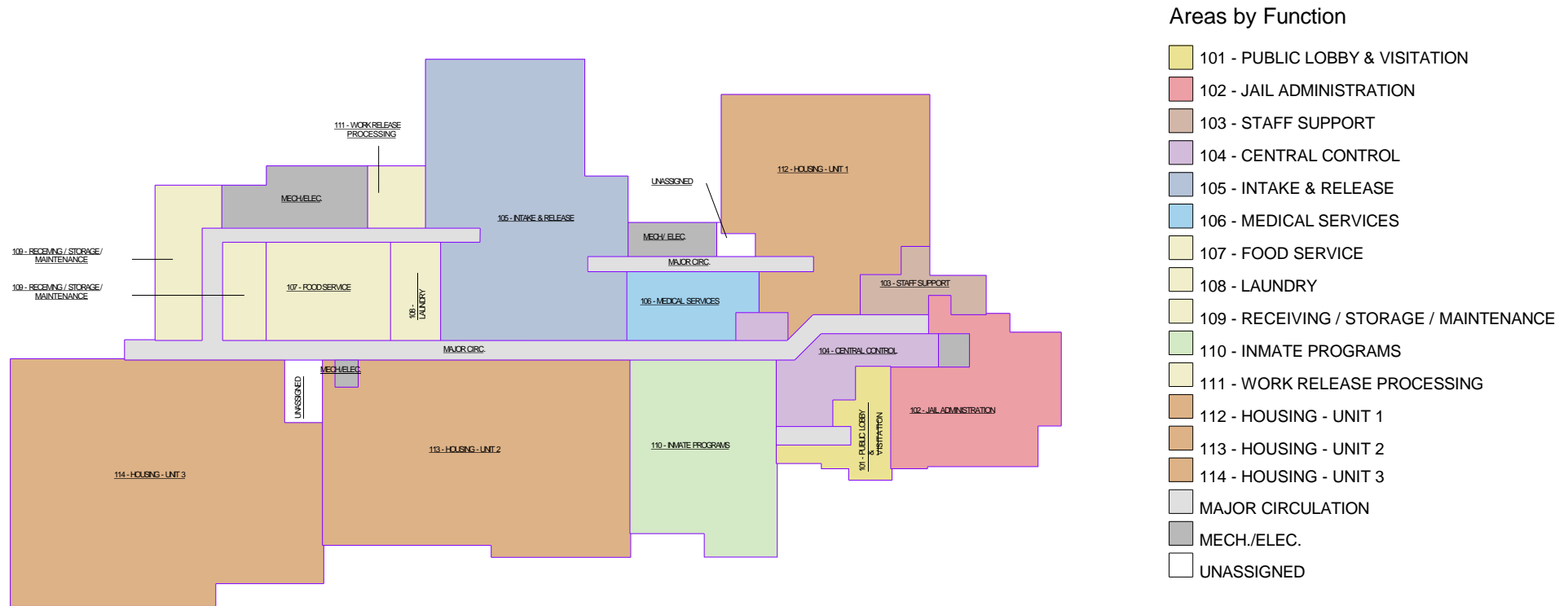
Land Acquisition

- **Investigations upcoming**
 - **Soils**
 - **Phase I & II Environmental**
 - **Archeological**
- **Expect the process to take into Oct**

BELTRAMI COUNTY JAIL - PRE-DESIGN

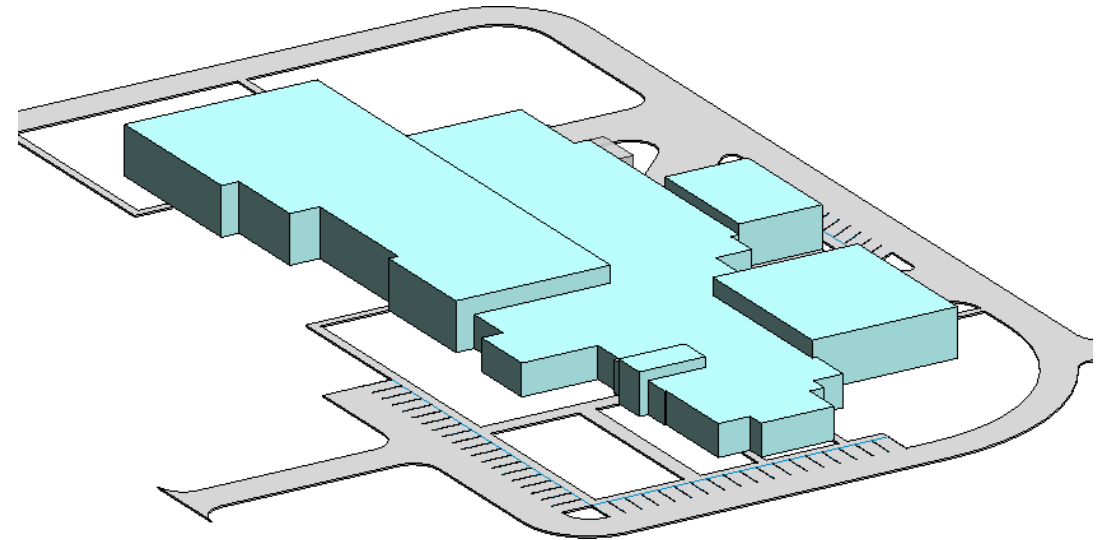
Site Diagram – Crown Property





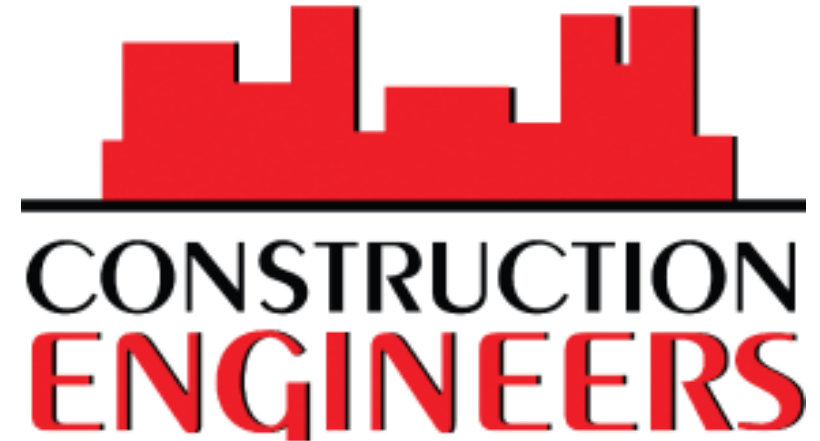
BELTRAMI COUNTY JAIL - PRE-DESIGN

Exterior Design Imagery



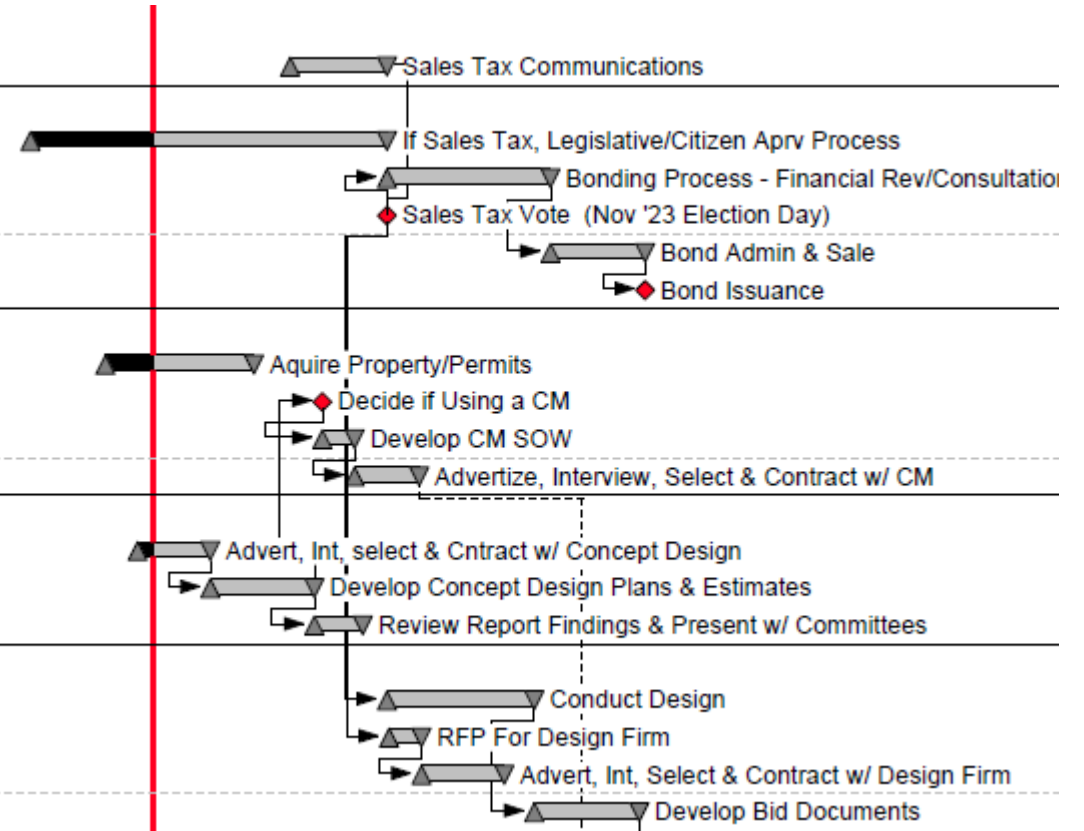
3D Massing Model

Comparable Jail Design Images

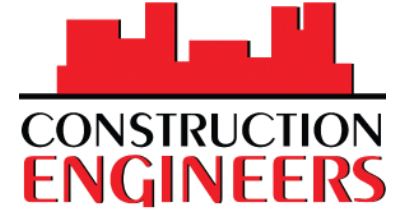


Ongoing and Remaining Items

Messaging & Public Relations				
01390	Sales Tax Communications	60	15AUG23	06NOV23
Financing				
01120	If Sales Tax, Legislative/Citizen Aprv Process	220	02JAN23 A	06NOV23
01130	Bonding Process - Financial Rev/Consultation	100	07NOV23	27MAR24
01370	Sales Tax Vote (Nov '23 Election Day)	0	07NOV23 *	
01140	Bond Admin & Sale	58	28MAR24	17JUN24
01150	Bond Issuance	0	18JUN24	
Procurement				
01190	Aquire Property/Permits	82	08MAR23 A	14JUL23
01160	Decide if Using a CM	0	12SEP23	
01170	Develop CM SOW	20	12SEP23	09OCT23
01180	Advertize, Interview, Select & Contract w/ CM	40	10OCT23	04DEC23
Conceptual Design				
01070	Advert, Int, select & Cntract w/ Concept Design	45	05APR23 A	06JUN23
01080	Develop Concept Design Plans & Estimates	63	07JUN23	04SEP23
01090	Review Report Findings & Present w/ Committees	30	05SEP23	16OCT23
Design				
01220	Conduct Design	90	07NOV23	13MAR24
01200	RFP For Design Firm	20	09NOV23	06DEC23
01210	Advert, Int, Select & Contract w/ Design Firm	50	07DEC23	16FEB24
01230	Develop Bid Documents	65	14MAR24	12JUN24



Last Schedule Update Presented to Commission
in April



Importance of Schedule

- **\$80,000,000 Sales tax Vote**
- **Assume Inflation of 4% per Year**

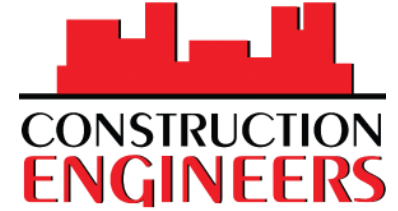
Importance of Schedule

- **4% inflation on \$80MM =
\$3,200,000/Yr or
\$266,667/Month in additional
cost**



Importance of Schedule

- **Currently Spending Roughly \$1,200,000/ Year on Out-of-County Housing**
- **\$100,000/Month**



Importance of Schedule

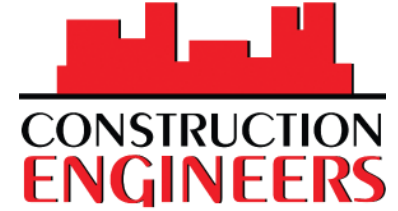
**Each Month could be costing the
County an additional \$366,667**



Importance of Schedule

What can be done to address?

- **Advance Design**
- **Early Bid packages**



Importance of Schedule

Remaining Design Phases

- **10 Months to Complete – Plus Estimate Checks**
- **Schematic Design**
- **Design Development**
- **Construction Documents**
- **1 year total**



Importance of Schedule

- **4 Scenarios**

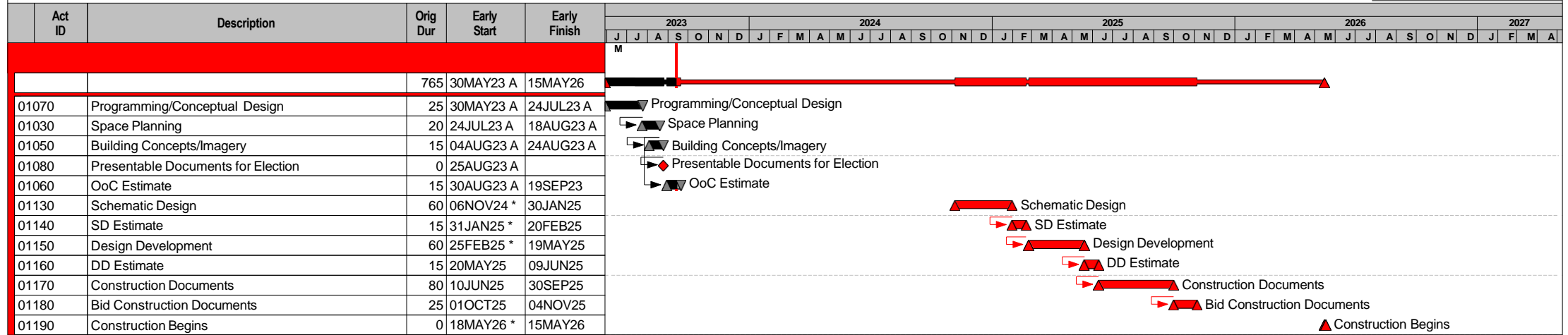
Do Nothing but wait for 2024 Election

DO SOMETHING
CONSTRUCTIVE!

Beltrami County Jail - Design Schedule
Bemidji, MN

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Do nothing now - Begin Schematic Design after 2024 Election
 No Early Bid Packages
 Construction Assumed May 26 Through May 28(to avoid Winter Foundation work)
 Inflation calculated at 24 Months (today through Bid Date) = \$6,400,000
 Out of County Housing 4.5 Years @ \$1,200,000/Year = \$5,400,000

▲ Early start point	█ Critical bar	▼ Summary point	Company name	Construction Engineers	Date	Revision	Checked	Approved
▼ Early finish point	▬ Summary bar	◆ Start milestone point	Start date	31OCT22	19SEP23	Sept 23 Update	BWM	BWM
█ Early bar	▲ Progress point	◆ Finish milestone point	Data date	14SEP23	26OCT22	Design Draft	BWM	BWM
█ Progress bar	▲ Critical point		Run date	14SEP23	03JAN23	Jan 23 Update	BWM	BWM
			Finish date	15MAY26	22MAR23	March 23 Update	BWM	BWM
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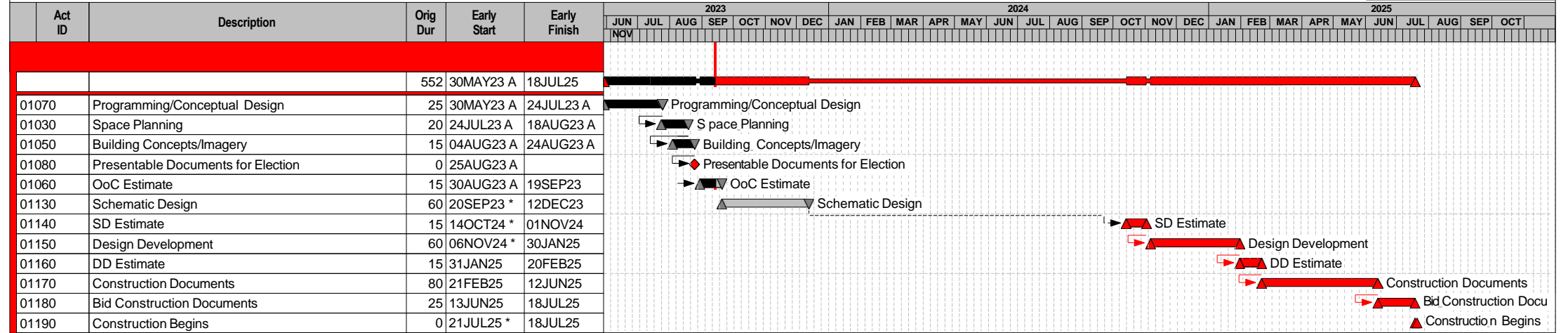
Do Something then wait for 2024 Election

DO SOMETHING
CONSTRUCTIVE!

Beltrami County Jail - Design Schedule
Bemidji, MN

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Begin Schematic Design now - No other work until 2024 Election
 No Early Bid Packages
 Construction Assumed July 25 Through July 27
 Inflation calculated at 20 Months (today through Bid Date) = \$5,333,333
 Out of County Housing 3.75 Years @ \$1,200,000/Year = \$4,500,000

▲ Early start point	█ Critical bar	▼ Summary point	Company name	Construction Engineers	Date	Revision	Checked	Approved
▼ Early finish point	▬ Summary bar	◆ Start milestone point	Start date	31OCT22	19SEP23	Sept 23 Update	BWM	BWM
█ Early bar	▲ Progress point	◆ Finish milestone point	Data date	14SEP23	26OCT22	Design Draft	BWM	BWM
█ Progress bar	▲ Critical point		Run date	14SEP23	03JAN23	Jan 23 Update	BWM	BWM
			Finish date	18JUL25	22MAR23	March 23 Update	BWM	BWM
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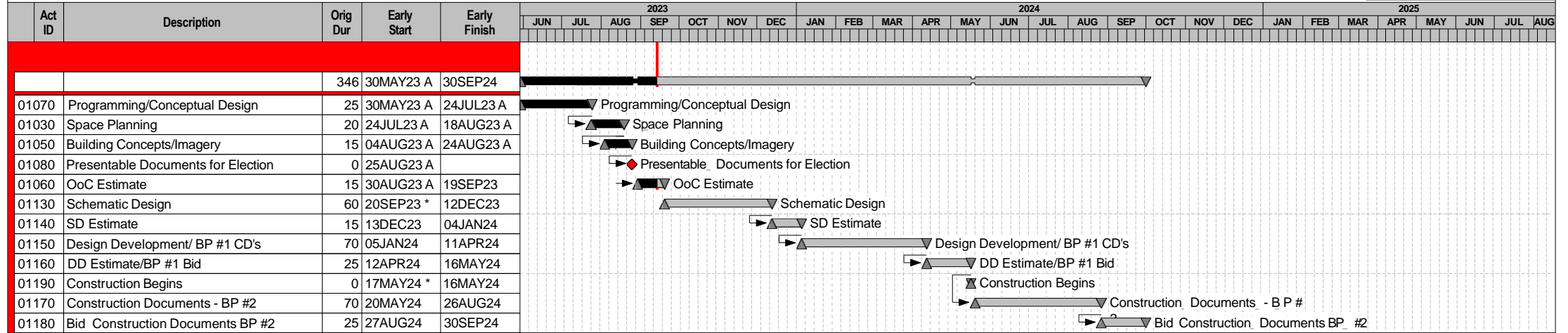
Advance Schematic Design now, release Early Bid Packages

**DO SOMETHING
CONSTRUCTIVE!**

Beltrami County Jail - Design Schedule
Bemidji, MN

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Begin Schematic Design now
 Release an Early Bid Package for Site & Structural
 Construction Assumed May 2024 through May 2026
 Inflation calculated for an average of 10 Months (1/2 - 8 Mo, 1/2 - 12mo) = \$2,666,666
 Out of County Housing 2.5 Years @ \$1,200,000/Year = \$3,000,000

▲ Early start point	█ Critical bar	▼ Summary point	Company name	Construction Engineers	Date	Revision	Checked	Approved
▼ Early finish point	▬ Summary bar	◆ Start milestone point	Start date	31OCT22	19SEP23	September 23	BWM	BWM
█ Early bar	▲ Progress point	◆ Finish milestone point	Data date	14SEP23	26OCT22	Design Draft	BWM	BWM
█ Progress bar	▲ Critical point		Run date	14SEP23	03JAN23	Jan 23 Update	BWM	BWM
			Finish date	30SEP24	22MAR23	March 23 Update	BWM	BWM
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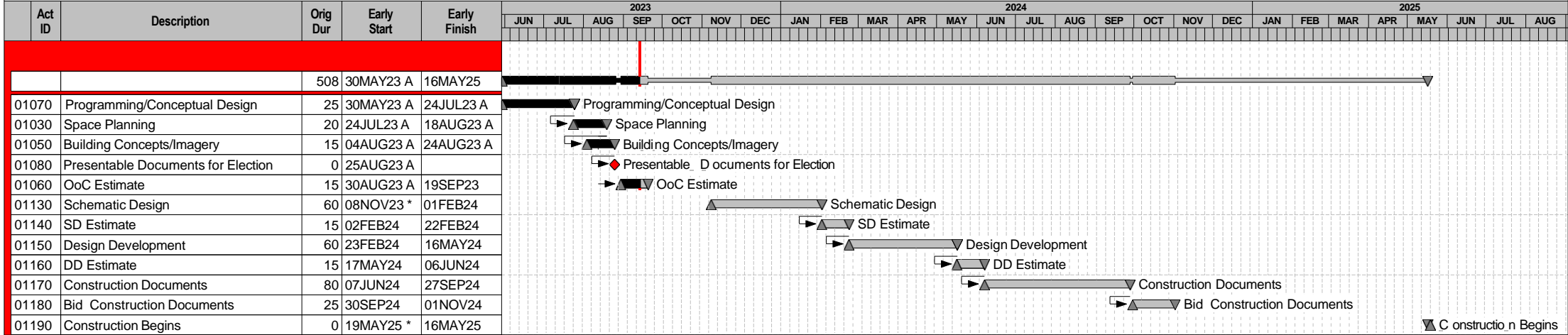
Advance Schematic Design After 2023 Election, No Early Packages

Do SOMETHING CONSTRUCTIVE!

Beltrami County Jail - Design Schedule Bemidji, MN

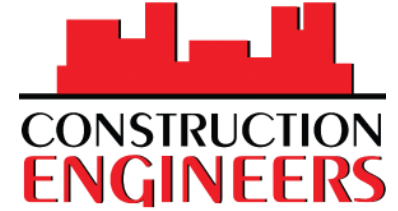
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Begin Schematic Design After Election
 No Early Bid Packages
 Construction Assumed May 25 Through May 27 (to avoid Winter Foundation work)
 Inflation calculated at 14 Months (today through Bid Date) = \$3,733,333
 Out of County Housing 3.5 Years @ \$1,200,000/Year = \$4,200,000

▲ Early start point	█ Critical bar	▼ Summary point	Company name	Construction Engineers	Date	Revision	Checked	Approved
▼ Early finish point	— Summary bar	◆ Start milestone point	Start date	31OCT22	19SEP23	September 23	BWM	BWM
█ Early bar	▲ Progress point	◆ Finish milestone point	Data date	14SEP23	26OCT22	Design Draft	BWM	BWM
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			Finish date	16MAY25	22MAR23	March 23 Update	BWM	BWM
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Design Contract with Klein McCarthy

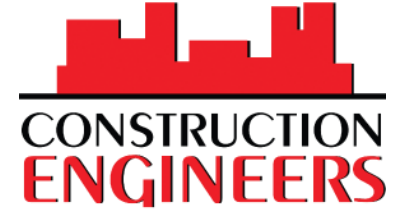
4 Phases Considered in Contract

- 1. Predesign**
- 2. Schematic through Bidding**
- 3. Administration & Commissioning**
- 4. Policies & Procedures**

Currently Complete with Phase 1 Predesign - \$45,200



BELTRAMI
county



Design Contract

- **Each design phase (SD, DD, CD) in Phase 2 can be advanced at 25% of Design Fee**
- **Schematic Design can be approved for roughly \$900,000**
- **Could be stopped at 50% complete on Nov 8**
- **Recommend approval of Phase 2 – Schematic Design**



Questions?