



MEMO TO: Beltrami County
BY: Danielle Reid
DATE: April 3, 2024
SUBJECT: Beltrami County ACC Design and Operations Committee
PRESENT: Listed below
COPY TO: all in attendance (* Indicates attended remotely)
ATTACHMENTS: Agenda
 Schedule Option 1
 Schedule Option 2
 Overall Plan
 Kitchen Plan Markup

	<u>Present Name</u>	<u>Organization</u>	<u>Phone</u>	<u>Email</u>
X	John Carlson	Beltrami County		John.Carlson@co.beltrami.mn.us
X	Calandra Allen	Beltrami County		calandra.allen@co.beltrami.mn.us
X	Steve Shadrick	Beltrami County		calandra.allen@co.beltrami.mn.us
X	Kevin Warne	Beltrami County		kevin.warne@co.beltrami.mn.us
X	Tom Barry	Beltrami County		tom.barry@co.beltrami.mn.us
	Jim Boell	Consulting Engineer		Jim_boell@yahoo.com
*	Scott Fettig	Klein McCarthy (KMA)		Scott@kleinmccarthy.com
*	Danielle Reid	Klein McCarthy (KMA)	(952) 955-9389	danielle.reid@kleinmccarthy.com
*	Austin Rudin	Klein McCarthy (KMA)	(952) 955-9389	Austin.Rudin@kleinmccarthy.com
X	Steven Trudeau	Kraus Anderson (KA)	(952) 955-9389	steven.trudeau@krausanderson.com
X	Pat Weerts	Kraus Anderson (KA)		pat.weerts@krausanderson.com
	Larry Filippi	Contegrity Group (CGI)		larry@contegritygroup.com

NOTE: The following notes represent Klein McCarthy Architects' understanding of this meeting. If you have any questions, comments or additions please forward them to us so we can make the changes as requested.

Items in *italics* require further action.

- A. Reviewed Bonding and Sales Tax Updates
 - 1. No updates at this time.
- B. Reviewed Project Costs
 - 1. Reviewed CM SD Cost Estimate
 - a. KA/CGI met with Tom and Danielle to review detailed SD estimate.
 - b. Construction budget coming in at around \$69M.
 - c. Fees represented with a potential for second bid package cost.

- d. Reduction options discussed
 - 1) Roof system change to ballasted EPDM vs. fully adhered
 - a) 90% of County's buildings roofs are ballasted.
 - b) Change roof to ballasted system.
 - 2) Reduce lobby volume
 - a) Reduces metal panel by 75' linear feet.
 - b) Removes clerestory windows.
 - 3) Kitchen flooring – resinous vs. quarry tile
 - a) Initial concern with too much grit on resinous system.
 - b) Samples will be reviewed prior to installation.
 - e. Fire pump is currently in the budget until fire suppression contractor designed
 - 1) Can be bid as alternative to track costs if needed.
 - f. Contingency
 - 1) Any cost reductions will be moved to existing jail facility investment.
 - 2. Reviewed Soft Costs
 - a. Revise existing jail facility investment to \$3.5M
 - 1) Feasibility and assessment needed to clarify options and costs.
 - a) KA will submit fees for building condition assessment.
 - 2) Vehicle sallyport needed at a minimum.
 - a) Can the existing LEC garage be used?
 - 3) Community involvement process on project after building is assessed.
 - 3. KA/CGI will present the SD project cost estimate to the Board on April 16th.
 - a. Board packet due April 10th.
- C. Reviewed Bid Alternates
- 1. Maintenance Building Garage
 - a. Board would like to know if the garage is needed.
 - b. Steve Shadrick is reviewing options to consider and present to the board.
 - 2. Site Fencing
 - a. Screening with trees can account for screening.
 - 1) No fencing will be included if not required by code.
 - 3. Kitchen walk-in cooler/freezer redundancy
 - a. Option 1: Redundant compressors.
 - b. Option 2: Move over the cooler/ freezer from existing facility and find a spot for them in the new facility.
 - c. Option 2 was selected and the design team will find a place to located the existing reach in units.
- D. Reviewed Schedule
- 1. Reviewed construction schedule options – see attached
 - a. Early bid package
 - 1) Footing and Foundation permit by State
 - a) 16-25 weeks for review possible (assumed 17 weeks)
 - 2) Construction start anticipated around November 2024
 - 3) Second bid package with the rest of the project
 - a) Second State plan review submission
 - 4) Additional costs identified for second bid package
 - a) Design fee
 - b) CM fee for longer construction duration
 - c) Winter conditions
 - 5) Completion is approximately 12/31/2026
 - b. One bid package
 - 1) Duration remains at 24 months

- 2) Starts around April 1, 2025
 - 3) Completion is approximately 3/31/2027
 - c. Committee recommends option 2 for board recommendations
 - 2. SD Cost Estimate/Design/CM packet due to Tom by Wednesday April 10th
 - a. Budget
 - b. Schedule
 - c. Desing
 - d. County Related Topics
 - 1) Maintenance Garage
 - 3. Board Meeting April 16th to present SD cost estimate
 - 4. Commissioning Agent
 - a. EDI-Dolejs to send a proposal
 - b. Other County agents
 - c. KA may be able to assist with solicitation
- E. Reviewed Design Updates
- 1. County transition team shadowing Clay Jail operations in Moorhead and made the following observations:
 - a. Intakes
 - b. Medication passes
 - c. Mental health unit
 - d. Programs
 - 2. High lobby volume reduced.
- F. New Business
- 1. Native American ceremonial groundbreaking will be planned prior to moving any dirt.
 - 2. Utility coordination needs to occur early to ensure equipment is ordered in a timely manner
 - a. Telecom
 - b. Gas
 - c. Electrical equipment
 - 3. Easements
 - a. Discuss progress
- G. Next meeting
- 1. Every 2nd and 4th Tuesdays of the month



Beltrami County Adult Corrections Center
DESIGN & OPERATIONS COMMITTEE
MEETING AGENDA
April 3, 2024 at 1pm

- A. Review Bonding Updates if needed
- B. Review Soft Cost Budget
- C. Review Bid Alternates
 - 1. Maintenance Building Garage
 - 2. Site Fencing
- D. Review Schedule
 - 1. Review construction schedule options
 - 2. SD Cost Estimate/CM packet due to Tom by Wednesday April 10th end of day
 - 3. Board Meeting April 16th to present SD cost estimate
- E. Review Design Updates
- F. New Business

SD Estimate Presentation
Design Presentation
Bid Package Options

5 pm

P:\231200 Beltrami County Jail\06_Meetings\03_Design Development\24_0403 - D&O Committee Meeting

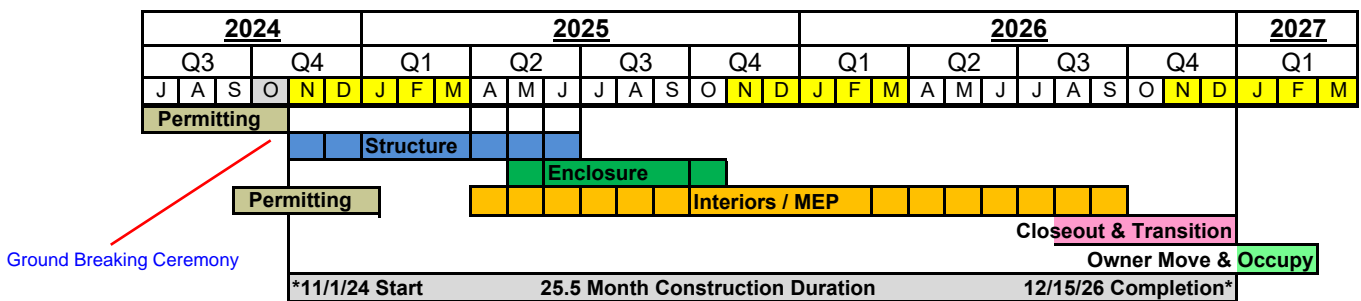
Schedule Option-1 Early (Winter) Construction Start - Nov, 2024
PRELIMINARY ASSESSMENT

Requires Two Bid Packages from KMA

- 1) BP-1 for Civil, Foundations, Structure, Elec Gear
- 2) BP-2 for Enclosure, Detention, Interiors and MEP

Reliant on State DOLI Permitting and Plan Review to Start

ESTIMATED TIMELINE



ESTIMATED COST PREMIUM

- | | |
|------------------|--|
| 1) \$175,000 | *Klein McCarthy Add'l Fee for Two Bid Packages |
| 2) \$162,000 | *Kraus-Anderson - Contegritty Additional 1.5 Months of Site Services |
| 3) \$500,000 | *Estimated Cost Premium to Construct Through 2024-2025 Winter |
| \$837,000 | *Estimated Cost Premium |

PRO'S

- 1) *Earliest Estimated Completion Date (December, 2026)
- 2) *Assumes Baseline for County Outsourced Housing Cost at \$0.00
- 3) *Preliminary Site Prep Could Still Begin Fall of 2024

CON'S

- 1) *Schedule Risk for Reliance on State DOLI Plan Review & Permitting Duration (assumes 17 weeks)
- 2) *Paying Cost Premium Outlined Above
- 3) *Slower Initial Construction Pace to Work Through 2024-2025 Winter Season
- 4) *Risk in Two Bid Packages Capturing all Design Disciplines Cross Coordination
- 5) *Reliant on State DOLI Permitting and Plan Review to Start
- 6) *Reliant on City Allowing Pioneer Road 10 Ton Load Deliveries (Precast) During Spring Road Restrictions
- 7) [Weather related conditions/risks](#)

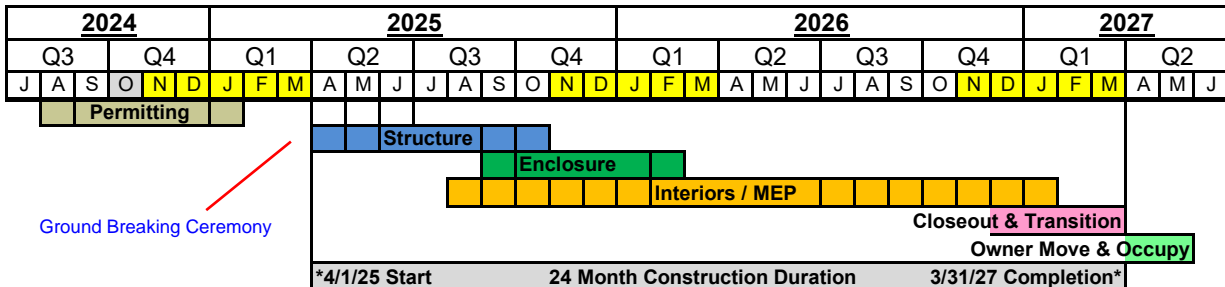
Schedule Option-2 Spring Construction Start - April, 2025

PRELIMINARY ASSESSMENT

Requires One Bid Package from KMA for all Work

- 1) BP-1 for Civil, Foundations, Structure, Enclosure, Detention, Interiors and MEP

ESTIMATED TIMELINE



ESTIMATED COST PREMIUM

- 1) \$0.00 *No Add'l Klein McCarthy Fee for One Bid Package
- 2) \$0.00 *No Add'l Kraus-Anderson - Contegrity Site Services
- 3) \$0.00 *Estimated Cost Premium to Start April 1, 2025

\$0.00 *Estimated Cost Premium

County bed renting opportunity
 ~ 50 beds - \$75/day - 105 days = \$393,750

Staff costs (3 additional posts ~ 5 staff per post)
 15 x \$60,000 x =

County expenses for inmate housing
 40 beds - \$75/day - 105 days = \$315,000

PRO'S

- 1) *Lowest Overall Cost Impact to the County. *Approximately \$400,000 Less than Option-1 Nov'24 Start*
- 2) *Assumes County Outsourced Housing Cost at \$108,300/month per 2023 Estimated Cost of \$1.3M/year
- 3) *Eliminates Added Cold Weather Cost Premium for 2024-2025 Winter Season
- 4) *Not Reliant on State DOLI Permitting and Plan Review to Start
- 5) *No Risk in One Bid Package Capturing all Design Disciplines Cross Coordination
- 6) *Preliminary Site Prep Could Still Begin Fall of 2024
- 7) *One Bid Package Allows Time Up Front to Process Submittals & Long Lead Items

CON'S

- 1) *Later Estimated Completion Date (March, 2027)

