





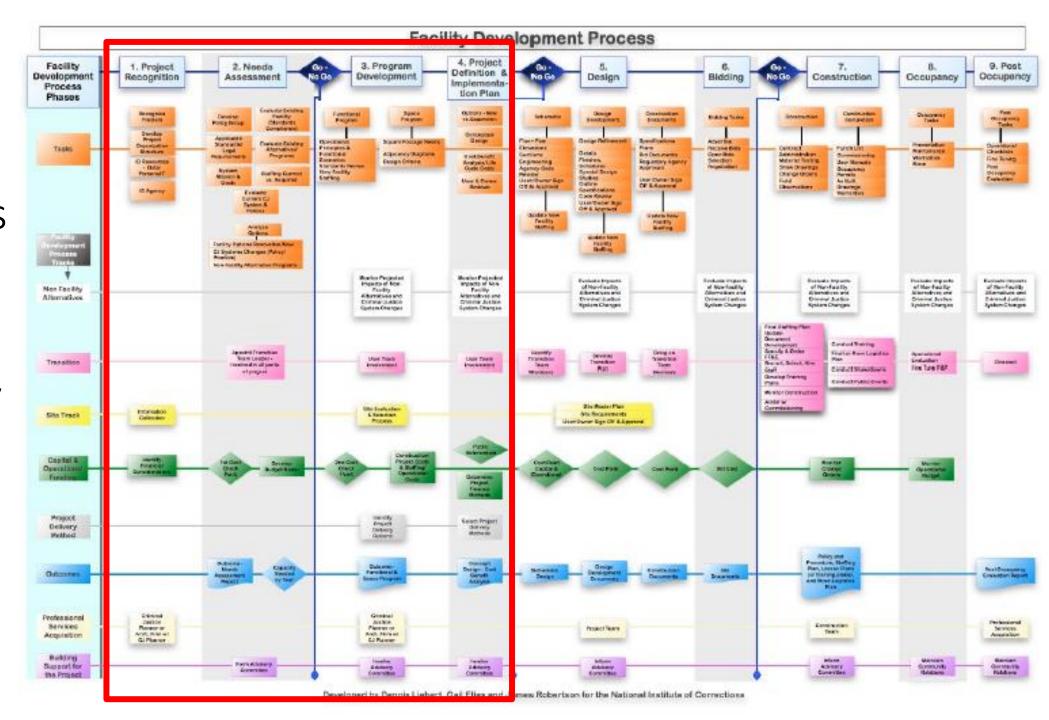
Beltrami County Jail Project Commission Update September 19, 2023 Agenda

- Review Process
- Review Recent Progress
- Next Steps



NIC Flowchart for Process

Work Generally Completed to date







BELTRAMI county

CONSTRUCTION ENGINEERS

Recent Progress



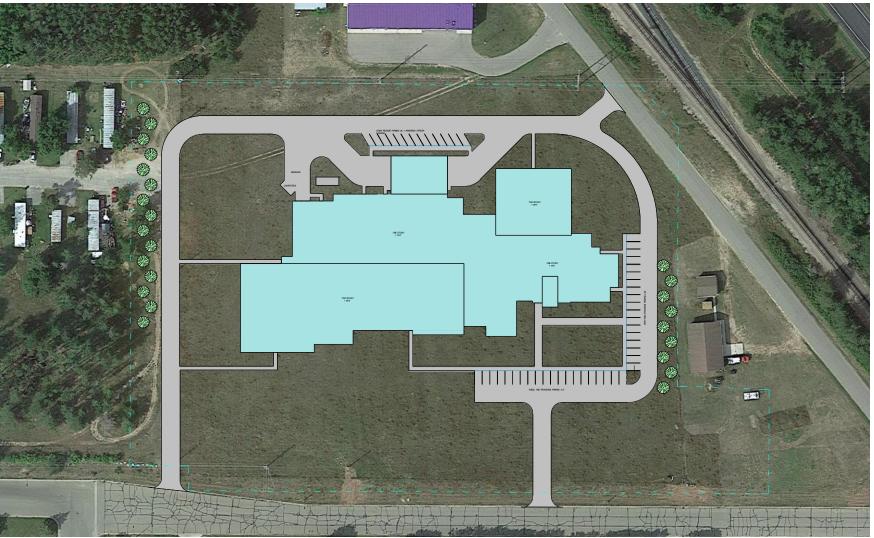


Land Acquisition

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

BELTRAMI COUNTY JAIL - PRE-DESIGN

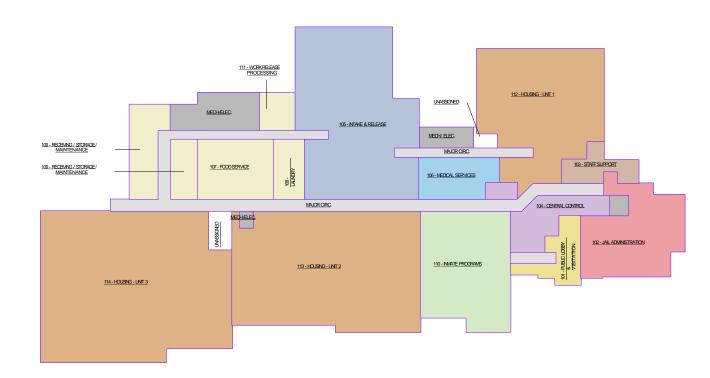
Site Diagram – Crown Property

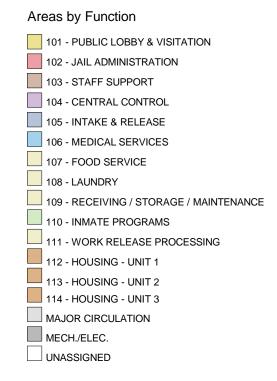




BELTRAMI COUNTY JAIL - PRE-DESIGN

Concept Block Diagram







BELTRAMI COUNTY JAIL - PRE-DESIGN

Exterior Design Imagery

VILLA





KLEIN MCCARTHY







Comparable Jail Design Images

3D Massing Model









CONSTRUCTION ENGINEERS

Ongoing and Remaining Items

Messagi	ng & Public Relations					
01390	Sales Tax Communications	60 15AUG23 06NOV23			1	Sales Tax Communications
Financin	g					
01120	If Sales Tax, Legislative/Citizen Aprv Process	220	02JAN23 A	06NOV23		If Sales Tax, Legislative/Citizen Aprv Process
01130	Bonding Process - Financial Rev/Consultation	100	07NOV23	27MAR24		Bonding Process - Financial Rev/Consultation
01370	Sales Tax Vote (Nov '23 Election Day)	0	07NOV23 *			Sales Tax Vote (Nov '23 Election Day)
01140	Bond Admin & Sale	58	28MAR24	17JUN24		Bond Admin & Sale
01150	Bond Issuance	0	18JUN24			Bond Issuance
Procurer	nent					
01190	Aquire Property/Permits	82	08MAR23 A	14JUL23		Aquire Property/Permits
01160	Decide if Using a CM	0	12SEP23			► Decide if Using a CM
01170	Develop CM SOW	20	12SEP23	09OCT23		► ▲ ▼ Develop CM SOW
01180	Advertize, Interview, Select & Contract w/ CM	40	100CT23	04DEC23		Advertize, Interview, Select & Contract w/ CM
Concept	ual Design					
01070	Advert, Int, select & Cntract w/ Concept Design	45	05APR23 A	06JUN23		Advert, Int, select & Cntract w/ Concept Design
01080	Develop Concept Design Plans & Estimates	63	07JUN23	04SEP23		Develop Concept Design Plans & Estimates
01090	Review Report Findings & Present w/ Committees	30	05SEP23	16OCT23		Review Report Findings & Present w/ Committees
Design						
01220	Conduct Design	90	07NOV23	13MAR24		Conduct Design
01200	RFP For Design Firm	20	09NOV23	06DEC23		RFP For Design Firm
01210	Advert, Int, Select & Contract w/ Design Firm	50	07DEC23	16FEB24		Advert, Int, Select & Contract w/ Design Firm
01230	Develop Bid Documents	65	14MAR24	12JUN24		► ▲ → ▲ Develop Bid Documents

Last Schedule Update Presented to Commission in April





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





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





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





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





What can be done to address?

- Advance Design
- Early Bid packages





Remaining Design Phases

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





• 4 Scenarios

Do Nothing but wait for 2024 Election

	Do Something Constructive!		Beltrami County Jail - Design Schedule Bemidji, MN									
Act ID	Description	Orig Early Early Dur Start Finish	2023 2024 J J A S O N D J F M A M J J A S O N D J F M A M . M	2025 20 J J A S O N D J F M A M J								
01070 01030 01050 01080 01060 01130 01140 01150 01160 01170 01180 01190	Programming/Conceptual Design Space Planning Building Concepts/Imagery Presentable Documents for Election OoC Estimate Schematic Design SD Estimate Design Development DD Estimate Construction Documents Bid Construction Documents Construction Begins	765 30MAY23 A 15MAY26 25 30MAY23 A 24JUL23 A 20 24JUL23 A 18AUG23 A 15 04AUG23 A 24AUG23 A 0 25AUG23 A 24AUG23 A 15 30AUG23 A 19SEP23 60 06NOV24* 30JAN25 15 31JAN25* 20FEB25 60 25FEB25* 19MAY25 15 20MAY25 09JUN25 80 10JUN25 30SEP25 25 010CT25 04NOV25 0 18MAY26* 15MAY26		esign Development DD Estimate Construction Documents	nts Istruction Begins							
N C Ir C	Do nothing now - Begin Schema No Early Bid Packages Construction Assumed May 26 Inflation calculated at 24 Months Out of County Housing 4.5 Year	Through May 28(to av s (today through Bid l rs @ \$1,200,000/Yea	void Winter Foundation work) Date) = \$6,400,000	Date Revisio	n Checked Approved							
Earl	ly finish point Summary bar ly bar ▲ Progress point ← gress bar ▲ Critical point	Start milestone point Finish milestone point	Start date 31OCT22 Data date 14SEP23 Run date 14SEP23 Finish date 15MAY26 © Primavera Systems, Inc.	19SEP23 Sept 23 Update 26OCT22 Design Draft 03JAN23 Jan 23 Update 22MAR23 March 23 Update	BWM BWM BWM BWM BWM BWM e BWM BWM							

Do Something then wait for 2024 Election

	Do Somethin Constructiv				_!	Number/Version Page number Page count © Primavera S	Original 1A 1A ystems, Inc.							
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01030	Space Planning			24JUL23 A										
01050	Building Concep	ts/Imagery	15 (04AUG23 A	24AUG23 A			oncepts/Imagery						
01080		cuments for Election		25AUG23 A				Documents for Election	n					
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01140	SD Estimate			140CT24 *	01NOV24	_								
01150	Design Developr	ment		06NOV24 *	30JAN25	_				└►<u>∧</u>	<u></u>	Design Development		
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01170	Construction Do			21FEB25	12JUN25	_						<u>, , , , , , , , , , , , , , , , , , , </u>	Construction D	and the second sec
01180	Bid Construction			13JUN25	18JUL25	_							T	A 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4
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Advance Schematic Design now, release Early Bid Packages

Do Something Constructive! Bemidji, MN													P	lumber/ Page nu Page co	Original 1A 1A												
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Advance Schematic Design After 2023 Election, No Early Packages

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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



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







CONSTRUCTION ENGINEERS

Questions?