

**Beltrami County Jail Project
Commission Update
January 16, 2024**

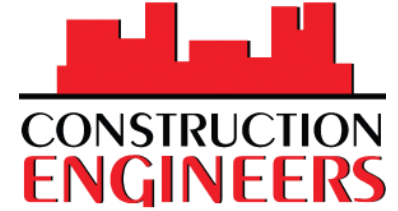
Agenda

- Review Recent Progress/Status
- SF Update/Bed Count
- Spend Rate
- Sweat Lodge Memo





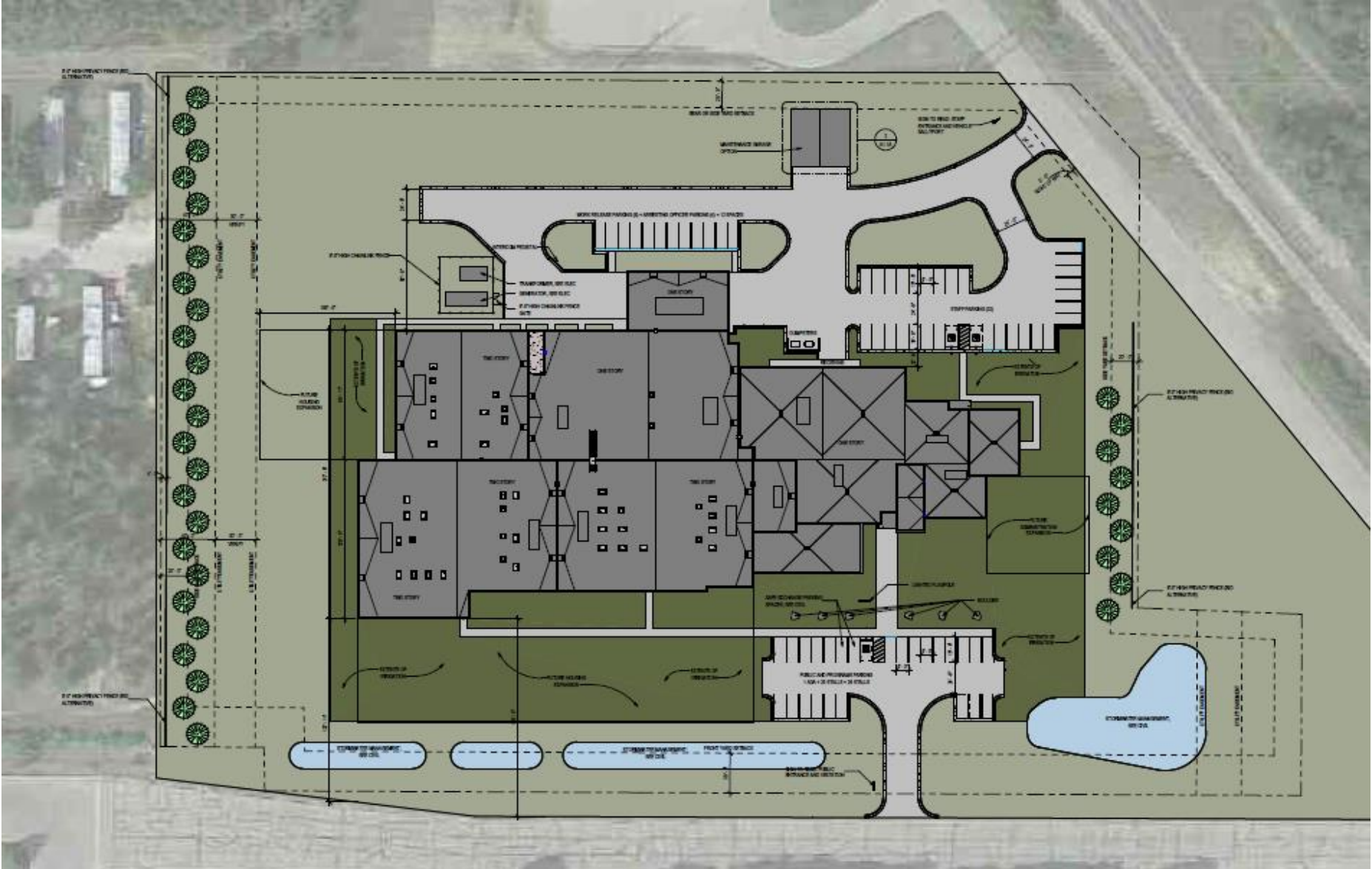
Recent Progress



Recent Progress

- Closed on Crown Property 12/22
- Schematic Design completed at end of December
- 78 Plan Sheets & 194 page design report

BELTRAMI COUNTY JAIL – SCHEMATIC DESIGN



BELTRAMI COUNTY JAIL – SCHEMATIC DESIGN

Front Entrance Elevation

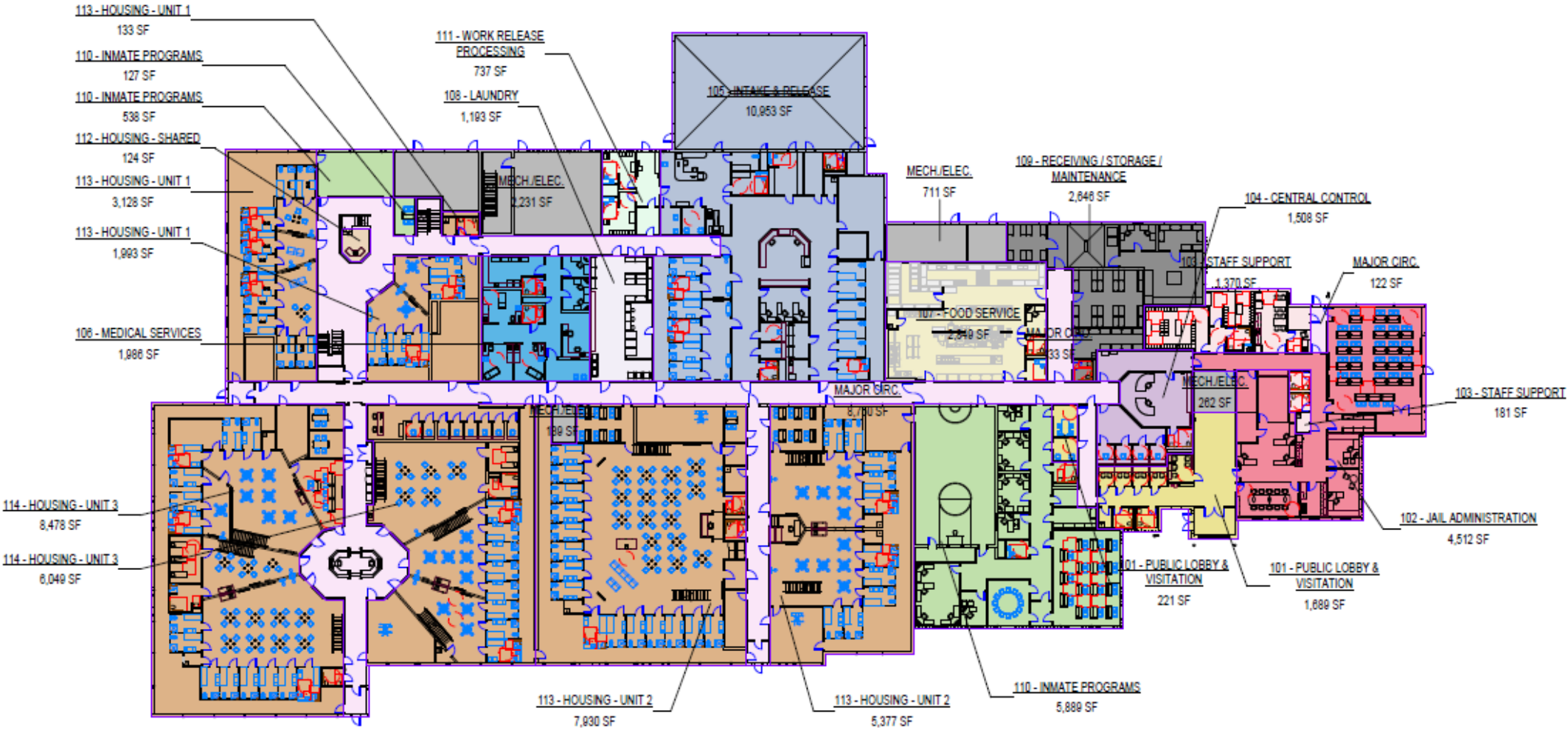


BELTRAMI COUNTY JAIL – SCHEMATIC DESIGN

Perspective view

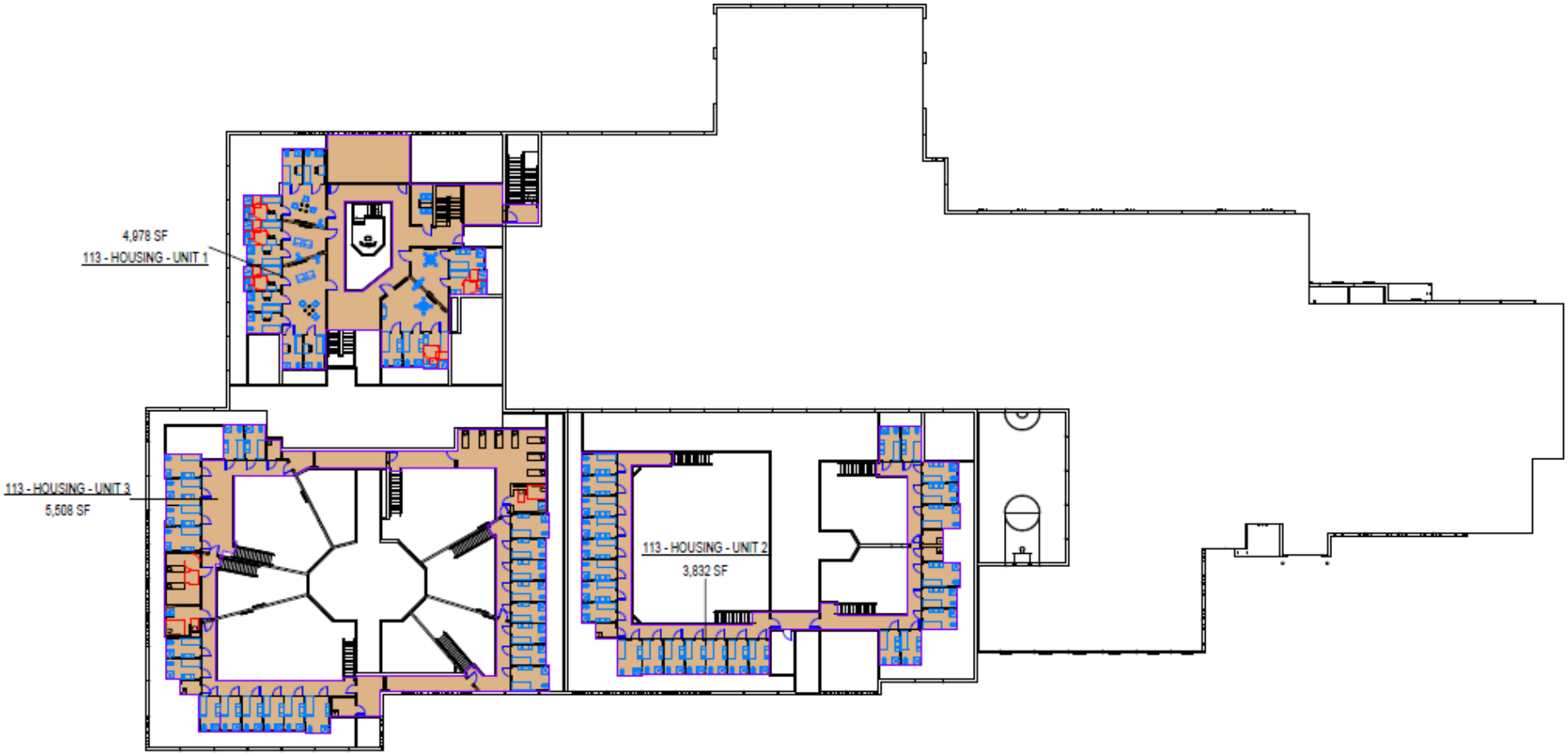


BELTRAMI COUNTY JAIL – SCHEMATIC DESIGN



1 FIRST LEVEL AREA PLAN - BY FUNCTION
SCALE: 1" = 30'-0"

BELTRAMI COUNTY JAIL – SCHEMATIC DESIGN



SQ FT/BED COUNT

- Overall Building Square Feet at SD completion – 96,577 SF
- Project authorized 242 beds at 400 SF Ea or 96,800 SF
- With Cell stacking/double bunks design currently includes 243 Beds
- If 242 is required, solution would be to delete second bunk in one cell

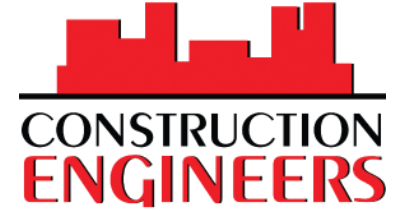
AREA SCHEDULE		
Name	Level	Area
101 - PUBLIC LOBBY & VISITATION	FIRST LEVEL	1,689 SF
101 - PUBLIC LOBBY & VISITATION	FIRST LEVEL	221 SF
102 - JAIL ADMINISTRATION	FIRST LEVEL	4,512 SF
103 - STAFF SUPPORT	FIRST LEVEL	1,370 SF
103 - STAFF SUPPORT	FIRST LEVEL	181 SF
103 - STAFF SUPPORT	Not Placed	Not Placed
104 - CENTRAL CONTROL	FIRST LEVEL	1,508 SF
105 - INTAKE & RELEASE	FIRST LEVEL	10,953 SF
106 - MEDICAL SERVICES	FIRST LEVEL	1,988 SF
107 - FOOD SERVICE	FIRST LEVEL	2,849 SF
108 - LAUNDRY	FIRST LEVEL	1,193 SF
109 - RECEIVING / STORAGE / MAINTENANCE	FIRST LEVEL	2,648 SF
110 - INMATE PROGRAMS	FIRST LEVEL	5,889 SF
110 - INMATE PROGRAMS	FIRST LEVEL	127 SF
110 - INMATE PROGRAMS	FIRST LEVEL	538 SF
111 - WORK RELEASE PROCESSING	FIRST LEVEL	737 SF
112 - HOUSING - SHARED	FIRST LEVEL	124 SF
113 - HOUSING - UNIT 1	FIRST LEVEL	3,128 SF
113 - HOUSING - UNIT 1	FIRST LEVEL	1,993 SF
113 - HOUSING - UNIT 1	TIER LEVEL A	4,978 SF
113 - HOUSING - UNIT 1	FIRST LEVEL	133 SF
113 - HOUSING - UNIT 2	FIRST LEVEL	7,930 SF
113 - HOUSING - UNIT 2	FIRST LEVEL	5,377 SF
113 - HOUSING - UNIT 2	TIER LEVEL A	3,832 SF
113 - HOUSING - UNIT 3	TIER LEVEL A	5,508 SF
113 - HOUSING - UNIT 3	Not Placed	Not Placed
113 - HOUSING - UNIT 3	Not Placed	Not Placed
113 - HOUSING - UNIT 3	Not Placed	Not Placed
114 - HOUSING - UNIT 3	FIRST LEVEL	8,478 SF
114 - HOUSING - UNIT 3	FIRST LEVEL	8,049 SF
MAJOR CIRC.	FIRST LEVEL	8,750 SF
MAJOR CIRC.	FIRST LEVEL	433 SF
MAJOR CIRC.	FIRST LEVEL	122 SF
MECH/ELEC.	FIRST LEVEL	711 SF
MECH/ELEC.	FIRST LEVEL	262 SF
MECH/ELEC.	FIRST LEVEL	2,231 SF
MECH/ELEC.	FIRST LEVEL	139 SF
MECH/ELEC.	Not Placed	Not Placed
96,577 SF		



Spend Rates/Costs

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

- 7 Months to Complete – Plus Estimate Checks
- Design Development
- Construction Documents

Spend Rates on Project



4 Scenarios

1. Bid Package Design & Early Start Construction
2. Full Design, then Start Construction
3. Full Design – Spring '25 Construction
4. Do Nothing

Spend Rates on Project



1. Bid Package Design & Early Start Construction
 - Most Aggressive/Spends most early
 - Capitalizes on as much summer '24 as possible
 - Earliest completion date - less inflation/housing
 - Assumes total spent at end of '24 at \$22 MM
 - Assumes total spent at end of '25 at \$56 MM

Spend Rates on Project



1. Bid Package Design & Early Start Construction

Option 1 - Bid Package Design & Early Start Construction

Item	JTD December 23	January	February	March	April	May	June	July	August	Sept	October	November	December
CEI - Consulting	\$ 239,850.00	\$ 9,225.00	\$ 9,225.00	\$ 9,225.00									
KMA - Design	\$ 1,043,778.43	\$ 99,857.84	\$ 249,644.60	\$ 249,644.60	\$ 249,644.60	\$ 299,573.53	\$ 279,601.96	\$ 289,587.74	\$ 289,587.74	\$ 139,800.98	\$ 39,943.14	\$ 39,943.14	\$ 39,943.14
Justice Planners	\$ 129,649.95	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Closing Costs/Legal	\$ 1,600.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Site Due Diligence	\$ 34,158.87	\$ 2,500.00	\$ 1,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CMAR Precon	\$ -	\$ -	\$ 29,000.00	\$ 29,000.00	\$ 29,000.00	\$ 29,000.00							
Construction	\$ -	\$ -		\$ -	\$ -		\$ 2,000,000.00	\$ 2,200,000.00	\$ 2,400,000.00	\$ 2,600,000.00	\$ 3,000,000.00	\$ 3,200,000.00	\$ 3,000,000.00
	\$ 1,449,037.25	\$ 111,582.84	\$ 289,369.60	\$ 287,869.60	\$ 278,644.60	\$ 328,573.53	\$ 2,279,601.96	\$ 2,489,587.74	\$ 2,689,587.74	\$ 2,739,800.98	\$ 3,039,943.14	\$ 3,239,943.14	\$ 3,039,943.14
Cumulative Total	\$ 1,449,037.25	\$ 1,560,620.09	\$ 1,849,989.69	\$ 2,137,859.29	\$ 2,416,503.89	\$ 2,745,077.42	\$ 5,024,679.38	\$ 7,514,267.12	\$ 10,203,854.86	\$ 12,943,655.84	\$ 15,983,598.98	\$ 19,223,542.12	\$ 22,263,485.26

January 25	February	March	April	May	June	July	August	Sept	October	November	December
\$ 39,943.14	\$ 39,943.14	\$ 39,943.14	\$ 39,943.14	\$ 39,943.14	\$ 39,943.14	\$ 39,943.14	\$ 39,943.14	\$ 39,943.14	\$ 39,943.14	\$ 39,943.14	\$ 39,943.14
\$ -	\$ -	\$ -	\$ -								
\$ -	\$ -	\$ -	\$ -								
\$ -	\$ -	\$ -	\$ -								
\$ 3,000,000.00	\$ 3,000,000.00	\$ 3,000,000.00	\$ 3,000,000.00	\$ 3,000,000.00	\$ 3,000,000.00	\$ 3,000,000.00	\$ 3,000,000.00	\$ 2,400,000.00	\$ 2,400,000.00	\$ 2,400,000.00	\$ 2,400,000.00
\$ 3,039,943.14	\$ 3,039,943.14	\$ 3,039,943.14	\$ 3,039,943.14	\$ 3,039,943.14	\$ 3,039,943.14	\$ 3,039,943.14	\$ 3,039,943.14	\$ 2,439,943.14	\$ 2,439,943.14	\$ 2,439,943.14	\$ 2,439,943.14
\$ 25,303,428.40	\$ 28,343,371.54	\$ 31,383,314.68	\$ 34,423,257.82	\$ 37,463,200.96	\$ 40,503,144.10	\$ 43,543,087.24	\$ 46,583,030.38	\$ 49,022,973.52	\$ 51,462,916.66	\$ 53,902,859.80	\$ 56,342,802.94

Spend Rates on Project



2. Full Design, then Start Construction

- Second most Aggressive
- Construction starts going into late fall
- Traditional approach/more known costs
- Assumes total spent at end of '24 at \$10 MM
- Assumes total spent at end of '25 at \$46 MM

Spend Rates on Project

2. Full Design, then Start Construction



Option 2 - Full Design - Then Start Construction

Item	JTD December 23	January	February	March	April	May	June	July	August	Sept	October	November	December
CEI - Consulting	\$ 239,850.00	\$ 9,225.00	\$ 9,225.00	\$ 9,225.00									
KMA - Design	\$ 1,043,778.43	\$ 99,857.84	\$ 249,644.60	\$ 249,644.60	\$ 249,644.60	\$ 299,573.53	\$ 279,601.96	\$ 289,587.74	\$ 289,587.74	\$ 139,800.98	\$ 39,943.14	\$ 39,943.14	\$ 39,943.14
Justice Planners	\$ 129,649.95	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Closing Costs/Legal	\$ 1,600.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Site Due Diligence	\$ 34,158.87	\$ 2,500.00	\$ 1,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CMAR Precon	\$ -	\$ -	\$ 14,500.00	\$ 14,500.00	\$ 14,500.00	\$ 14,500.00	\$ 14,500.00	\$ 14,500.00	\$ 14,500.00	\$ 14,500.00			
Construction	\$ -	\$ -		\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ 2,000,000.00	\$ 2,200,000.00	\$ 2,200,000.00
	\$ 1,449,037.25	\$ 111,582.84	\$ 274,869.60	\$ 273,369.60	\$ 264,144.60	\$ 314,073.53	\$ 294,101.96	\$ 304,087.74	\$ 304,087.74	\$ 154,300.98	\$ 2,039,943.14	\$ 2,239,943.14	\$ 2,239,943.14
Cumulative Total	\$ 1,449,037.25	\$ 1,560,620.09	\$ 1,835,489.69	\$ 2,108,859.29	\$ 2,373,003.89	\$ 2,687,077.42	\$ 2,981,179.38	\$ 3,285,267.12	\$ 3,589,354.86	\$ 3,743,655.84	\$ 5,783,598.98	\$ 8,023,542.12	\$ 10,263,485.26

January 25	February	March	April	May	June	July	August	Sept	October	November	December
\$ 39,943.14	\$ 39,943.14	\$ 39,943.14	\$ 39,943.14	\$ 39,943.14	\$ 39,943.14	\$ 39,943.14	\$ 39,943.14	\$ 39,943.14	\$ 39,943.14	\$ 39,943.14	\$ 39,943.14
\$ 2,400,000.00	\$ 2,400,000.00	\$ 2,800,000.00	\$ 3,000,000.00	\$ 3,200,000.00	\$ 3,200,000.00	\$ 3,000,000.00	\$ 3,000,000.00	\$ 3,000,000.00	\$ 3,000,000.00	\$ 3,000,000.00	\$ 3,000,000.00
\$ 2,439,943.14	\$ 2,439,943.14	\$ 2,839,943.14	\$ 3,039,943.14	\$ 3,239,943.14	\$ 3,239,943.14	\$ 3,039,943.14	\$ 3,039,943.14	\$ 3,039,943.14	\$ 3,039,943.14	\$ 3,039,943.14	\$ 3,039,943.14
\$ 12,703,428.40	\$ 15,143,371.54	\$ 17,983,314.68	\$ 21,023,257.82	\$ 24,263,200.96	\$ 27,503,144.10	\$ 30,543,087.24	\$ 33,583,030.38	\$ 36,622,973.52	\$ 39,662,916.66	\$ 42,702,859.80	\$ 45,742,802.94

Spend Rates on Project



3. Full Design – Spring '25 Start Construction
 - Construction starts in spring, less risk
 - Long lead time items ordered
 - Traditional approach/more known costs
 - Inflation & Housing costs keep being incurred
 - Assumes total spent at end of '24 at \$3.7 MM
 - Assumes total spent at end of '25 at \$28 MM

Spend Rates on Project

3. Full Design – Spring '25 Start Construction



Option 3 - Full Design - Spring 25 Construction

Item	JTD December 23	January	February	March	April	May	June	July	August	Sept	October	November	December
CEI - Consulting	\$ 239,850.00	\$ 9,225.00	\$ 9,225.00	\$ 9,225.00									
KMA - Design	\$ 1,043,778.43	\$ 99,857.84	\$ 249,644.60	\$ 249,644.60	\$ 249,644.60	\$ 299,573.53	\$ 279,601.96	\$ 289,587.74	\$ 289,587.74	\$ 139,800.98	\$ -	\$ -	\$ -
Justice Planners	\$ 129,649.95	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Closing Costs/Legal	\$ 1,600.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Site Due Diligence	\$ 34,158.87	\$ 2,500.00	\$ 1,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CMAR Precon	\$ -	\$ -	\$ 14,500.00	\$ 14,500.00	\$ 14,500.00	\$ 14,500.00	\$ 14,500.00	\$ 14,500.00	\$ 14,500.00	\$ 14,500.00	\$ 14,500.00		
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
	\$ 1,449,037.25	\$ 111,582.84	\$ 274,869.60	\$ 273,369.60	\$ 264,144.60	\$ 314,073.53	\$ 294,101.96	\$ 304,087.74	\$ 304,087.74	\$ 154,300.98	\$ -	\$ -	\$ -
Cumulative Total	\$ 1,449,037.25	\$ 1,560,620.09	\$ 1,835,489.69	\$ 2,108,859.29	\$ 2,373,003.89	\$ 2,687,077.42	\$ 2,981,179.38	\$ 3,285,267.12	\$ 3,589,354.86	\$ 3,743,655.84	\$ 3,743,655.84	\$ 3,743,655.84	\$ 3,743,655.84

January 25	February	March	April	May	June	July	August	Sept	October	November	December
\$ -	\$ -	\$ -	\$ -	\$ 39,943.14	\$ 39,943.14	\$ 39,943.14	\$ 39,943.14	\$ 39,943.14	\$ 39,943.14	\$ 39,943.14	\$ 39,943.14
\$ -	\$ -	\$ -	\$ -								
\$ -	\$ -	\$ -	\$ -								
			\$ 2,000,000.00	\$ 2,200,000.00	\$ 2,400,000.00	\$ 2,600,000.00	\$ 3,000,000.00	\$ 3,200,000.00	\$ 3,000,000.00	\$ 3,000,000.00	\$ 3,000,000.00
\$ -	\$ -	\$ -	\$ 2,000,000.00	\$ 2,239,943.14	\$ 2,439,943.14	\$ 2,639,943.14	\$ 3,039,943.14	\$ 3,239,943.14	\$ 3,039,943.14	\$ 3,039,943.14	\$ 3,039,943.14
\$ 3,743,655.84	\$ 3,743,655.84	\$ 3,743,655.84	\$ 5,743,655.84	\$ 7,983,598.98	\$ 10,423,542.12	\$ 13,063,485.26	\$ 16,103,428.40	\$ 19,343,371.54	\$ 22,383,314.68	\$ 25,423,257.82	\$ 28,463,200.96

Spend Rates on Project



4. Do Nothing

- Construction starts?
- Inflation & Housing costs keep being incurred
- Assumes total spent at end of '24 at \$1.5 MM

Summary



Scenario 1 - 2024 Spend = \$22,000,000

2025 - \$56,000,000

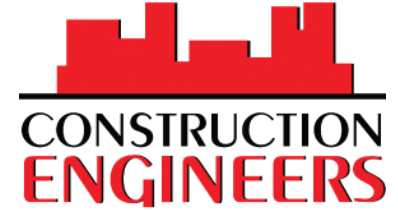
Scenario 2 - 2024 Spend = \$10,000,000

2025 - \$46,000,000

Scenario 3 - 2024 Spend = \$3,700,000

2025 - \$28,000,000

Scenario 4 - 2024 Spend = \$1,562,000 (Rough JTD)

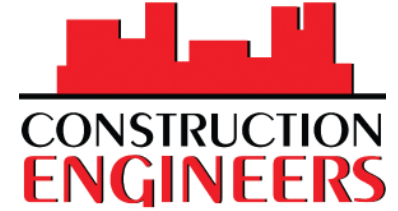


Design Contract with Klein McCarthy

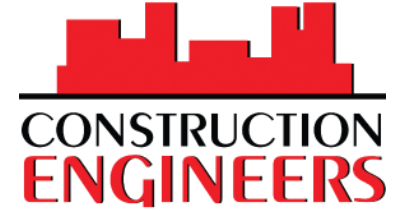
4 Phases Considered in Contract

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

Design Contract



- Each design phase (SD, DD, CD) in can be advanced at 25% of Design Fee
- Design Development can be approved for roughly \$900,000
- Recommend approval of Phase 2 –Design Development



SWEAT LODGE UPDATE

- 12/8/23 – Tour of MCF – Moose Lake Men’s Medium Security prison
- Updated Memo provided to Commission with tour comments/notes
- SD Design & associated pricing do not include
- Late Jan Meeting w/ Judges



Questions?