

# **BROOKINGS COUNTY**

## **COMMISSION WORK SESSION**

### **Tuesday, February 26, 2019**

The Brookings County Board of County Commissioners met in a work session with the following members present: Michael Bartley, Larry Jensen, Lee Ann Pierce, Angela Boersma and Ryan Krogman.

Chairperson Bartley called the meeting to order at 10:00 a.m.

#### **PROJECT DELIVERY**

Architect Bruce Schwartzman with BKV Group said the next step in the Detention Center Expansion Project is to discuss the project delivery. Schwartzman said the commission will need to decide whether they want to have use a Construction Management-Agent, Construction Management-At-Risk or a General Contractor.

Schwartzman said a General Contractor offers the advantage of being widely applicable, well understood, with well-established and offers clearly defined roles for the parties involved. Schwartzman said it offers the owner a significant amount of control over the end product, however, many owners have experienced a variety of frustrations using this system, leading to the development of other methods.

Schwartzman said a Construction Manager (CM) acts as an extension of staff to the owner and manages the entire project with pre-planning, design, construction, engineering and management expertise that can assure the best possible project outcome. Schwartzman said this system is one that many state agencies use. He said a CM creates multiple bid packages from the basic design documents created by the design team and administers the construction through individual trade contractors contracted directly with the owner.

Depending on the commission's decision, Schwartzman said the next step would be to create a Request for Proposal, which is a two month process. Boersma said when you are dealing with a CM At-Risk, the premium you pay is directly proportionate to their level of Risk. Boersma said she would not hire a General Contractor for this project, nor a CM Agent. She said there's a lot of great CM At-Risk opportunities in this region. She said they know exactly who the good performers are. Bartley asked if all of the bids would come before the board for approval. Schwartzman said all of the bids will go before the board for approval whether you hire a CM Agent or CM At-Risk.

Boersma said she would hire a CM At-Risk. Krogman said he is leaning towards a CM At-Risk, but would like to reach out to the hospital and see how their experience went hiring a CM At-Risk. Jensen said he is also leaning towards CM At-Risk. Pierce said she also likes CM At-Risk.

Bartley said the commission will take action on the selection and process during the March 12<sup>th</sup> Commission Meeting. Schwartzman said he will draft a RFP for the board to look at for the next commission meeting.

Schwartzman discussed the cost estimate with the board. He said the total estimated construction cost for 2020 is \$13,677,973. Commission Department Director Stacy Steffensen said the board has about \$13.9 million set aside for this project.

Schwartzman discussed the timeline for the project. He said the design development phase would be completed in July 2019; the construction documents phase would be completed in January 2020; the bid and award phase would be completed in March 2020; and the construction phase would be completed in October 2020.

Sheriff Martin Stanwick asked to have the 24/7 area addition prior to 2020 because it would help alleviate congestion in the control room. Schwartzman said that is absolutely doable. Stanwick said it would be up to the commission. Bartley said the commission has to be okay with it because the Sheriff knows its needs, not the board.

Boersma discussed liquidated damages with the board. Schwartzman said that's something you discuss with the hired construction manager. Boersma said what it does is forces them to scrutinize the construction schedule very seriously. She said if they don't include it, it could cost Brookings County.

Bartley discussed signage with the board. Schwartzman said his thoughts were to have a 4ft. x 8ft. sign that says Brookings County Detention Center Expansion Project Construction to start Spring 2020. Krogman said they can discuss that during the March 12<sup>th</sup> Commission Meeting. Schwartzman said he will take a look at the ordinance requirements and draft an image of what the sign would look like.

The board discussed taking a jail visit in Renville County, Minnesota.

Chairperson Bartley asked for any comments or questions from the public. Hearing none, he declared the work session adjourned at 11:30 a.m. The next regular scheduled meeting is Tuesday, March 12, 2019 at 8:30 a.m.

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