

# **BROOKINGS COUNTY COMMISSION MEETING**

## **TUESDAY, OCTOBER 15, 2019**

The Brookings County Board of County Commissioners met in a work session on Tuesday, October 15, 2019 with the following members present: Michael Bartley, Larry Jensen, Lee Ann Pierce, Angela Boersma and Ryan Krogman.

### **CALL TO ORDER**

Chairperson Bartley called the meeting to order.

### **APPROVAL OF AGENDA**

Motion by Pierce, seconded by Boersma to approve the agenda for the October 15, 2019 Commission Meeting. All members voted "aye." Motion carried.

### **REGULAR BUSINESS**

BKV Group Representatives Bruce Schwartzman, Margaret Lafferty, David Horner, Mike Dugan and Aaron Johnson presented the board with proposals for the exterior design of the building and interior finishes.

Schwartzman said the plan has not changed at all, however, they need to start working on the details of the building. At the September 24<sup>th</sup> Commission Meeting, Schwartzman said they presented two different options to the board. He said the board preferred the Precast Option 1.

David Horner reviewed the site plan, landscape and site features with the board. Horner said they looked at a precedent of the Children's Museum. He said they would incorporate raised planters with decorative fences, decorative light poles with hanging planter baskets and brick pavers. He said they want to make it as pedestrian-friendly as possible.

Schwartzman said the edge around the north elevation and east elevation will not change, however, the west elevation has crept up to the west so they will have to pull that back to make sure the edge of the building sits back behind the courthouse. Pierce asked by how much. Schwartzman said one foot behind the face of the courthouse.

Bartley asked if they would stay away from using brick pavers due to settlement issues the pavers are already having throughout the downtown area. Schwartzman said they could do a patterned concrete rather than brick pavers.

Horner reviewed the exterior design and elevation of the building with the board. Horner presented the board with two different options. Bartley asked the board if they still liked option one better than option two. The board responded with liking option one better than option two.

Margaret Lafferty reviewed interior finishes with the board. She discussed flooring material types with the board, as well as the longevity and cost. Lafferty discussed the locations they are proposing for polished concrete, sealed concrete, resinous/epoxy, carpet tile, walk-off carpet tile, tile, VCT (composite tile), and LVT (vinyl tile). Pierce suggested eliminating the areas that need to

be stripped and waxed and vacuumed on a regular basis. Pierce asked if there was a different kind of flooring material that could be used for the control room. Boersma asked if vinyl could be used instead. Lafferty said yes, but it would increase the cost.

Lafferty discussed and proposed various wall finishes and their location with the board.

Mike Dugan discussed the mechanical system of the building. Dugan said they are replacing the boiler and chiller system. He said the chiller system is too small for the project and the boilers have served their time.

Schwartzman reviewed soft costs with the board. He said a detailed soft cost of the project will be presented at the November 5<sup>th</sup> Commission Meeting. Schwartzman said soft costs are typically 16-20% of the total estimated project.

Schwartzman reviewed the proposed schedule with the board. Schwartzman proposed the construction document phase would be January 2020; the bidding phase would be March 2020; and the construction phase be December 2021.

The board looked at floor samples with Lafferty.

## **ADJOURNMENT**

Motion by Boersma, seconded by Krogman to adjourn. All members voted “aye.” Motion carried. The next regular scheduled meeting is Tuesday, November 5, 2019 at 8:30 a.m.

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