Commission Meeting
Brookings City & County Government Center
520 3rd Street
Chambers, Suite 310 (3rd floor)

If you have any symptoms of COVID-19 or believe you may have been exposed, please consider watching the Commission meeting from home, broadcast live on Swiftel channel 19, ITC channel 168, or the Brookings County Youtube channel. You can also call in by dialing 605-697-8255 and entering code 6056968205 when prompted.

1. **3:30 PM Call to Order on Thursday, August 20, 2020**

2. **Pledge of Allegiance**

3. **Invitation for a Citizen to schedule time on the Commission Agenda for an item not listed.**

   Anyone wanting to speak during this agenda item must sign in prior to the start of the meeting. Any requested action items must be scheduled for a future meeting date.

4. **Approval of Agenda**

   Action: Motion to Approve, Request Comments, Voice Vote

5. **Regular Business**

   A. Action to approve and authorize Chairperson Bartley to sign Agreement #20-44: a Settlement Agreement and Release between the City of Brookings and Brookings County.

      Action: Motion to Approve, Comments, Roll Call

      Documents:

      Agr 20-44 Settlement and Release.pdf
      City of Brookings Resolution 20-66.pdf

   B. Action to approve Agreement #20-45: Exhibit A, an amendment to Agreement #20-14: an American Institute of Architects agreement between Brookings County and Henry Carlson Construction, LLC for the Brookings County Detention Center and Remodel Project.

      Action: Motion to Approve, Comments, Roll Call

      Documents:

      Detention Center Expansion - Guaranteed Maximum Price.pdf
      Agr 20-45 GMP Amendment - Exhibit A.pdf

   C. Update and discussion on the issuance of the bonds for the detention center remodel and expansion project.

      i. Tom Grimmond, Senior Vice President with Colliers Securities

D. Action to approve Agreement #20-46: a proposal for reception desk modifications made by Architecture, Incorporated.

Action: Motion to Approve, Comments, Roll Call

Documents:

Agr 20-46 Finance Reception Desk Modification Proposal.pdf

6. Adjournment

Action: Motion to Approve, Voice Vote

7. Public Notices

- *September 7, Monday: County offices closed due to the Labor Day holiday.*
- *September 9, Wednesday: "Resilient Communities: Brookings" Zoom meeting. 10:30 AM - 12:00 PM.*
- *September 13-15: SDACC Fall Convention. Ramkota, Sioux Falls.*
- *September 29, Tuesday: County Tour starting at 8:30 a.m. from the Highway Department in Brookings.*

NOTE: Individuals needing assistance, pursuant to the Americans with Disabilities Act, should contact Brookings County (605-696-8205) 48 hours in advance of the meeting to make necessary arrangements. The County of Brookings is responsive to requests for communication aids and the need to provide appropriate access and will provide alternative formats and accessible locations consistent with the Americans with Disabilities Act.

Settlement Agreement and Release

This Settlement Agreement and Release is made this 18th day of August, 2020, between the City of Brookings, South Dakota ("City") and Brookings County ("County").

1. *The Litigation.* The City and the County are parties to a pending lawsuit styled *Brookings County v. City of Brookings* involving historic-preservation and the County's proposed addition to the Brookings County Detention Center ("the Project"). The case was originally filed in Brookings County as an appeal by Brookings County from the City's action on the County's application for historic review under SDCL § 1-19A-11.1. The appeal was venued in the Third Judicial Circuit and assigned to the Honorable Kent A. Shelton as Civ. 19-000188. The circuit court issued a memorandum decision deciding the County's appeal on March 13, 2020, a copy of which is attached as Exhibit A. The circuit court then entered findings of fact and conclusions of law and an order dated April 1, 2020, copies of which are attached as Exhibits B and C. The City filed a timely notice of appeal to the South Dakota Supreme Court, which is pending as Appeal No. 29312. Both parties have filed opening briefs, but the City has not filed its reply brief. The City has also filed an action against the County in Brookings County Civ. 19-248.

2. *Purpose and Limitation.* The City and County are entering into this agreement in the spirit of cooperation between public entities to serve the public and further to end the litigation between the entities related to the Project and to further attempt to alleviate the increased costs of construction given the pending August 21, 2020 deadline for the County to accept bids on the Project. This Settlement Agreement resolves the litigation, but it is specifically agreed by both the City and the County that this agreement does not resolve the issue of whether County must obtain a building permit for construction of its facilities within the City and it further does not resolve which political body is the proper entity to perform the ultimate determination of whether there are no feasible and prudent alternatives under SDCL § 1-19A-11.1 when the County is the party undertaking its own building project.

3. *Agreement.* For good and valuable consideration set forth herein, the parties agree as follows:

a. The City agrees to dismiss its current appeal to the South Dakota Supreme Court in Appeal No. 29312. Further, the City and the County will stipulate upon execution of this Agreement to dismiss the pending action in Brookings Civ. 19-248, with prejudice.

b. The County agrees that dismissal of the City's appeal to the South Dakota Supreme Court and execution of this Agreement preclude any claim by the County against the City for delay damages or increased construction costs related to the Project as a result of the litigation between the parties or in any other way attributable to the City, and the County agrees not to start or prosecute such a claim, which is hereby released.

c. After the City grants the building permit referenced in subparagraph e, the City will file a motion, including a copy of this Agreement, asking the circuit court to enter an order without further notice or hearing vacating the memorandum decision, findings of fact, conclusions of law, and order identified in paragraph 1 of this Agreement, and then dismissing the County's appeal with prejudice. The County agrees not to oppose the City's motion If the circuit court does not agree to enter an order consistent with the Stipulation, the parties agree that the Memorandum Opinion, Findings of Fact and Conclusions of Law, and Order referenced respectively in Exhibit A, B, and C will have no binding preclusive effect and will be treated as if they had been vacated and the County's appeal dismissed with prejudice.

d. The County previously submitted drawings for the Project to both the City of Brookings Historic Preservation Commission and the State Historic Preservation office for review. The County agrees that in completing construction of the detention center addition it will not increase the size, scale, massing, or materially change the placement of the building as set forth in those drawings. Any material deviation from the drawings will constitute a breach of this Agreement, which the parties agree may be specifically enforced. The prevailing party in any action to enforce the terms of this paragraph will be entitled to apply for reasonable attorney fees.

e. The parties agree that the County will timely apply for a building permit and submit all the usual and necessary documents for the permit to be granted, and that the City will act on the County's completed application within 30 days and grant a building permit for the Project. The City will not charge the County for the building permit. The City agrees that time is of the essence in the issuance of the building permit due to the County's impending bid deadline. The City's failure to act as outlined in this paragraph will constitute a breach of this Agreement, which the parties agree may be specifically enforced. The prevailing party in any action to enforce the terms of this paragraph will be entitled to apply for reasonable fees.

f. The parties agree, for the purposes of this Project, that no further historic review is required, even though County agrees to request a building permit from City. For purposes of this Project, the parties agree that the obligations of both the City and the County for historic review under SDCL § 1-19A-11.1 and 1-19B-62 have been satisfied.

g. The County previously obtained a variance concerning the setback requirements and the City will extend that variance through the term of the project. City further agrees to allow for the realignment of a portion of Fourth Street consistent with the Project plan documents at the County's sole expense.

h. The parties hereafter intend to work in the spirit of cooperation and in the best interest of the public in entering into this agreement and to further treat each entity in good faith and to both act to foster goodwill for both entities.

4. *No admission of liability.* The parties agree that this settlement is a compromise of disputed claims and that no party admits wrongdoing or liability of any sort. This Agreement is made to terminate further controversy.

5. *Governing law.* This Agreement is made and entered into in South Dakota and will be interpreted under the substantive laws of the State of South Dakota. Any dispute related to this Agreement will be governed by South Dakota law.

6. *Entire agreement.* The parties agree that this Agreement is their entire agreement and that the terms are contractual, not a mere recital.

Dated this 18th day of August, 2020.

CITY OF BROOKINGS

By _____
Its City Manager

STATE OF SOUTH DAKOTA)
: SS
COUNTY OF Brookings)

On this the 18th day of August, 2020, before me personally appeared Paul Briggeno, of the City of Brookings, known to me or satisfactorily proven to be the person described in the foregoing instrument, and acknowledged that the City Council + City Manager executed the same in the capacity therein stated and for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Bonnie Foster
Notary Public - South Dakota
My Commission Expires:
(seal)

BONNIE FOSTER
NOTARY PUBLIC
SOUTH DAKOTA

Dated this ___ day of August, 2020.

BROOKINGS COUNTY

By _____
Its _____

STATE OF SOUTH DAKOTA)
: SS
COUNTY OF _____)

On this the _____ day of August, 2020, before me personally appeared _____, of Brookings County, known to me or satisfactorily proven to be the person described in the foregoing instrument, and acknowledged that _____ executed the same in the capacity therein stated and for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public - South Dakota
My Commission Expires:
(seal)

Resolution 20-066

A Resolution Withdrawing South Dakota Supreme Court Appeal

Be It Resolved by the City Council of the City of Brookings, South Dakota:

The City of Brookings, in recognition of the potential additional financial costs and delay resulting from continued litigation, hereby withdraws its South Dakota Supreme Court appeal relating to the proposed expansion of the Brookings County Detention Facility and authorizes the City Manager to execute a Settlement Agreement and Release to terminate the litigation. The timing of this agreement to terminate the City's appeal to the South Dakota Supreme Court and execute a Settlement Agreement is intended to allow the County of Brookings to proceed with its favorable bid awards.

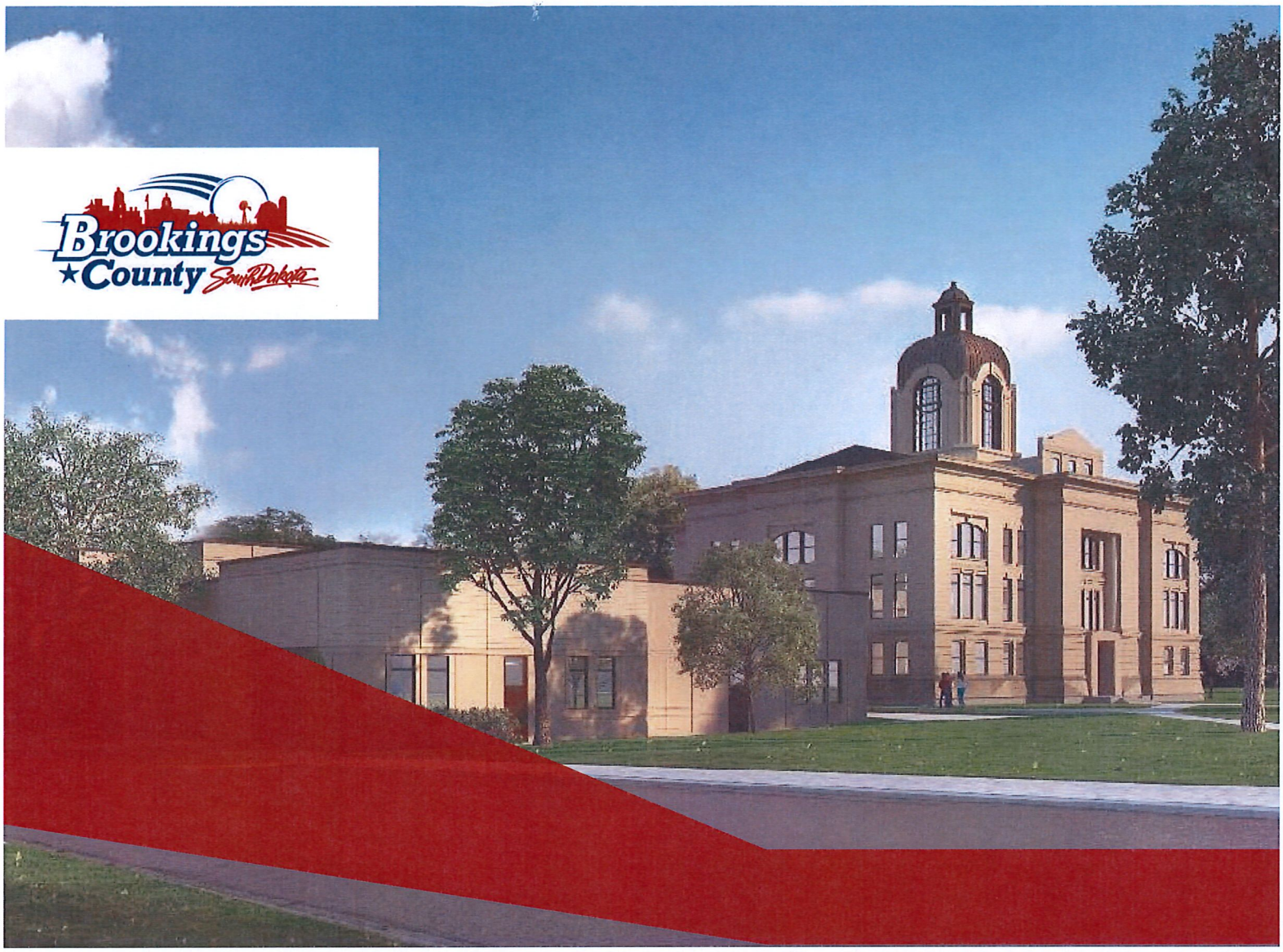
Passed and approved this 18th day of August, 2020.

CITY OF BROOKINGS

Keith W. Corbett, Mayor

ATTEST:

Bonnie Foster, City Clerk



Brookings County Detention Center Expansion and Remodel

Guaranteed Maximum Price (GMP)
July 21, 2020

Brookings County Commission Office
Stacy Steffensen, Commission Dept. Director
520 3rd Street, Suite 210
Brookings, SD 57006

Henry Carlson Construction LLC
1205 West Russell Street
Sioux Falls, SD 57104
www.henrycarlson.com

GENERAL CONTRACTORS
Henry Carlson Construction LLC

Safety. Integrity. Teamwork. Quality.

July 21, 2020

Brookings County Commission Office
Stacy Steffensen, Commission Dept. Director
520 3rd Street, Suite 210
Brookings, SD 57006

Re: Brookings County Detention Center Expansion and Remodel GMP

Dear Stacy and the Brookings County Commissioners,

Henry Carlson Construction has developed the GMP for the Brookings County Detention Center Expansion and Remodel based upon the following drawings and specifications:

- Construction drawings and specifications provided by BKV Group dated 05.26.20
- Addendum #1 dated 06.26.20
- Addendum #2 dated 07.2.20

Attached is the GMP summary sheet, GMP alternates, bid summary and the basis of the GMP. We trust the information to be well-organized and clear, as our goal is to ensure there are no scope gaps and/or confusion regarding what specifically is included.

Please feel free to contact us with any questions or comments.

Sincerely,

Dave Derry
Chairman

Mike Ralston
Preconstruction Services

Chad Nelson
Senior Project Manager

Project Contact

Dave Derry, Chairman
Henry Carlson Construction, LLC
1205 West Russell Street
Sioux Falls, SD 57105
www.henrycarlson.com

(605) 336-2410
(605) 681-4786
dderry@henrycarlson.com

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Summary Sheet

Project: **Brookings County Detention Center Expansion and Remodel**
GMP

GENERAL CONTRACTORS
Henry Carlson Construction LLC

Date: *July 21, 2020*

Bid Package	Description	GMP 7/21/2020	Contractor	Note
	General Conditions	$ 817,458		
	Supplemental Conditions			
	General Hoisting - Forklift without an operator	$ 51,505		
	Temporary Heat and Shelters	$ 55,437		
	Temporary Walkway to Allow Access to 24/7 During Phase 1	$ 14,556		
	Progress Cleanup - (1) man (2) days per week	$ 41,152		
	Construction Dumpsters	$ 11,400		
	Final Cleaning	$ 13,032		
	Construction Staking	$ 11,720	Brosz Engineering Inc.	
	Snow Removal	$ 4,330		
	Temp Covering for Polished Concrete	$ 3,429		
	Temp Fence Around Remote Lot	$ 5,250		
	Traffic Control for Lane Closure	$ 4,840		
	Bid Packages			
1.02A&B	Earthwork & Site Utilities	$ 264,180	First Rate	Bonded
1.02C	Asphalt Paving	$ 30,675	ASCO	
1.02D	Site Concrete	$ 127,870	Clark Drew	Bonded
1.02E	Landscaping	$ 27,218	Kerry's Landscaping	
1.02F	Chain-Link Fencing & Privacy Fence	$ 16,427	American Fence	
1.02G	Selective Demolition	$ 325,900	Midwest Demo	Bonded
1.03A	Concrete Footings and Foundations	$ 173,450	LCI	Bonded
1.03B	Concrete Slabs	$ 188,675	LCI	Bonded
1.03C	Precast Concrete (Furnished and Installed)	$ 985,871	Gage	Bonded
	Misc. Steel Embeds	$ 1,400	Allowance	
1.04A	Masonry	$ 716,000	Urvig	PERFORMANCE BOND ONLY
1.05A	Steel Materials (Supply Only)	$ 293,975	Egger Steel	Bonded
1.05B	Steel Erection	$ 202,700	Henry Carlson	
1.06A	Rough and Finish Carpentry (Supply/Install and Install)	$ 171,976	Mills Construction	Bonded
1.06B	Finish Carpentry and Casework (Supply Only)	$ 17,009	JMJ Casework	
1.07A	Roofing, Soffit, and Wall Panels	$ 302,095	Guarantee Roofing	Bonded
1.07B	Firestopping, Fire Joints, and Joint Sealants	$ 84,000	Allowance	No responsive bids
107C	Waterproofing	$ 31,333	Absolute Waterproofing	
1.08A	Doors/Frames/Hardware (Supply)	$ 64,805	Allowance	No responsive bids
1.08B	Aluminum Windows & Entrances	$ 78,200	Heartland Glass	
1.08C	Overhead Doors	$ 23,770	Overhead Door Co.	
1.09A	Drywall	$ 205,300	Olympic Drywall	Bonded
1.09B	Ceramic Tile	$ 52,680	Grazzini	
1.09C	Acoustical Ceilings and Assemblies	$ 54,500	FM Acoustical	
1.09D	Flooring - Carpet	$ 32,780	Barretts	
1.09E	Polished Concrete	$ 66,550	Skold Specialties	
1.09F	Resinous Flooring	$ 38,000	Design Crete	
1.09G	Painting and Coatings	$ 84,958	Renken Painting	
1.10A	Specialties (supply only)	$ 27,559	Builder's Supply Co.	
1.10B	Signage	$ 4,758	Combined Building	Exterior Signage Only
	Interior Building Signage	$ 1,316	Allowance	
1.10C	Lockers	$ 18,814	Combined Building	
1.11A	Food Service Equipment	$ 180,959	Cullinex	Bonded
1.11C	Laundry Equipment	$ 20,955	Allowance	Based on Wascomat
1.12A	Window Treatments	$ 1,690	Allowance	
1.15A	Fire Protection	$ 113,332	Midwestern Mech.	Bonded
1.15B	Plumbing/Heating	$ 1,317,040	Redlinger	Confirmed Scope, Bonded
1.15C	HVAC	$ 1,192,600	Ekern	Bonded
1.16A	Electrical	$ 923,000	Englested	Bonded
	DEC/SEC	$ 4,162,056	Cornerstone	
	Additional Fire Rated Glass	$ 107,371	Cornerstone	
	Additional Intercoms and Cameras	$ 68,425	Cornerstone	
	SUBTOTAL	$ 13,836,282		
	General/Automobile Liability — Yes	$ 20,195		
	Professional Liability Insurance — Yes	$ 15,184		
	Construction Management Bond — Yes	$ 86,220		
	Design/Build Bond — No	$ -		
	Builders Risk — Yes	$ 30,621		
	Building Permit — No	$ -	City to Waive Fee	
	Plan Review Fee — No	$ -	City to Waive Fee	
	SUBTOTAL	$ 13,988,502		
	Preconstruction Services	$ 15,000		
	SUBTOTAL	$ 14,003,502		
	Overhead & Profit — **2.55%**	$ 357,090		
	Excise Tax — **2.041%**	$ 293,100		
	SUBTOTAL	$ 14,653,692		
	Design Contingency — **0.00%**	$ -		
	CM Contingency — **3.00%**	$ 439,611		

Total **$ 15,093,303**

GMP Alternates

Project: **Brookings County Detention Center Expansion and Remodel**
GMP

Date: *July 21, 2020*

GENERAL CONTRACTORS
Henry Carlson Construction LLC

Bid Package	Description		Alt #1 - Cast Stone Horizontal Bands	Alt #2 - Cast-in Lime Stone Veneer	Alt #3 - Ext. Building Soffit/Fascia and Roofing	Comments
	General Conditions					
	Supplemental Conditions					
	General Hoisting - Forklift without an operator					
	Temporary Heat and Shelters					
	Temporary Walkway to Allow Access to 24/7 During Phase I					
	Progress Cleanup - (1) man (2) days per week					
	Construction Dumpsters					
	Final Cleaning					
	Bid Packages					
1.02A&B	Earthwork & Site Utilities					
1.02C	Asphalt Paving					
1.02D	Site Concrete					
1.02E	Landscaping					
1.02F	Chain-Link Fencing & Privacy Fence					
1.02G	Selective Demolition				$ 30,000	Alt.3 Allowance
1.03A	Concrete Footings and Foundations					
1.03B	Concrete Slabs					
1.03C	Precast Concrete (Furnished and Installed)		$ 14,000	$ 77,804	$ 24,500	Gage Brothers
	Misc. Steel Embeds					
1.04A	Masonry					
1.05A	Steel Materials (Supply Only)					
1.05B	Steel Erection					
1.06A	Rough and Finish Carpentry (Supply/Install and Install)				$ 15,720	Mills Scoped
1.06B	Finish Carpentry and Casework (Supply Only)				$ 398,998	Guarantee Roofing
1.07A	Roofing, Soffit, and Wall Panels					
1.07B	Firestopping, Fire Joints, and Joint Sealants					
107C	Waterproofing					
1.08A	Doors/Frames/Hardware (Supply)					
1.08B	Aluminum Windows & Entrances					
1.08C	Overhead Doors					
1.09A	Drywall				$ 31,580	Olympic Drywall
1.09B	Ceramic Tile					
1.09C	Acoustical Ceilings and Assemblies					
1.09D	Flooring - Carpet					
1.09E	Polished Concrete					
1.09F	Resinous Flooring					
1.09G	Painting and Coatings					
1.10A	Specialties (supply only)					
1.10B	Signage					
	Interior Building Signage					
1.10C	Lockers					
1.11A	Food Service Equipment					
1.11C	Laundry Equipment					
1.12A	Window Treatments					
1.15A	Fire Protection					
1.15B	Plumbing/Heating					
1.15C	HVAC					
1.16A	Electrical					
	DEC/SEC					
	Additional Fire Rated Glass					
	Additional Intercoms and Cameras					
		SUBTOTAL	$ 14,000	$ 77,804	$ 500,798	
	General/Automobile Liability	Yes	$ 28	$ 156	$ 1,002	
	Professional Liability Insurance	Yes	$ 16	$ 86	$ 550	
	Construction Management Bond	Yes	$ 126	$ 701	$ 4,508	
	Design/Build Bond	No	$ -	$ -	$ -	
	Builders Risk	Yes	$ 26	$ 141	$ 907	
	Building Permit	No	$ -	$ -	$ -	
	Plan Review Fee	No	$ -	$ -	$ -	
		SUBTOTAL	$ 14,196	$ 78,888	$ 507,765	
		Preconstruction Services	$ -	$ -	$ -	
		SUBTOTAL	$ 14,196	$ 78,888	$ 507,765	
	Overhead & Profit	**2.55%**	$ 362	$ 2,012	$ 12,949	
	Excise Tax	**2.041%**	$ 298	$ 1,652	$ 10,628	
		SUBTOTAL	$14,856	$82,552	$531,342	
	Design Contingency	**0.00%**				
	CM Contingency	**3.00%**	$ 446	$ 2,477	$ 15,941	
	Total		**$ 15,302**	**$ 85,029**	**$ 547,283**	

Bid Summary

Henry Carlson Construction LLC

Project: Brookings County Detention Center Expansion
Architect: BKV Group
Bid Date: 7-9-2020

GENERAL CONTRACTORS
Henry Carlson Construction LLC

Bid Summary

1.02A - Earthwork

	Base Bid	Alternate 1	Alternate 2	Alternate 3	Bond	Addenda 1	Total	Remarks
Rounds Construction	$ 186,249				$ 1,250		$ 187,499	
DeBoer Const.	$ 249,450				$ 6,500		$ 255,950	
Bowes Const	$ 289,753				$ 2,337		$ 292,090	

1.02B - Site Utilities

	Base Bid	Alternate 1	Alternate 2	Alternate 3	Bond	Addenda 1	Total	Remarks
DeBoer Const.	$ 94,650				$ 3,000		$ 97,650	
Prunty Const.	$ 247,000				$ 2,470		$ 249,470	

1.02A&B - Earthwork and Site Utilities

	Base Bid	Alternate 1	Alternate 2	Alternate 3	Bond	Addenda 1	Total	Remarks
First Rate Exc.	$ 259,000				$ 5,180		$ 264,180	

1.02C - Asphalt Paving

	Base Bid	Alternate 1	Alternate 2	Alternate 3	Bond	Addenda 1	Total	Remarks
ASCO	$ 30,675				$ 500		$ 31,175	
Bowes Const.	$ 39,672				$ 289		$ 39,961	

1.02D - Site Concrete

	Base Bid	Alternate 1	Alternate 2	Alternate 3	Bond	Addenda 1	Total	Remarks
Clark Drew	$ 126,470				$ 1,400		$ 127,870	

1.02E - Landscape Work

	Base Bid	Alternate 1	Alternate 2	Alternate 3	Bond	Addenda 1	Total	Remarks
Kerry's Landscaping	$ 27,218				No bid		$ 27,218	
Yellow Jacket	$ 33,326				$ 1,000		$ 34,326	
Groundwater Inc.	$ 42,834				No bid		$ 42,834	
Weller Brothers	$ 49,998				No bid		$ 49,998	

1.02F - Chain-Link Fence and Privacy Fence

	Base Bid	Alternate 1	Alternate 2	Alternate 3	Bond	Addenda 1	Total	Remarks
American Fence	$ 16,427				$ 250		$ 16,677	

1.02G - Selective Demolition

	Base Bid	Alternate 1	Alternate 2	Alternate 3	Bond	Addenda 1	Total	Remarks
MWE Services Inc.	$ 319,000				$ 6,900		$ 325,900	
All States	$ 423,019			$ 29,162	$ 12,691		$ 435,710	
Peska Const.	$ 486,000				$ 6,000		$ 492,000	

1.03A - Concrete Footing and Foundations

	Base Bid	Alternate 1	Alternate 2	Alternate 3	Bond	Addenda 1	Total	Remarks
LCI	$ 169,900				$ 3,550		$ 173,450	
Brooks Construction	$ 200,000				$ 5,000		$ 205,000	

1.03B - Concrete Slabs

	Base Bid	Alternate 1	Alternate 2	Alternate 3	Bond	Addenda 1	Total	Remarks
LCI	$ 184,900				$ 3,775		$ 188,675	
Peska Construction	$ 288,000				$ 2,880		$ 290,880	

1.03C - Precast Concrete (Furnished & Installed)

	Base Bid	Alternate 1	Alternate 2	Alternate 3	Bond	Addenda 1	Total	Remarks
Gage Brothers	$ 956,341	$ 14,000	$ 77,804	$ 24,500	$ 29,530		$ 985,871	
Peska Construction	$ 1,045,000	$ 15,000	$ 78,000		$ 15,000		$ 1,060,000	

1.04A - Masonry

	Base Bid	Alternate 1	Alternate 2	Alternate 3	Bond	Addenda 1	Total	Remarks
Urvig Masonry	$ 705,000				$ 11,000		$ 716,000	
Jensen Masonry	$ 777,877				$ 8,401		$ 786,278	

1.05A - Steel Materials (Supply Only)

	Base Bid	Alternate 1	Alternate 2	Alternate 3	Bond	Addenda 1	Total	Remarks
Egger Steel Co.	$ 292,875				$ 1,100		$ 293,975	
Mid America Steel	$ 320,220				$ 880		$ 321,100	

1.05B - Steel Erection

	Base Bid	Alternate 1	Alternate 2	Alternate 3	Bond	Addenda 1	Total	Remarks
Henry Carlson Construction	$ 202,700				$ 1,825		$ 204,525	
Peska Construction	$ 219,000				$ 3,000		$ 222,000	
Magnum Contracting	$ 246,300				$ 2,000		$ 248,300	
Sowles Company	$ 395,000				$ 3,950		$ 398,950	

1.06A - Rough and Finish Carpentry (Supply/Install and Install)

	Base Bid	Alternate 1	Alternate 2	Alternate 3	Bond	Addenda 1	Total	Remarks
Mills Construction	$ 170,400			$ 7,860	$ 1,576		$ 171,976	
Henry Carlson Construction	$ 184,400			$ 23,000	$ 1,600		$ 186,000	
Visions Construction	$ 207,800			$ 28,800	$ 3,200		$ 211,000	

1.06B - Finish Carpentry and Casework (Supply Only)

	Base Bid	Alternate 1	Alternate 2	Alternate 3	Bond	Addenda 1	Total	Remarks
JMJ Casework	$ 17,009				$ 510		$ 17,519	

1.07A - Roofing, Soffit, and Wall Panels

	Base Bid	Alternate 1	Alternate 2	Alternate 3	Bond	Addenda 1	Total	Remarks
Guarantee Roofing	$ 299,845			$ 398,998	$ 2,250		$ 302,095	

1.07B - Firestopping, Fire Joints, and Joint Sealants

	Base Bid	Alternate 1	Alternate 2	Alternate 3	Bond	Addenda 1	Total	Remarks
Jones Caulking							$ -	Non-responsive- No Bid Bond

1.07C - Waterproofing

	Base Bid	Alternate 1	Alternate 2	Alternate 3	Bond	Addenda 1	Total	Remarks
Absolute Waterproofing	$ 31,333				No Bid		$ 31,333	

1.08A - Doors/Frames/Hardware (Supply Only)

	Base Bid	Alternate 1	Alternate 2	Alternate 3	Bond	Addenda 1	Total	Remarks
Builders Supply Company							$ -	Non-responsive- No Bid Bond

1.08B - Aluminum Windows & Entrances

	Base Bid	Alternate 1	Alternate 2	Alternate 3	Bond	Addenda 1	Total	Remarks
Heartland Glass	$ 78,200				$ 850		$ 79,050	
G&D Viking Glass	$ 79,400				$ 1,200		$ 80,600	

1.08C - Overhead Doors

	Base Bid	Alternate 1	Alternate 2	Alternate 3	Bond	Addenda 1	Total	Remarks
Overhead Door Company	$ 23,770				No Bid		$ 23,770	
Skold Specialties	$ 38,900				$ 800		$ 39,700	

1.09A - Drywall

	Base Bid	Alternate 1	Alternate 2	Alternate 3	Bond	Addenda 1	Total	Remarks
Olympic Drywall	$ 203,820			$ 31,580	$ 1,480		$ 205,300	
Sands Drywall	$ 225,484			$ 55,969	$ 2,739		$ 228,223	

1.09B - Ceramic Tile

	Base Bid	Alternate 1	Alternate 2	Alternate 3	Bond	Addenda 1	Total	Remarks
Grazzini Brothers	$ 52,680				$ 920		$ 53,600	
Syverson Tile	$ 58,348				$ 724		$ 59,072	
Great Plains Tile	$ 62,000				$ 1,100		$ 63,100	

1.09C - Acoustical Ceiling Assemblies

	Base Bid	Alternate 1	Alternate 2	Alternate 3	Bond	Addenda 1	Total	Remarks
FM Acoustical	$ 54,500				$ 820		$ 55,320	
Gemini Acoustical	$ 57,100				$ 1,425		$ 58,525	
Kenny Acoustical	$ 61,770				$ 1,853		$ 63,623	

1.09D - Flooring

	Base Bid	Alternate 1	Alternate 2	Alternate 3	Bond	Addenda 1	Total	Remarks
Barretts Flooring	$ 32,780				$ 984		$ 33,764	
CID	$ 35,000				$ 263		$ 35,263	

1.09E - Polished Concrete Finishing

	Base Bid	Alternate 1	Alternate 2	Alternate 3	Bond	Addenda 1	Total	Remarks
Skold Specialties	$ 66,550				$ 1,300		$ 67,850	
Design Crete	$ 93,100				No bid		$ 93,100	
Unique Concrete	$ 103,280				No bid		$ 103,280	

1.09F - Resinous Flooring

	Base Bid	Alternate 1	Alternate 2	Alternate 3	Bond	Addenda 1	Total	Remarks
Design Crete	$ 38,000				No Bid		$ 38,000	

1.09G - Painting and Coatings

	Base Bid	Alternate 1	Alternate 2	Alternate 3	Bond	Addenda 1	Total	Remarks
Renken Painting	$ 84,958				$ 2,548		$ 87,506	

1.10A - Specialties (Supply Only)

	Base Bid	Alternate 1	Alternate 2	Alternate 3	Bond	Addenda 1	Total	Remarks
Builder's Supply Company	$ 27,599				$ 98		$ 27,697	
Combined Building	$ 33,645				$ 122		$ 33,767	
BMSI	$ 66,988				$ 2,010		$ 68,998	

1.10B - Signage

	Base Bid	Alternate 1	Alternate 2	Alternate 3	Bond	Addenda 1	Total	Remarks
Combined Building	$ 4,758				$ 35		$ 4,793	

1.10C - Lockers

	Base Bid	Alternate 1	Alternate 2	Alternate 3	Bond	Addenda 1	Total	Remarks
Combined Building	$ 18,814				$ 136		$ 18,950	

1.11A - Food Service Equipment

	Base Bid	Alternate 1	Alternate 2	Alternate 3	Bond	Addenda 1	Total	Remarks
Culinex	$ 179,934				$ 1,025		$ 180,959	
Trimark	$ 180,933				$ 1,095		$ 182,028	
Inst. Services	$ 182,512				$ 1,630		$ 184,142	

1.11C - Commercial Laundry Equipment

	Base Bid	Alternate 1	Alternate 2	Alternate 3	Bond	Addenda 1	Total	Remarks
							$ -	

1.12A - Window Treatments

	Base Bid	Alternate 1	Alternate 2	Alternate 3	Bond	Addenda 1	Total	Remarks
							$ -	

1.15A - Fire Protection

	Base Bid	Alternate 1	Alternate 2	Alternate 3	Bond	Addenda 1	Total	Remarks
Midwestern Mechanical	$ 112,132				$ 1,200		$ 113,332	
Howe Inc.	$ 116,760				$ 1,945		$ 118,705	
Service First	$ 149,000				$ 1,500		$ 150,500	

1.15B - Plumbing & Heating

	Base Bid	Alternate 1	Alternate 2	Alternate 3	Bond	Addenda 1	Total	Remarks
Redlinger Bros	**$ 1,395,000**				**$ 13,950**		**$ 1,408,950**	**Confirmed scoped number is $1,304,000 + Bond**
Krohmer	$ 1,410,023				$ 11,370		$ 1,421,393	
Midwestern Mech.	$ 1,494,000				$ 13,500		$ 1,507,500	
Hander	$ 1,593,710				$ 13,500		$ 1,607,210	
Howe Inc.	$ 1,675,990				$ 18,060		$ 1,694,050	

1.15C - HVAC

	Base Bid	Alternate 1	Alternate 2	Alternate 3	Bond	Addenda 1	Total	Remarks
K&B	**$ 1,190,000**				**$ 1,190**		**$ 1,191,190**	
Ekern	$ 1,170,000				$ 22,600		$ 1,192,600	
Howe	$ 1,199,087				$ 13,190		$ 1,212,277	
Tessiers	$ 1,227,330				$ 6,100		$ 1,233,430	
Baete							$ -	Non-responsive - No Scope of Work

1.15B&C

	Base Bid	Alternate 1	Alternate 2	Alternate 3	Bond	Addenda 1	Total	Remarks
K&B	$ 2,594,000				$ 2,500		$ 2,596,500	

1.16A - Electrical

	Base Bid	Alternate 1	Alternate 2	Alternate 3	Bond	Addenda 1	Total	Remarks
Engelestad Electric	**$ 913,800**				**$ 9,200**		**$ 923,000**	
Electric Construction	$ 918,000				$ 6,710		$ 924,710	
Muth Electric	$ 965,095				$ 7,756		$ 972,851	
Thompson Electric	$ 1,099,507				$ 6,928		$ 1,106,435	

Basis of Guaranteed Maximum Price

Clarifications and Allowances

Clarifications

» Laundry equipment allowance is based on Wascomat equipment.

Allowances

» Misc. Precast Steel Embeds - $1,400
» Firestopping and Joint Sealants - $84,000
» Hollow Metal Doors, Frames, and Hardware - $64,805
» Interior Building Signage - $1,316
» Laundry Equipment - $20,955
» Window Treatments - $1,690
» ~~Alternate 3 Selective Demolition - $30,000~~ - Not Accepted

Architectural Drawings - Prepared by BKV Group Dated 05.26.20

ARCHITECTURE

» G100 COVER SHEET
» G101 SHEET LIST
» G110 CODE SUMMARY
» G120 OCCUPANCY PLANS
» G121 CODE PLAN - SITE
» G122 CODE PLAN - LOWER LEVEL
» G123 CODE PLAN - LEVEL 1
» G124 CODE PLAN - LEVEL 2
» G125 SMOKE COMPARTMENT PLANS
» G130 SYMBOLS & ABBREVIATIONS
» G140 ACCESSIBILITY & MOUNTING HEIGHTS
» G401 SECURITY ENCLOSURE PLAN - LEVEL 1
» G402 SECURITY ENCLOSURE PLAN - LEVEL 2
» G501 PHASING PLANS
» G502 PHASING PLANS
» SITE SURVEY

CIVIL

» C001 GENERAL NOTES AND LEGEND
» C002 EXISTING CONDITIONS
» C003 REMOVAL AND PRE CONSTRUCTION EROSION
» CONTROL PLAN
» C101 SITE PLAN
» C201 FINAL STABILIZATION PLAN
» C202 SWPPP
» C301 GRADING PLAN
» C401 UTILITY PLAN
» C801 DETAILS
» C802 DETAILS
» C803 DETAILS

LANDSCAPE

» L001 LANDSCAPE TITLE SHEET
» L100 OVERALL SITE/LANDSCAPE PLAN
» L101 OVERALL SITE PLANTING PLAN
» L200 LAYOUT & SURFACING PLAN
» L300 CONSTRUCTION DETAILS

DEMOLITION

» AD010 SITE DEMOLITION PLAN
» AD100 LOWER LEVEL DEMOLITION PLAN
» AD101A LEVEL 1 DEMOLITION PLAN - AREA A
» AD101B LEVEL 1 DEMOLITION PLAN - AREA B
» AD102A LEVEL 2 DEMOLITION PLAN - AREA A
» AD103 DEMOLITION LOWER ROOF PLAN
» AD104 DEMOLITION UPPER ROOF PLAN
» AD301 LEVEL 1 DEMOLITION REFLECTED CEILING PLAN
» AD401 DEMOLITION EXTERIOR ELEVATIONS
» AD402 DEMOLITION EXTERIOR ELEVATIONS
» AD551 DEMOLITION WALL SECTIONS
» AD552 DEMOLITION WALL SECTIONS
» AD640 DEMOLITION EXTERIOR DETAILS
» AD801 DEMOLITION INTERIOR ELEVATIONS

ARCHITECTURE

» A010 ARCHITECTURAL SITE PLAN
» A015 ENLARGED SITE PLAN & DETAILS
» A100B FLOOR PLAN LOWER LEVEL
» A101 LEVEL 1 - OVERALL FLOOR PLAN
» A101A FLOOR PLAN LEVEL 1 - AREA A
» A101B FLOOR PLAN LEVEL 1 - AREA B
» A102 LEVEL 2 - OVERALL FLOOR PLAN
» A102A FLOOR PLAN LEVEL 2 - AREA A
» A103 OVERALL ROOF PLAN
» A103A ROOF PLAN - AREA A
» A103B ROOF PLAN - AREA B
» A111A LEVEL 1 - AREA A DIMENSION PLAN
» A112A LEVEL 2 - AREA A DIMENSION PLAN
» A121 ENLARGED DIMENSION PLANS
» A131 LEVEL 1 - PRECAST PLAN
» A132 LEVEL 2 - PRECAST PLAN
» A151 BOOKING/INTAKE, WORK RELEASE, KITCHEN -
» ENLARGED PLAN
» A152 MASTER CONTROL AND JAIL HOUSING - ENLARGED PLAN
» A153 JAIL ADMIN, PROGRAM, SEG UNIT, 24/7- ENLARGED PLAN
» A154 LEVEL 2 JAIL HOUSING - ENLARGED PLAN
» A201 TYPICAL CELL PLANS AND ELEVATIONS
» A202 TYPICAL CELL PLANS AND ELEVATIONS
» A203 TYPICAL CELL PLANS AND ELEVATIONS
» A301 LEVEL 1 REFLECTED CEILING PLAN
» A301A LEVEL 1 REFLECTED CEILING PLAN - AREA A
» A302 LEVEL 2 REFLECTED CEILING PLAN
» A302A LEVEL 2 REFLECTED CEILING PLAN - AREA A
» A401 OVERALL EXTERIOR ELEVATIONS
» A451 ENLARGED EXTERIOR ELEVATIONS
» A452 ENLARGED EXTERIOR ELEVATIONS
» A460 OVERALL PRECAST ELEVATIONS
» A470 ENLARGED PRECAST PANEL ELEVATIONS
» A471 ENLARGED PRECAST PANEL ELEVATIONS
» A472 ENLARGED PRECAST PANEL ELEVATIONS
» A473 ENLARGED PRECAST PANEL ELEVATIONS
» A474 ENLARGED PRECAST PANEL ELEVATIONS
» A475 ENLARGED PRECAST PANEL ELEVATIONS
» A501 BUILDING SECTIONS

- A502 BUILDING SECTIONS
- A503 BUILDING SECTIONS
- A551 WALL SECTIONS
- A552 WALL SECTIONS
- A553 WALL SECTIONS
- A554 WALL SECTIONS
- A555 WALL SECTIONS
- A556 WALL SECTIONS
- A601 CONSTRUCTION TYPES - EXTERIOR
- A602 CONSTRUCTION TYPES - INTERIOR
- A604 CONSTRUCTION TYPES ASSEMBLY DETAILS
- A620 DETAILS - BASE OF WALL
- A630 DETAILS - SLAB / PLANK EDGES
- A631 PRECAST DETAILS
- A640 DETAILS - MATERIAL TRANSITIONS
- A650 DETAILS - TOP OF WALL
- A660 DETAILS - ROOF
- A661 DETAILS - ROOF
- A710 STAIR PLANS AND SECTIONS
- A711 STAIR PLANS AND SECTIONS
- A721 STAIR DETAILS
- A801 INTERIOR ELEVATIONS
- A802 INTERIOR ELEVATIONS
- A803 INTERIOR ELEVATIONS
- A804 INTERIOR ELEVATIONS
- A805 INTERIOR ELEVATIONS
- A821 INTERIOR SPACE DETAILS
- A823 MILLWORK SECTIONS
- A840 CEILING DETAILS
- A851 INTERIOR SECTIONS AND DETAILS - DETENTION
- A852 INTERIOR SECTIONS AND DETAILS - DETENTION
- A853 INTERIOR SECTIONS AND DETAILS - DETENTION
- A900 OPENING SCHEDULE
- A910 PANEL TYPES, FRAME TYPES
- A920 ALUMINUM AND EXTERIOR DHM FRAME TYPES
- A930 EXTERIOR DOOR AND DHM WINDOW DETAILS
- A931 EXTERIOR DOOR DETAILS
- A940 EXTERIOR STOREFRONT DETAILS
- A960 INTERIOR OPENING DETAILS
- A961 INTERIOR OPENING DETAILS
- A962 INTERIOR OPENING DETAILS

INTERIORS

- I050 INTERIOR MATERIAL ID LIST
- I051 INTERIOR ROOM FINISH SCHEDULE
- I100B LOWER LEVEL, LEVEL 1 & 2 - AREA B - FINISH PLAN
- I101A LEVEL 1 - AREA A - FINISH PLAN
- I102A JAIL LEVEL 2 - AREA A - FINISH PLAN
- I301A LEVEL 1 - AREA A - FURNITURE PLAN - FOR REF. ONLY

3 - STANDARD SHEETS

- FS100 FOODSERVICE EQUIPMENT PLAN AND SCHEDULE
- FS200 FOODSERVICE EQUIPMENT ELEVATIONS AND
- SECTIONS
- FS300 FS EQUIP. SPECIAL CONDITIONS DETAILS AND PLAN
- FS400 FOODSERVICE EQUIPMENT STANDARD DETAILS
- FS401 FOODSERVICE EQUIPMENT STANDARD DETAILS
- FSE100 FOODSERVICE EQUIPMENT ELECTRICAL PLAN & SCHEDULE
- FSE101 FOODSERVICE EQUIPMENT ELECTRICAL DETAILS
- FSM100 FOODSERVICE EQUIPMENT MECHANICAL PLAN & SCHEDULE
- FSM101 FOODSERVICE EQUIPMENT MECHANICAL DETAILS

STRUCTURAL

- S001 STRUCTURAL NOTES
- S002 SPECIAL INSPECTIONS
- S003 SCHEDULES
- S101 LEVEL 1 AND FOUNDATION PLAN OVERALL PLAN
- S101A LEVEL 1 AND FOUNDATION PLAN AREA A
- S101B LEVEL 1 AND FOUNDATION PLAN AREA B
- S102A LEVEL 2 FRAMING PLAN AREA A
- S103A LOW ROOF PLAN AREA A
- S104A HIGH ROOF PLAN AREA A
- S201 FOUNDATION DETAILS
- S202 FOUNDATION DETAILS
- S301 SECTIONS & DETAILS
- S302 ELEVATIONS & SECTION
- S303 ELEVATIONS & SECTIONS
- S304 EXISTING WALL ELEVATIONS
- S305 EXISTING WALL ELEVATIONS
- S501 STEEL FRAMING DETAILS
- SD101 LEVEL 1 AND FOUNDATION DEMO PLAN
- SD102 EXIST LEVEL 2 DEMO PLAN

MECHANICAL

- M001 MECHANICAL COVERSHEET
- M002 MECHANICAL NOTE SHEET
- MD100 LOWER LEVEL MECHANICAL DEMOLITION PLAN
- MD101 LEVEL 1 MECHANICAL DEMOLITION PLAN
- MD102 LEVEL 2 MECHANICAL DEMOLITION HVAC PLAN
- M101A LEVEL 1 MECHANICAL HVAC PLAN - AREA A
- M102A LEVEL 2 MECHANICAL HVAC PLAN - AREA A
- M103 ROOF MECHANICAL PLAN
- M151 ENLARGED MECHANICAL PLANS
- M152 ENLARGED MECHANICAL PLANS
- M153 ENLARGED MECHANICAL PLANS
- M154 ENLARGED MECHANICAL PLANS
- M300B LOWER LEVEL MECHANICAL PIPING PLAN - AREA B
- M301A LEVEL 1 MECHANICAL PIPING PLAN - AREA A
- M302A LEVEL 2 MECHANICAL PIPING PLAN - AREA A
- M501 MECHANICAL ELEVATIONS & SECTIONS
- M601 MECHANICAL DIAGRAMS
- M602 MECHANICAL DIAGRAMS
- M603 MECHANICAL DIAGRAMS
- M681 RISER DIAGRAMS
- M682 RISER DIAGRAMS
- M701 MECHANICAL DETAILS
- M702 MECHANICAL DETAILS
- M801 MECHANICAL SCHEDULES

MECHANICAL & ELECTRICAL

- ME801 MECHANICAL AND ELECTRICAL SCHEDULES
- ME802 MECHANICAL AND ELECTRICAL SCHEDULES

PLUMBING

- P001 PLUMBING SYMBOLS, ABBREVIATIONS & NOTES
- PD081 UNDERGROUND PLUMBING DEMOLITION PLAN
- PD100B LOWER LEVEL PLUMBING DEMOLITION PLAN - AREA B
- PD101 LEVEL 1 PLUMBING DEMOLITION PLAN
- P081 UNDERGROUND PLUMBING PLAN
- P081A UNDERGROUND PLUMBING PLAN - AREA A
- P081B UNDERGROUND PLUMBING PLAN - AREA B
- P100B LOWER LEVEL PLUMBING PLAN - AREA B
- P101 LEVEL 1 PLUMBING PLAN
- P101A LEVEL 1 PLUMBING PLAN - AREA A
- P102 LEVEL 2 PLUMBING PLAN
- P102A LEVEL 2 PLUMBING PLAN - AREA A
- P141 ROOF PLUMBING PLAN
- P151 ENLARGED PLUMBING PLANS
- P501 PLUMBING SECTIONS
- P601 PLUMBING DOMESTIC WATER RISER DIAGRAM
- P602 PLUMBING DOMESTIC WATER RISER DIAGRAM
- P603 PLUMBING DOMESTIC WATER RISER DIAGRAM
- P621 PLUMBING WASTE AND VENT RISER DIAGRAM
- P622 PLUMBING WASTE AND VENT RISER DIAGRAM
- P623 PLUMBING WASTE AND VENT RISER DIAGRAM
- P671 STORM WATER RISER DIAGRAM
- P701 PLUMBING DETAILS
- P801 PLUMBING SCHEDULES
- P951 FIRE PROTECTION RISER DIAGRAM

ELECTRICAL

- E001 ELECTRICAL COVERSHEET
- ED101 LEVEL 1 ELECTRICAL DEMOLITION PLAN
- ED102 LEVEL 2 ELECTRICAL DEMOLITION PLAN
- E010 SITE PLAN
- E101 LEVEL 1 ELECTRICAL PLAN
- E102 LEVEL 2 ELECTRICAL PLAN
- E141 ROOF ELECTRICAL PLAN
- E151 ENLARGED ELECTRICAL ROOM PLANS
- E301 LEVEL 1 LIGHTING PLAN
- E302 LEVEL 2 LIGHTING PLAN
- E401 ELECTRICAL POWER RISER DIAGRAMS
- E501 ELECTRICAL SCHEDULES
- E521 ELECTRICAL PANEL SCHEDULES
- E522 ELECTRICAL PANEL SCHEDULES
- E601 ELECTRICAL DETAILS
- ES101 LEVEL 1 SYSTEMS PLAN
- ES102 LEVEL 2 SYSTEMS PLAN
- ES401 SYSTEMS RISER DIAGRAMS
- ES601 SYSTEMS DETAILS
- ES602 SYSTEMS DETAILS

SECURITY ELECTRONICS

- SE000 TITLE SHEET
- SE001 LEVEL 1 DEMOLITION
- SE002 LEVEL 2 DEMOLITION
- SE101 SECURITY/DOOR HARDWARE PLAN LEVEL 1
- SE102 SECURITY/DOOR HARDWARE PLAN LEVEL 2
- SE200 SECURITY SYSTEM RISER DIAGRAM
- SE201 SECURITY DETAILS
- SE202 SECURITY SCHEDULES

Specifications (2 Volumes) - Prepared by BKV Group Dated 05.26.20

DIVISION 00 - PROCUREMENT AND CONTRACTING REQUIREMENTS

- *** (Documents to be Provided by CM)
- 001000 Project Cover
- 001005 Certifications
- 001010 Table of Contents
- 003100 Available Project Information
- 003101 Design Phase Geotechnical Evaluation
- 004325 *** Substitution Request Form - Bid Phase
- 004100 *** Bid Form
- Bid Form Supplements
- 005200 *** Contract Agreement Form
- Sample AIA A132-2009, Standard Form of Agreement between Owner and
- Contractor (modified).
- 007200 *** Contract General Conditions
- Sample AIA A232-2009, General Conditions of the Contract for Construction, CMa
- Ed. (modified).
- 007375 *** Electronic Files for Bidding and Construction

DIVISION 01 - GENERAL REQUIREMENTS

- *** (Documents to be Provided by CM)
- 011000 Summary
- 011321 Electronic Files and CAD Release Form – No Fee
- 012300 Alternates
- 012500 Contract Modification Procedures
- 012900 Payment Procedures
- 013100 Project Management and Coordination
- 013200 Construction Progress Documentation
- 013216 *** Project Milestone Schedule
- 013300 Submittal Procedures
- 013513.16** Special Project Procedures for Detention Facilities
- 013523.1 *** Project Safety Requirements
- 013523.2 *** Project Safety Requirements – Attachment
- 014000 Quality Requirements
- 014100 Special Inspections and Tests
- 014200 Reference Standards and Definitions
- 014516 *** Field Quality Control Procedures
- 015000 Temporary Facilities and Controls
- 016000 Product Requirements
- 016001 Product Substitution Request Form
- 017000 Execution Requirements
- 017300 Field Engineering
- 017329 Cutting and Patching
- 017419 *** Construction Waste Management

- 017700 Closeout Procedures
- 017823 Operation and Maintenance Data
- 017839 Project Record Documents
- 017900 Demonstration and Training

DIVISION 02 - EXISTING CONDITIONS

- 024113 Selective Site Demolition
- 024119 Selective Demolition

DIVISION 03 - CONCRETE

- 033000 Cast-in-Place Concrete
- 033536 Polished Concrete Flooring - Slab-Bonded
- 034100 Plant-Precast Structural Concrete
- 034500 Architectural Precast Concrete - Load-Bearing Insulated

DIVISION 04 - MASONRY

- 042113
- 042200
- Brick Veneer Masonry
- Concrete Unit Masonry

DIVISION 05 - METALS

- 050553
- 051200
- Security Fasteners
- Structural Steel Framing
- 052100 Steel Joist Framing
- 053113 Steel Floor Decking
- 053123 Steel Roof Decking
- 054000 Cold-Formed Metal Framing
- 055000 Metal Fabrications
- 055100 Metal Stairs
- 055213 Pipe and Tube Railings
- 055963 Detention Enclosures
- 057800 Decorative Metal Canopies

DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES

- 061053 Miscellaneous Rough Carpentry
- 061600 Sheathing
- 064000 Architectural Woodwork
- 066116 Cast Polymer Solid Surfacing
- 066119 Quartz Solid Surfacing

DIVISION 07 - THERMAL AND MOISTURE PROTECTION

- 072100 Thermal Insulation
- 072726 Fluid-Applied Membrane Air Barriers
- 074519 Metal Panel Soffiting
- 075323 EPDM Membrane Roofing
- 076200 Sheet Metal Flashing and Trim - Flat Roof
- 077200 Roof Accessories
- 078413 Penetration Firestopping
- 078443 Joint Firestopping
- 079200
- 079216
- Joint Sealants
- Security Joint Sealants

DIVISION 08 - OPENINGS

- 080671 Door Hardware Schedule
- 081113 Hollow Metal Doors and Frames
- 083153 Security Access Doors and Frames
- 083323 Overhead Coiling Doors
- 083463 Detention Doors and Frames
- 084113 Aluminum-Framed Entrances and Storefronts
- 085653 Transaction Security Windows
- 085663 Detention Windows
- 086200 Unit Skylights
- 087100 Door Hardware
- 088000 Glazing
- 088300 Mirrors
- 088853 Security and Detention Glazing
- 089100 Architectural Louvers

DIVISION 09 - FINISHES

- 092119 Gypsum Board Shaft Wall Assemblies
- 092216 Non-Structural Metal Framing
- 092900 Gypsum Board
- 093000 Tiling
- 095113 Acoustical Panel Ceilings
- 096500 Resilient Flooring
- 096723 Resinous Flooring
- 096800 Carpeting
- 097733 FRP Wall Paneling
- 098400 Acoustic Wall Paneling
- 099113 Exterior Painting
- 099123 Interior Painting
- 099600 High-Performance Coatings

DIVISION 10 - SPECIALTIES

- 101013 Visual Display Units
- 101400 Signage
- 102113 Toilet Compartments - HDPE
- 102123 Cubicle Curtains and Track
- 102600 Wall and Door Protection
- 102800
- 102813.63
- Toilet and Bath Accessories
- Detention Toilet Accessories
- 104400 Fire Protection Specialties
- 105100 Lockers
- 105170 Law Enforcement Lockers
- 109000 Miscellaneous Specialties

DIVISION 11 - EQUIPMENT

- 111223
- 111916
- Detention Surface Padding
- Detention Gun Lockers
- 114000 Foodservice Equipment
- 115200
- 119700
- Audio-Visual Equipment
- Law Enforcement Equipment

DIVISION 12 - FURNISHINGS

- 122000 Window Treatments
- 123616
- 124800
- Metal Countertops

- Entrance Flooring
- 125500 Detention Furniture

DIVISION 13 - SPECIAL CONSTRUCTION

- 134263 Prefabricated Detention Cell Modules
- 134600 Ballistic-Resistant Assemblies

DIVISION 14 - CONVEYING EQUIPMENT NOT USED)

DIVISION 21 - FIRE SUPPRESSION

- 210500 Common Work Results for Fire Suppression
- 210513 Common Motor Requirements for Fire Suppression Equipment
- 211100 Facility Fire-Suppression Water-Service Piping
- 211313 Wet-Pipe Sprinkler Systems

DIVISION 22 - PLUMBING

- 220500 Common Work Results for Plumbing
- 220513 Common Motor Requirements for Plumbing Equipment
- 220516 Expansion Fittings and Loops for Plumbing Piping
- 220519 Meters and Gages for Plumbing Piping
- 220523 General-Duty Valves for Plumbing Piping
- 220529 Hangers and Supports for Plumbing Piping and Equipment
- 220548 Vibration Control for Plumbing Piping and Equipment
- 220553 Identification for Plumbing Piping and Equipment
- 220700 Plumbing Insulation
- 221116 Domestic Water Piping
- 221119 Domestic Water Piping Specialties
- 221123 Domestic Water Pumps
- 221124 Domestic-Water Packaged Booster Pumps
- 221316 Sanitary Waste and Vent Piping
- 221319 Sanitary Waste Piping Specialties
- 221323 Sanitary Waste Interceptors
- 221413 Facility Storm Drainage Piping
- 221423 Storm Drainage Piping Specialties
- 223100 Water Softeners
- 222340 Fuel-Fired Domestic Water Heaters
- 224000 Plumbing Fixtures
- 224500 Emergency Plumbing Fixtures
- 224600 Security Plumbing Fixtures

DIVISION 23 - HEATING, VENTILATING AND AIR CONDITIONING

- 230500 Common Work Results for HVAC
- 230513 Common Motor Requirements for HVAC Equipment
- 230515 Variable Frequency Motor Controllers
- 230516 Expansion Fittings and Loops for HVAC Piping
- 230519 Meters and Gages for HVAC Piping
- 230523 General-Duty Valves for HVAC Piping
- 230529 Hangers and Supports for HVAC Piping and Equipment
- 230548 Vibration Control for HVAC Piping and Equipment
- 230553 Identification for HVAC Piping and Equipment
- 230593 Testing, Adjusting, and Balancing for HVAC
- 230700 HVAC Insulation
- 230800 Commissioning of HVAC
- 230900 Instrumentation and Control for HVAC
- 230993 Sequence of Operation for HVAC Controls
- 231123 Natural-Gas Piping
- 232113 Hydronic Piping
- 232123 Hydronic Pumps
- 232300 Refrigerant Piping
- 233113 Metal Ducts
- 233300 Air Duct Accessories
- 233423 HVAC Power Ventilators
- 233600 Air Terminal Units
- 233713 Diffusers, Registers, and Grilles
- 233723 HVAC Gravity Ventilators
- 235100 Breechings, Chimneys, and Stacks
- 235216 Condensing Boilers
- 236200 Packaged Condensing Units
- 236423 Air-Cooled Chillers
- 237313 Modular Indoor Central Station Air Handling Units
- 237339 Outdoor, Indirect Gas-Fired Heating and Ventilating Units
- 237413 Packaged Outdoor Central Station Air Handling Units
- 238126 Split-System Air-Conditioning Units
- 238239 Terminal Heating Units

DIVISION 26 - ELECTRICAL

- 260500 Common Work Results for Electrical
- 260519 Low-Voltage Electrical Power Conductors and Cables
- 260526 Grounding and Bonding for Electrical Systems
- 260529 Hangers and Supports for Electrical Systems
- 260533 Raceway and Boxes for Electrical Systems
- 260553 Identification for Electrical Systems
- 260573 Overcurrent Protective Device Coordination Study
- 260923 Lighting Control Devices
- 260933 Central Dimming Controls
- 260936 Modular Dimming Controls
- 260943.16 Addressable-Luminaire Lighting Controls
- 260943.23 Relay-Based Lighting Controls
- 262413 Switchboards
- 262416 Panelboards
- 262710 Electrical Utility Coordination
- 262713 Electricity Metering
- 262726 Wiring Devices
- 262813 Fuses
- 262816 Enclosed Switches and Circuit Breakers
- 262913 Enclosed Controllers
- 263213 Engine Generators
- 263363 Solid State Uninterruptible Power Supply
- 263600 Transfer Switches
- 264313 Surge Protection for Low-voltage Electrical Power Circuits
- 265119 LED Interior Lighting
- 265613 Lighting Poles and Standards
- 265619 LED Exterior Lighting

DIVISION 27 - COMMUNICATIONS

- 270526 Grounding and Bonding for Communications Systems
- 270528 Pathways for Communications Systems
- 270529 Hangers and Supports for Communications Systems
- 270536 Cable Trays for Communications Systems
- 270543 Underground Pathways and Structures for Communication Systems
- 270544 Sleeves and Sleeve Seals for Communications Pathways and Cabling
- 270553 Identification for Communications Systems
- 271100 Communications Equipment Room Fittings
- 271116 Communications Racks, Frames, and Enclosures
- 271313 Communications Copper Backbone Cabling
- 271323 Communications Optical Fiber Backbone Cabling
- 271333 Communications Coaxial Backbone Cabling
- 271513 Communications Copper Horizontal Cabling
- 271523 Communications Optical Fiber Horizontal Cabling
- 271533 Communications Coaxial Horizontal Cabling
- 271611 Communications Hybrid Cabling

DIVISION 28 - ELECTRONIC SAFETY AND SECURITY

- 284600 Electronic Security System General Requirements
- 284619 Security Automation System
- 284623 Security System Touch Screen Control
- 284630 Audio Communication Systems
- 284640 Video Communication Systems
- 284645 Digital CCTV Recording System
- 284670 Access Control System
- 284690 Auxiliary Control Systems
- 284695 Security Management System (SMS)
- 288000 Addressable Fire-Alarm System

DIVISION 31 - EARTHWORK

- 311000 Site Clearing
- 312300 Excavation and Fill
- 312313 Subgrade Preparation
- 312500 Erosion and Sedimentation Controls

DIVISION 32 - SITE IMPROVEMENTS

- 321123 Aggregate Base Courses
- 321200 Flexible Paving
- 321313 Concrete Paving
- 321613 Concrete Curbs and Gutters
- 321723 Pavement Markings

DIVISION 33 - UTILITIES

- 330505 Trenching and Backfilling
- 330517 Adjust Miscellaneous Structures
- 330597 Identification and Signage for Utilities
- 331000 Water Utilities
- 333000 Sanitary Sewerage
- 334000 Storm Drainage Utilities
- 334100 Subdrainage

Addenda

- ADDENDUM NO. One (1) dated June 26, 2020
- ADDENDUM NO. Two (2)dated July 2, 2020

Core Values

Safety

We are dedicated to maintaining a safe work environment for our employees, our subcontractors, our clients and the general public. We want everyone to go home every day.

Integrity

In all our dealings we will be fair, consistent and polite. We will not accept unethical behavior by employees, and we will do what we say we will do.

Teamwork

Our goal is to be part of a project team that through cooperative efforts achieves extraordinary results and provides a path to success for all participants.

Quality

Our goal is to provide a product that meets the design intent and surpasses the expectations of the client.

AIA® Document A133™ – 2009 Exhibit A

Guaranteed Maximum Price Amendment

for the following PROJECT:
(Name and address or location)

Brookings County Detention Center Expansion and Remodel
315 7th Avenue
Brookings, SD 57006

THE OWNER:
(Name, legal status and address)

Brookings County, SD
520 3rd Street, Suite 210
Brookings, SD 57006

THE CONSTRUCTION MANAGER:
(Name, legal status and address)

Henry Carlson Construction, LLC
1205 West Russell Street
Sioux Falls, SD 57104

ADDITIONS AND DELETIONS:
The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2007, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

ARTICLE A.1
§ A.1.1 Guaranteed Maximum Price
Pursuant to Section 2.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of this Agreement.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Fifteen Million One Hundred Ninety-Three Thousand Six Hundred Thirty-Four Dollars ($15,193,634), subject to additions and deductions by Change Order as provided in the Contract Documents.

§ A.1.1.2 Itemized Statement of the Guaranteed Maximum Price. Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, allowances, contingencies, alternates, the Construction Manager's Fee, and other items that comprise the Guaranteed Maximum Price.
(Provide below or reference an attachment.)

See the Henry Carlson Construction Guaranteed Maximum Price Proposal dated July 21, 2020.

§ A.1.1.3 The Guaranteed Maximum Price is based on the following alternates, if any, which are described in the Contract Documents and are hereby accepted by the Owner:
(State the numbers or other identification of accepted alternates. If the Contract Documents permit the Owner to accept other alternates subsequent to the execution of this Amendment, attach a schedule of such other alternates showing the amount for each and the date when the amount expires.)

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User Notes: (1230458700)

See the Henry Carlson Construction Guaranteed Maximum Price Proposal dated July 21, 2020. The GMP includes the Base Bid ($15,093,303) plus Alternate #1 – Cast Stone Horizontal Bands ($15,302) and Alternate #2 – Cast-In Lime Stone Veneer ($85,029).

§ A.1.1.4 Allowances included in the Guaranteed Maximum Price, if any:
(Identify allowance and state exclusions, if any, from the allowance price.)

Item	Price ($0.00)
Misc. Precast Steel Embeds	$1,400
Firestopping and Joint Sealants	$84,000
Hollow Metal Doors, Frames, and Hardware	$64,805
Interior Building Signage	$1,316
Laundry Equipment	$20,955
Window Treatments	$1,690

§ A.1.1.5 Assumptions, if any, on which the Guaranteed Maximum Price is based:

See the Henry Carlson Construction Guaranteed Maximum Price Proposal dated July 21, 2020.

§ A.1.1.6 The Guaranteed Maximum Price is based upon the following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
N/A			

§ A.1.1.7 The Guaranteed Maximum Price is based upon the following Specifications:
(Either list the Specifications here, or refer to an exhibit attached to this Agreement.)
See the Henry Carlson Construction Guaranteed Maximum Price Proposal dated July 21, 2020.

Section	Title	Date	Pages

§ A.1.1.8 The Guaranteed Maximum Price is based upon the following Drawings:
(Either list the Drawings here, or refer to an exhibit attached to this Agreement.)
See the Henry Carlson Construction Guaranteed Maximum Price Proposal dated July 21, 2020.

Number	Title	Date

§ A.1.1.9 The Guaranteed Maximum Price is based upon the following other documents and information:
(List any other documents or information here, or refer to an exhibit attached to this Agreement.)

N/A

ARTICLE A.2
§ A.2.1 The anticipated date of Substantial Completion established by this Amendment:

06/13/22

OWNER *(Signature)*	**CONSTRUCTION MANAGER** *(Signature)*
Mike Bartley, Commission Chairperson	Dave Derry, Chairman
(Printed name and title)	*(Printed name and title)*

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Additions and Deletions Report for

AIA® Document A133™ – 2009 Exhibit A

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 11:42:22 CT on 08/19/2020.

PAGE 1

Brookings County Detention Center Expansion and Remodel
315 7th Avenue
Brookings, SD 57006

...

Brookings County, SD
520 3rd Street, Suite 210
Brookings, SD 57006

...

Henry Carlson Construction, LLC
1205 West Russell Street
Sioux Falls, SD 57104

...

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed ~~($~~ Fifteen Million One Hundred Ninety-Three Thousand Six Hundred Thirty-Four Dollars ($15,193,634), subject to additions and deductions by Change Order as provided in the Contract Documents.

...

See the Henry Carlson Construction Guaranteed Maximum Price Proposal dated July 21, 2020.

PAGE 2

See the Henry Carlson Construction Guaranteed Maximum Price Proposal dated July 21, 2020. The GMP includes the Base Bid ($15,093,303) plus Alternate #1 – Cast Stone Horizontal Bands ($15,302) and Alternate #2 – Cast-In Lime Stone Veneer ($85,029).

...

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Firestopping and Joint Sealants	$84,000
Hollow Metal Doors, Frames, and Hardware	$64,805
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Laundry Equipment	$20,955
Window Treatments	$1,690

...

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User Notes: (1230458700)

See the Henry Carlson Construction Guaranteed Maximum Price Proposal dated July 21, 2020.

...

N/A

...

See the Henry Carlson Construction Guaranteed Maximum Price Proposal dated July 21, 2020.

...

See the Henry Carlson Construction Guaranteed Maximum Price Proposal dated July 21, 2020.

...

N/A

...

06/13/22

...

Mike Bartley, Commission Chairperson

Dave Derry, Chairman

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User Notes:

(1230458700)

Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, Jessica Riesselman, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 11:42:22 CT on 08/19/2020 under Order No. 3167266487 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A133™ – 2009 Exhibit A, Guaranteed Maximum Price Amendment, as published by the AIA in its software, other than those additions and deletions shown in the associated Additions and Deletions Report.

_____

(Signed)

_____

(Title)

_____

(Dated)

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User Notes: (1230458700)

July 23, 2020

Stacy Steffensen
Commission Department Director
520 3rd Street, Suite 210
Brookings, SD 57006
605-696-8205

Re: Brooking County Reception Desk Modifications Proposal

Dear Mrs. Steffensen

Thank you for the opportunity to provide this proposal for interior design services for the existing reception desks within the Brookings City & County Government Center. We understand the project consists of interviewing project stakeholders and generating conceptual options for modifications to the existing reception desk in the Finance Office that will provide additional safety to patrons and staff. We will provide contract documents and limited construction administration. It is our understanding that the County will work directly with Clark Drew Construction. The design and construction work is to be completed in the fiscal year of 2020.

TEAM

Architecture Incorporated will provide the architecture / interior design services for the project. Your team will include Principle Architect and Vice President, Andrew Eitreim and myself, Certified Commercial Interior Designer, Dallas Willman. Additionally, if other expertise is required our experienced team at Architecture Incorporated will be utilized.

Owners stakeholders include Stacy Steffensen and Commissioner Boersma.

We have not included any engineering or other consultants at this time. If it is determined that we need additional consultants we will provide an adjusted proposal at that time.

SCOPE

Professional Design Services include taking the project from Schematic Design through Design Development, Construction Documents and Specifications, and Construction Administration Phases of the project.

The scope of our services include:

1. We will prepare 2 - 3 design options with material options for the one office space including concepts for repairing damaged portions of existing reception desks. Will meet your to review those options.
2. We will revise the options per Owner feedback.
3. We will provide you with material comparison costs for the divider screens.
4. We will prepare final deliverables for the selected option in the Financial office, including;
    a. Construction Drawings including
        i. Floor Plan (s)
        ii. Interior Elevations
        iii. Section details

iv. Specifications of materials and products

5. We will provide construction administration during the construction including reviewing submittals and shop drawings, attending on-site construction meetings and preparing a Substantial Completion review.

Our services do not include:

1. Detailed review of existing Mechanical / Electrical systems.
2. Detailed structural review of existing facility.
3. 3D renderings or visuals to aid conceptual development.

SCHEDULE & MEETINGS

We believe that the interior design services, including the scope described above, would take approximately 3-6 weeks for Schematic Design through Construction Documents. These approximated timelines are contingent on all stakeholders' schedules and commitment to design decisions. We anticipate this effort to require:

- one design meeting to review design options
- one to two on-site design meetings / conversations for modifications
- one on-site meeting for Substantial Completion review

FEES

We propose an hourly "not to exceed" of $6,500 for the professional services described above. Reimbursable expenses will be billed at cost and are in addition to above. Reimbursable expenses include applicable sales tax, printing, and postage. Mileage is not a reimbursable expense and is included in the above fee.

We thank you for the opportunity to work with you on this project. If you have any questions, please feel free to contact Andrew Eitreim or myself.

Sincerely,

Dallas M. Willman, NCIDQ

Andrew D. Eitreim, AIA