

Brookings County

Detention Center - Workshop

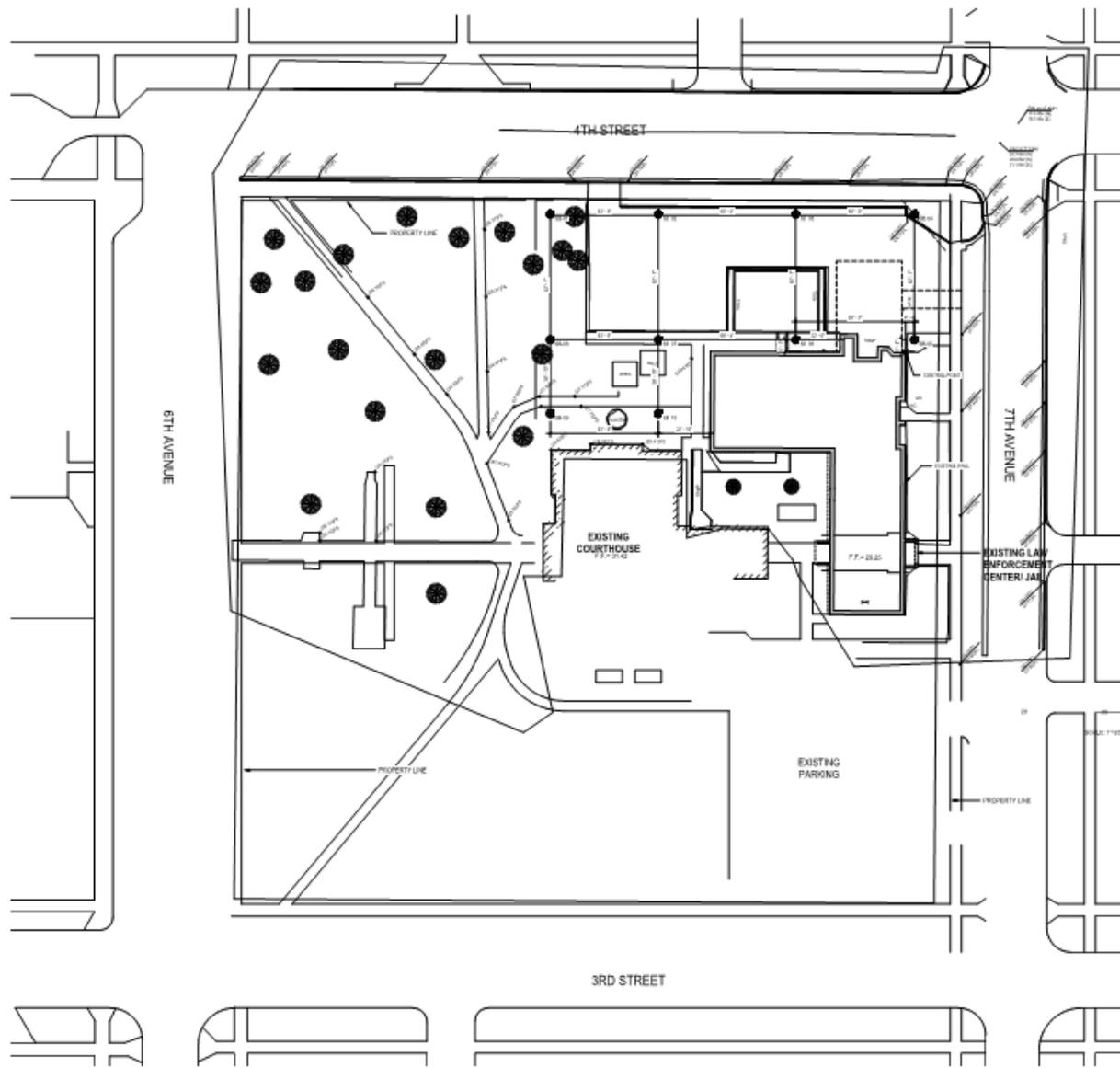
February 26, 2019



Agenda

- Site Plan
- Soil Borings
- Site Project Sign
- Updated Cost Estimate Based On Current Time Frame
- Project Delivery Options
- Steel Cell Tour
- Schedule
- Next Steps





Site Project Sign



**Brookings County Detention Center Expansion Project
Construction to Start Spring 2020**

Cost Estimate

	Estimated Total
New Jail Building	\$8,095,405
Remodeled Jail Area	\$1,152,000
Sub Total	\$9,247,405
Emergency Generator	\$250,000
Site Development Cost	\$400,000
Sub Total	\$9,897,405
Design & Construction Contingency	\$989,741
Total Estimated Construction Cost in 2019	\$10,887,146
Estimated Construction Inflation to Construct in 2020	\$544,357
Total Estimated Construction Cost in 2020	\$11,431,503
Estimated Phasing Impact	\$160,000
Total Estimated Construction Cost	\$11,591,503
Property Purchase (anticipate trade or minimal purchase cost)	\$0
Estimated Soft Cost	\$2,086,470
Total Estimated Project Cost	\$13,677,973
Less Current Cash Reserves	\$3,500,000
Project Bond Amount	\$10,177,973

Project Delivery Options

A major capital improvements program involves important decisions regarding the method by which the projects will be designed and constructed - the project delivery method. This decision has become more complex as a variety of alternative delivery methods have been developed to address weaknesses in the "traditional" design-bid-build process. Methods that have gained in popularity include fast-track construction, multiple prime contracting, and design-build. Multiple prime contracting is part of the construction management approach.

Project Delivery Options

A. Project Delivery Methods:

1. Traditional Design – Bid – Build

This delivery method offers the advantage of being widely applicable, well understood, with well-established and clearly defined roles for the parties involved. It offers the Owner a significant amount of control over the end product, as the facility's features are determined and specified prior to selection of the contractor. However, many owners have experienced a variety of frustrations using this system, leading to the development of other methods.

Once completed, the design package is issued to interested general contractors, who prepare bids for the work and execute contracts with subcontractors. The contractor submitting the lowest responsive bid is selected to perform the construction. This contractor is then responsible for constructing the facility in accordance with the design documents. The Architect typically maintains limited oversight of the work and responds to questions about the design on behalf of the Owner.

Project Delivery Options

Design-Bid-Build Pros:

- Competitive bidding process
- Easy to manage, universally understood
- Defined project prior to bid

Design-Bid-Build Cons:

- Contractors take advantage of "competitive process"
- Design suffers from a lack of input from contractors and subcontractors during the design process
- Change orders are common
- Owner has full exposure to change orders
- Delay claims and disputes can occur

Project Delivery Options

2. Multiple Prime Contracts through Construction Manager

This system, which many state agencies use, has gained favor in part as another method of construction. Work in each construction discipline is bid separately.

For a given project, there may be numerous bid packages depending on the size, complexity and economic breakdown of the project. These "trade contracts" can be bid as unit-pricing contracts for use on a variety of projects. This approach appears to be a highly desirable feature of this method of procurement in cases where time of performance is a critical element. The Construction Manager (CM) creates multiple bid packages from the basic design documents created by the

design team. The CM administers the construction through individual trade contractors contracted directly with the Owner.

Project Delivery Options

CM Multiple Prime Pros:

- Economy of scale
- Time for project delivery is reduced
- Defined requirements and cost containment
- CM fee is fixed
- No mark up on change orders
- Provides additional client support in project execution
- Provides additional project review for constructability and cost estimating
- Supports more bid exposure from sub-contractors which could assist in better bidding responses

CM Multiple Prime Cons:

- Multiple contracts can make for administrative difficulty
- Owner liability in the event one prime trade contractor damages another or a trade goes out of business
- Lack of a single, guaranteed, bonded price for the total project

Project Delivery Options

B. Construction Manager (CM)

A professional 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 no matter what type of project delivery method used. A CM is NOT a general contractor. Few owners maintain the staff resources necessary to pay close, continuing attention to every detail--yet these details can "make or break" a project. CM is often used interchangeably with Project Manager.

Project Delivery Options

1. Agency Construction Management

A form of Construction Management performed in a defined relationship between the CM and owner. The agency form of Construction Management establishes a specific role of the CM acting as the owner's principal agent in connection with the project/program.

2. At-Risk Construction Management

A delivery method which entails a commitment by the construction manager to deliver the project within a Guaranteed Maximum Price (GMP). The construction manager acts as consultant to the owner in the development and design phases, but as the equivalent of a general contractor during the construction phase. When a construction manager is bound to a GMP, the most fundamental character of the relationship is changed. In addition to acting in the owner's interest, the construction manager also protects him/herself.

It should be noted that the prime difference between an Agency CM versus an At-Risk CM is that with an Agency CM the owner holds all of the trade contracts where in an At-Risk CM the CM holds all of the contracts and has direct responsibility for schedule and payments to trade contractors.





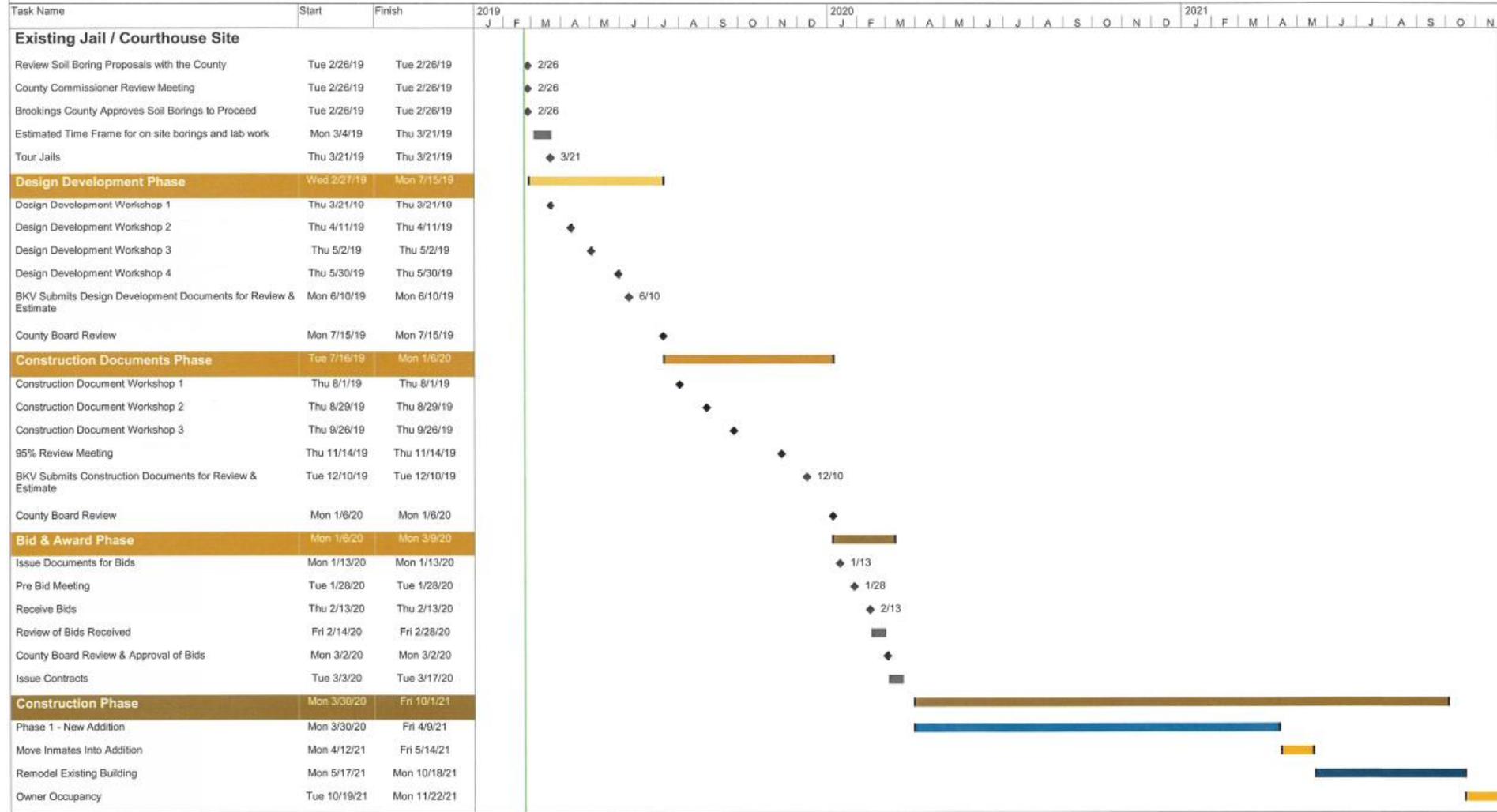




Brookings County Detention Center



Draft Schedule



Next Steps

- Approve soil borings to be completed
- If the direction is to utilize a CM, BKV will assist the County to issue a CM RFP
- Schedule cell tours

Questions and Comments