

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM

Date: 5/26/2021

Weekly Agenda Date: 6/01/2021

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Kenny Schmitz

WORDING FOR AGENDA ITEM:

Law Enforcement Center Project-
Competitive Bid Process, Covid-19 Impact, Project Funding Updates, & LEC Authority Information

ACTION REQUIRED:

Approve Ordinance ☐

Approve Resolution ☐

Approve Motion ☐

Public Hearing ☐

Other: Informational ☒

Attachments ☒

EXECUTIVE SUMMARY:

Construction pre-bid cost estimates indicated that due to Covid-19 costs could be inflated on a new LEC. Opened bids reflected that not only were costs substantially inflated, but that the severity of the impact may jeopardize the construction of the new facility. Bids received reflected a 36% increase over what had been estimated.

Last week changes to Local Fiscal Recovery Covid-19 guidelines American Rescue Plan Act (ARPA) have expanded to include increased Capital Improvements designed to mitigate virus spread/ future pandemics. Mental Health has become a large focus of the guidelines as well. Funding alternatives will be provided in the Boards back-up material that will result in a positive outcome.

One of those positives to off-set cost escalations Goldberg Group (Architects), & Baker Group (Owners Representative) both offered to the Woodbury County Authority to alter their contract agreements from percentage based fees to fixed costs saving approximately \$450,000.00 and \$1,100,000.00 respectively.

BACKGROUND:

The Current LEC was designed in 1985 for 90 inmates, currently it has been expanded to allow for 236 inmates without any changes or modifications to the HVAC systems. The current HVAC system shares circulated air with Judges, Courtrooms, Inmate/ Detainee/ Population, Sheriffs Offices, & Public. The current LEC has 2 Medical Exam rooms. The proposed LEC design has a Mental Health Office, 3 Padded Cells, 6 Isolation/ Exam rooms, and Program space.

On May 20th, 2021 the Woodbury County Law Enforcement Authority received & opened competitive bids for the Construction Package on the proposed LEC to be built at 3701 28th Street. Pre-bid cost estimates indicated that due to Covid-19 costs could be inflated.

On May 13th, 2021 the Detention Equipment and Security Package competitive bids were received, opened, & awarded to the lowest responsive, responsible bidder to Pauly Jail Building Company in the amount of \$14,789,000.00.

On May 11th, 2021 3:10pm a hearing was conducted to adopt plans, specifications, form of contract, and estimated costs for construction of the Woodbury County Law Enforcement Center. A resolution was then approved on said project.

On April 28th, 2021 the LEC Site Development Package was awarded to the The lowest responsive, responsible bid which was Lieber Construction in the amount of \$639,418.21.

On April 20th, 2021 the Woodbury County Law Enforcement Authority received & opened competitive bids for the Site Development Package.

FINANCIAL IMPACT:

American Rescue Plan Act (ARPA) - 2021/ 2022 State & Local Fiscal Recovery Funds

IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?

Yes ☐ No ☐

RECOMMENDATION:

Information

ACTION REQUIRED / PROPOSED MOTION:

Information

Woodbury County Law Enforcement Center Cost Estimate

Mental Health Space

Bid	\$58,390,000.00
Cost/SF	\$600.00
Prisoner and Jail Admin SF	68,345
Cost	\$41,007,000.00
General Population	448
Cost/Inmate	\$91,533.48
Number of Cells for Mental Health Inmates	50
Total Cost	\$4,576,674.11

Alternates

Alt. 1	County Attorney	\$844,200.00
Alt. 2	Shelled Space	\$165,300.00
Alt. 3	Secure Parking	\$97,800.00
Alt. 4	Concrete vs HMA	\$375,800.00
Total		\$1,483,100.00

Highest Divisions Over Budget

Concrete	(\$2,472,743.70)
Thermal Protection	(\$1,573,071.32)
Plumbing	(\$4,528,294.50)

Additional Funding Sources

Bond Premiums	(\$2,591,914.00)
Co. Contribution	
City Contribution	(\$375,000.00)
* ARFA(2021 Federal Relief fund)	(\$10,000,000.00)
* Mental Health(2nd ARFA)	(\$4,576,674.00)
* Site Infrastructure(2nd ARFA)	(\$1,000,000.00)
* Fiber	
Value Engineering	(\$2,000,000.00)

Additional Funds Needed

FFE	\$1,000,000.00	With Contingency
Maintenance Fund starter	\$713,630.00	\$1,613,630.00
Total additional funding sources and additional funds needed		(\$18,829,958.00)

Bid	\$58,390,000.00
Funds needed	\$39,560,042.00
Adding all alternates	1,483,100.00
Total	\$41,043,142.00
Funds remaining from 50.3M	\$42,915,160.63
Grand Total	(\$1,872,018.63)