

11/12/2024

THE MINNEHAHA COUNTY BUILDING COMMITTEE CONVENED AT 8:00 AM on December 3, 2024, pursuant to adjournment on November 12, 2024. COMMISSIONERS PRESENT WERE: Bender, Beninga, Bleyenbergh, Karsky, and Kippley; Auditor Anderson, Director of Facilities and Construction Kriens, and Commission Administrative Officer Greco. Also present were Kym Christiansen, Commission Recorder and Eric Bogue, Chief Civil Deputy State's Attorney.

Building Committee Chair Karsky called the meeting to order.

MOTION by Beninga, seconded by Kippley, to Approve the Meeting Minutes from November 12, 2024. 8 ayes.

BRIEFING

Andrew Eitrem, Architecture Incorporated, provided a briefing on a potential ice storage system rebate for the new Juvenile Justice Center. The system is designed with chillers providing chilled water for cooling and an ice storage system can be added to provide improvements to energy efficiency. The potential addition of an energy efficient ice storage system that may be eligible for a rebate from the federal government. The presentation highlighted the breakdown of the upfront costs, potential rebate amount, and energy savings from the ice storage system. It was also noted that these numbers are approximate at this time and a proposal will be received that shows more concrete details and the probability of the project qualifying. The following high-level numbers to consider are as follows: \$286,000 in construction costs already in the project; \$214,000 for ice storage system costs; \$35,000 cost for insurance, fee, bond, and excise tax; \$535,000 total costs eligible for a 30% rebate; \$160,500 is the potential rebate amount. The cost of the ice storage system after rebate would be around \$84,000. The proposed system is anticipated to have energy savings of \$7,500 to \$10,000 per year, so the system would be paid back in approximately 8 to 12 years. Discussion was held regarding the feasibility of the project. The Building Committee provided a recommendation not to pursue the ice storage system.

PROPERTY INSURANCE BRIEFING

Todd Flickema, HUB International Director of Professional Risk Services, presented the 2025 property liability insurance policy rates. Minnehaha County's annualized premium for 2024 is approximately \$364,000 and the recommended coverage for 2025 results in a premium of approximately \$433,984. Travelers Insurance will remain the carrier. As was the case last year, market conditions have led to less carrier capacity; increasing rates; and tightening terms. Notable changes to the renewal terms include: increase in total insured value from approximately \$260,000 to approximately \$273,000; increase in rate per \$100 Total Insured Value to \$.158 (13.6% increase over the 2024 rate). Items unchanged in the renewal terms include the wind/hail deductible will remain at 2%/min./\$250,000 per occurrence and the deductible remains at \$100,000. In preparation for the property insurance renewal cycle and in recognition of continued change in market conditions, several steps were taken to ensure the best value for the County, including an independent appraisal of County facilities in the Spring of 2024 and coordination with Travelers to validate coverage of various facilities. The presentation went on to highlight the property loss history as well as the property exposure premium, rate history, and renewal terms.

MOTION by Bender, seconded by Kippley, to Adjourn at 8:45 a.m. 8 ayes.

APPROVED BY THE BUILDING COMMITTEE:

Building Committee Chair

ATTEST:

11/12/2024

Kym Christiansen
Commission Recorder