

03/04/2025

THE MINNEHAHA COUNTY BUILDING COMMITTEE CONVENED AT 8:00 AM on March 4, 2025, pursuant to adjournment on December 3, 2024. COMMISSIONERS PRESENT WERE: Bleyenbergh, Karsky, and Kippley; Auditor Anderson, and Director of Facilities and Construction Kriens. Commissioner Beninga and Commission Administrative Officer Greco were absent. 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 Bleyenbergh, seconded by Kippley, to Approve the Meeting Minutes from December 3, 2024. 5 ayes.

Commissioner Heisey arrived at 8:01 a.m.

CAMPUS MASTER PLAN

Meredith Jarchow, Assistant Commission Administrative Officer, provided a briefing on the Minnehaha County Campus Master Plan Request for Proposals. The presentation highlighted the master planning process, including the request for proposals timeline, advertisement for the request for proposals, master plan goals, included facilities/departments, scope of work, and selection criteria. The detailed timeline was reviewed, and the submission deadline is April 14, 2025, at 12:00 p.m. with a contract award occurring in May or June. The proposed contract effective date will be June 2025. The RFP will be advertised in the following ways: Minnehaha County Press Release, Minnehaha County Website, Local Newspapers and Directly Notifying Interested Firms. The presentation went on to highlight the following: master plan goals, scope of work, and selection criteria. If the Building Committee has no proposed changes to the RFP, it will be presented during the March 4 Commission Meeting for approval to publish the notice of offerors.

JUVENILE JUSTICE PROJECT

Jamie Gravett, Juvenile Detention Center Director, was present to request approval to assess the feasibility and cost of extending the square footage of the Juvenile Justice Project Phase II footprint. This past fall, the County Commission approved a change order that adjusted the Guaranteed Maximum Price (GMP) from \$42,590,000 to \$40,287,421. The \$2,302,579 reduction in cost was due to favorable project bidding last Spring and the overall project budget of \$50,000,000 was likewise reduced by \$2,302,579. As a result of the cost savings, the project team recommends that an assessment of the feasibility and cost to extend the square footage of Phase II footprint be conducted. While there is no imminent need for additional space in the currently planned facility, an expansion of Phase II now through the construction of "shell space" could result in significant cost savings in the future. By approving this request, the County may incur professional services costs of up to approximately \$10,000 for design and cost estimating. Once the feasibility and cost of an extension are completed, the information will be returned to the Building Committee and County Commission for a final decision. MOTION by Heisey, seconded by Anderson, to Approve a Request to Assess the Feasibility and Cost of Extending the Square Footage of the Juvenile Justice Center Project Phase II Footprint. 6 ayes.

Director Gravett provided an update on the construction process.

MOTION by Kippley, seconded by Heisey, to Adjourn at 8:34 a.m. 6 ayes.

APPROVED BY THE BUILDING COMMITTEE:

Dean Karsky
Building Committee Chair

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ATTEST:

Kym Christiansen
Commission Recorder