

February 25, 2025

The Grant County Commission met in a special session at 9 AM with Commissioners Buttke, Street, Mach, Stengel and Tostenson present. Chairman Tostenson called the meeting to order. Motion by Buttke and seconded by Stengel to approve the agenda. Motion carried 5-0.

Present from the public was Adam Keuhl with HMN Architects, Corey Johnson, Eric Raap and Gavin Frederick with GA Johnson Construction, and Dave Page. Staff members present were Commissioner Assistant Layher, Sheriff Owen and States Attorney Schwandt.

Detention Center Bids: The representatives from GA Johnson Construction and HMN Architects were present to discuss the bids received on February 6, 2025, for the Detention Center. They have reviewed all the bids to determine if the contractors have met all the requirements of the bid. The bids received are as follows:

Package 1- General Construction: GA Johnson \$380,000.00

Package 2 - Bldg Earthwork & Utilities:

Ronglien Excavating	\$193,660.00
A.P. & Sons Const.	\$110,155.00
J&J Earthworks	\$242,127.00
Deboer Construction	\$219,750.00

Package 3 - Asphalt: Bituminous Paving \$20,000.00

Package 4 – Footings & Foundations:

BJ Construction	\$157,115.00
MHM Contracting	\$ 64,000.00

Package 5 – CIP Slabs:

MHM Contracting	\$172,000.00
BJ Construction	\$111,622.00

Package 6 – Precast Structural Concrete:

Steinbauer	\$480,167.00
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Terracon	\$483,665.00
Collins	\$501,883.00

Package 7A – Metals (Materials Only):

Egger Steel	\$196,000.00
Bens Structural Steel	\$234,530.00
P & M Steel	\$116,448.00

Package 7B – Rebar (Materials Only): Kingsteel \$27,943.00

Package 8 – Metals (Installation Only):

Gil Haugen	\$ 96,950.00
GA Johnson	\$103,500.00

Package 9 – Roofing: Advance Contracting Solutions \$285,225.00

Package 10 – Overhead Coiling & Sectional Doors:

Skold	\$ 31,000.00
P.S. Garage Door	\$ 28,398.00

Package 11 – Alum Entrances & Storefronts: House of Glass \$ 89,530.00

Package 12 – Unit Masonry:

Caliber LLC	\$329,900.00
Johnson Nelson Masonry	\$674,800.00
J&D Masonry	\$413,570.00
Rice Lake	\$672,450.00
Lakeside	\$334,750.00

Package 14 – Gypsum Board Assemblies:

Fergus Drywall	\$179,161.00
Sands Drywall	\$132,040.00

Package 15 – Tiling & Floor Coverings: Montgomery's \$34,970.00

Package 16 – Acoustical Ceiling & Wall Panels: Kenny Acoustical \$42,050.00

Package 17A – Painting: MCR Painting \$95,610.00

Package 17B – Epoxy Coatings (Floors Only): GA Construction \$27,100.00

Package 18 – Detention Equip & Security ELEC: Noah Detention Construction
\$1,267,800.00

Package 19 – Plumbing: Redlinger Brothers \$578,700.00

Package 20 – Fire Sprinkler System: Total Fire \$135,000.00

Package 21 & 22 – HVAC & Temperature Controls:

Baete-Forseth \$489,700.00

Active Heating \$495,000.00

Fay's \$510,545.00

Package 23 & 24 – Elec, Gen, Transfer Switch & Fire Alarm:

Efraimson \$857,337.00

Schwan \$1,067,200.00

Muth \$908,808.00

Sentry \$882,827.00

Engelstad \$962,000.00

Discussion followed. The recommendation from Eric Raap from GA Johnson, who presented the bids, were as follows:

Package 1: GA Johnson Construction \$362,386

Package 2: Ronglien Excavating \$178,460

Package 3: Bituminous \$ 20,000

Package 4: Milbank House Movers \$ 52,000

Package 5: BJ Construction \$111,622

Package 6: Steinbauer \$480,167

Package 7A: P & M Steel \$116,448

Package 7B: Kingsteel \$ 27,943

Package 8: GA Johnson Construction \$103,500

Package 9: Advance Contracting Solutions \$271,225

Package 10: P.S. Garage Door \$ 28,398

Package 11: House of Glass \$ 89,530

Package 12: Caliber LLC \$318,300

Package 14: Sands Wall Systems \$132,040

Package 15: Montgomery's \$ 34,970

Package 16: Kenny Acoustical \$ 42,050

Package 17: MCR Construction \$ 89,610

Package 18: GA Johnson Construction \$ 27,100

Package 19: Noah Detention Construction \$1,258,350

Package 20: Redlinger Bros.	\$569,200
Package 21: Total Fire Protection	\$135,000
Package 22: Baete-Forseth	\$479,700
Package 23: Efraimson Electric	<u>\$769,537</u>
Sub-Total all Bid Packages:	\$5,697,536
Other Costs including:	
Contingency:	\$100,000
General Conditions:	\$491,418
Bldrs Risk, Bldg Review Fee, Bond:	\$ 74,545
Total CM Fee:	\$259,902
SD Contractors Excise Tax:	<u>\$134,053</u>
Total Const. GMP Without Alternates:	\$6,757,454

Motion by Stengel and seconded by Street to approve the GMP contract with GA Johnson Construction as recommended for a total of \$6,798,254 including Alternate #1 for \$21,400 sewage grinder and Alternate #6 for \$19,400 supplied UPS for the Detention Center. Chairman Tostenson called for the vote. Motion carried 5-0. Motion by Street and seconded by Mach to approve the overall project cost of the Detention Center for \$7,357,789. Chairman Tostenson called for the vote. Motion carried 5-0.

It is the policy of Grant County, South Dakota, not to discriminate against the handicapped in employment or the provision of service.

The next scheduled meeting dates will be March 4 and 18, 2025 at the Grant County Library at 8 AM. Motion by Mach and seconded by Stengel to adjourn the meeting. Motion carried 5-0. Meeting adjourned.

Kathy Folk, Grant County Auditor

William Tostenson, Chairman, Grant County Commissioners