

## **Introduction and Purpose:**

Pennington County is using a Modified Qualifications-Based Best Value Selection process and soliciting proposals from interested parties to provide Construction Management at Risk (CMAR) services for the expansion and remodel of the Pennington County Jail. These services will be delivered in a collaborative environment with Pennington County and Boarman, Kroos, Vogel Group, Inc (BKV Group) our architectural team. The intent is to find a company to partner with that will treat the County's project as if they were building it for themselves looking at the best cost approach and material selections.

## **Scope:**

The scope of work comprises approximately 19,700 square feet of new construction for a new housing tower and almost 7,500 square feet of renovation within the existing Main Jail. The project includes the construction of up to 148 adult inmate beds for transitional housing, rec room space and the renovation of the existing Main Jail facility to include booths for the public to meet with inmates and perform court services via video visitation. The Main Jail will also have some of the infrastructure needs replaced including lateral sanitary sewer lines, security electronics and HVAC ventilation needs.

The estimated total project budget which includes all associated project cost such as construction and soft cost for the Pennington County Jail expansion and renovation project is estimated between \$28 million to \$32 million. Pre-construction services are anticipated to start immediately upon completion of the selection process within the Design Development phase and run through to construction start. It is anticipated that phasing of construction will be reviewed for viability and cost impacts during the pre-construction phase. Construction duration is estimated at approximately twenty-four (24) months with a completion date of April 2026. The project is in the schematic design development phase and it is anticipated that the selected CM will be hired at completion of that phase and as the design development phase begins. The CM will be required to provide a constructability review, schedule analysis and cost estimates for the Current design as completed at the time of CMAR acceptance, 100% DD and CD phases.

## **Dates:**

Pre-proposal Walk	March 21, 2024 at 10:30am
Question and Answer cut off	March 28, 2024 at 4:00pm
Proposals Due	April 04, 2024 at 2:00pm
Interviews	April 15-16, 2024
Final selection and anticipated Award	May 21, 2024

A complete request package can be received by contacting [kevin.burton@pennco.org](mailto:kevin.burton@pennco.org). Thank you for your interest.