

May 10, 2023

RE: REQUEST FOR STATEMENT OF INTEREST
MEN'S LEVEL V CORRECTIONAL FACILITY
SOUTH DAKOTA STATE PENITENTIARY
SIOUX FALLS, SOUTH DAKOTA
OSE# C1224--01X

The State is looking for firms interested in providing professional Owner's Representation services for the project referenced above. The project scope will involve supplementing the Office of the State Engineer representing the owner during the design and construction for MEN'S LEVEL V CORRECTIONAL FACILITY at the South Dakota State Penitentiary in Sioux Falls, South Dakota, OSE # C1224--01X.

The project is to replace the Hill at the South Dakota State Penitentiary with a 1,500 bed Level V security facility in the Sioux Falls vicinity on a yet to be determined property. The Owner's Representative would be engaged to assist the Office of the State Engineer (OSE) with:

- Project Management
 - Coordinate communication channels between the Department of Corrections, OSE, design team, construction manager, commissioning agent, site investigation and construction testing firms. Follow-up with respective parties on action items.
 - Utilize industry knowledge of market lead times to assist in modifying the timeline based on decisions and project progress. Provide oversight to ensure approaching project milestones are being worked towards by relevant team members with sufficient progress to maintain schedule.
 - Manage Fixtures, Furnishings, and Equipment (FF&E) log and coordinate with plans, Guaranteed Maximum Price (GMP), and vendors (State approved sole source vendors, State contract holders, National Contract holders, or other vendors as procured per State approved methods).
 - Organize and document of project files in accordance with OSE retention policy and filing guidelines.
- Design Phase
 - Review plans and specifications at design milestones for code compliance, competitive bidding, and owner preferences.
 - Review GMP for OSE General Conditions compliance, insurance and bond rates.
 - Assist in best-cost analysis review and any value engineering pursued.
 - Review bid scopes of work in coordination with plans and specifications to limit scope gaps.
- Bidding Phase - No work
- Construction Phase
 - Shop drawing review for owner preferences and selections.
 - Review RFPs for scope and pricing compliance with OSE General Conditions.

- Project closeout
 - Review agenda for owner training and coordinate completion.
 - Review O&M manual after design team approval for all approved shop drawings, product data, and maintenance requirements.
 - Coordination of submission and photo documentation log and map of critical elements (i.e. security measures, utility infrastructure, maintenance access points).
 - Review record drawings to ensure field changes are incorporated.
- Warranty
 - Coordinate warranty issues between the Department of Corrections and the construction manager. Include the design team, commissioning agent, and OSE as applicable for warranty items that may arise.
 - Participate in 11-month warranty inspection and bring forward any items discovered during the warranty period.

The initial phase currently funded is to take to project to complete construction documents. A preliminary space program has been completed and would only be available to the selected firm. The space program includes Point of Entry / Front Administration, Administration and Operations, Visiting and Hearing Services, Intake, Health and Behavioral Health Services, Food Service and Laundry, Education (includes Pheasantland Industries), Recreation, Housing, Restrictive Housing, and Facility Services.

The construction budget for the project is estimated to be \$450,000,000, but be advised that this number is subject to change. The anticipated schedule is as follows:

Site selection	April 2023 to Aug. 2023
Design & Site Evaluation	May 2023 to Aug. 2024
Guaranteed Maximum Price	September 2024
Submit for Construction Approval	2025 Legislative Session
Bidding	March 2025 to April 2025
Construction (pending Legislative approval)	May 2025 to Sept. 2028

Firms desiring to be considered for providing professional services for this project should send a statement of interest that outlines qualifications and experience for this project. Statements of Interest should at a minimum include the following:

1. Specialized expertise, capabilities, **owner representation experience on justice facilities**, and technical competence as demonstrated by the team's capabilities, proposed approach and methodology to meet the project requirements. (30%)
2. Resources available to perform the work, including any specialized services, within the specified time limits for the project. **Include resumes of all personnel, including sub-consultants who will be assigned to this project for the entire duration. Provide references and phone numbers for past similar projects completed.** (25%)
3. Record of past performance **of similar type justice facilities**, including price and cost data from previous projects, quality of work, ability to meet schedules, cost control, and contract administration. (15%)
4. Availability to project locale. (5%)
5. Familiarity with project locale. (5%)
6. Proposed project management techniques. (10%)
7. Ability and project history in handling special project constraints. (10%)

A technical review committee will review the proposals and select a shortlist of firms. Those firms will then be interviewed by the Building Committee, who will make the final selection. **Interviews will be held on Tuesday, June 27, 2023 at the Joe Foss Building in Pierre, South Dakota.** The committee respectfully requests that statements of interest be limited to 25 pages or less. This is not a requirement; merely a request. The committee respectfully requests that statements of interest be limited to 25 pages or less. This is not a requirement; merely a request.

Copies of the statement of interest must be submitted by **3:00 PM CT on Monday, June 5, 2023**. Please send recyclable hard copies and electronic copies (media or e-mail attachment) as quantified to each of the following:

(1 hard copy, 1 electronic copy)
Jennifer Walz
Senior Engineer
Office of the State Engineer
4900 S Minnesota Ave, Suite 104
Sioux Falls, SD 57108
Phone: 605.367.7163
E-mail: Jennifer.Walz@state.sd.us

(2 hard copies, 1 electronic copy)
Darwin Weeldreyer, Facilities Management Manager
Department of Corrections
Solem Public Safety Center
C/O 500 East Capitol Ave
Pierre, SD 57501
Phone: 605.773.6469
E-mail: Darwin.Weeldreyer@state.sd.us

Firms wanting additional site/project information should contact the OSE Senior Engineer, Jennifer Walz. Thank you for your interest in this project; we look forward to working with you.

Respectfully,

Stacy Watters, PE
State Engineer

CC: Jennifer Walz, OSE Senior Engineer, Jennifer.Walz@state.sd.us
Darwin Weeldreyer, DOC Facility Management Manager, Darwin.Weeldreyer@state.sd.us

Enclosure: State of South Dakota CONSULTANT SERVICE CONTRACT
Please note that the contractual terms and definitions are not negotiable.

The Consultant Service Contract enclosed is a generic version. Specific scope language regarding owner's representation is intended to be added at the time of contracting.

