

Bob Dixon
Presiding Commissioner

Harold Bengsch
1st District Commissioner

John C. Russell
2nd District Commissioner



Shane Schoeller
Clerk of the Commission

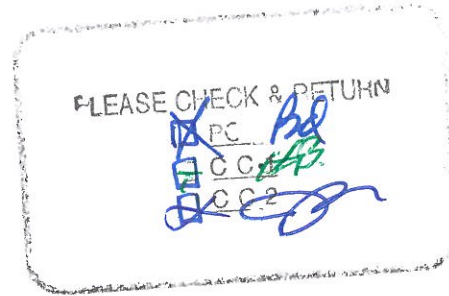
Christopher J. Coulter, AICP
County Administrator

Megan Applegate
Executive Assistant

COUNTY COMMISSION
Greene County, Missouri
(417) 868-4112

Greene County Commission
Commission Briefing Minutes

Tuesday, March 24, 2020
08:45 AM
Commission Conference Room
1443 N. Robberson, 10th Floor



THIS MEETING WILL BE LIMITED TO 10 PEOPLE. THIS IS DUE TO A COMMISSION ORDER NO. POL-20.3.17.

The Greene County Commission is now offering an alternative to attending the meeting. Please join our meeting from your computer, tablet or smartphone. <https://www.gotomeet.me/GCCommissionOffice>. You can also dial in using your phone. United States: +1 (872) 240-3412. You will be prompted for a PIN number where you will hit the "#" key and be prompted for an access code: 675-853-269

Attendees: Bob Dixon, Harold Bengsch, John Russell, Chris Coulter, Megan Applegate, Donna Barton and Melissa Denney.

Teleconference Attendees: Sheriff Jim Arnott, Major Royce Denny, Major Phil Corcoran, Mailyn Jeffries, Jeff Scott, Franz Williams, Kevin Barnes, Rob Rigdon, Jennifer Wilson, David Atkisson and Katie Kull.

Informational Items

Human Resources-Mailyn Jeffries

- New legislation in regards to COVID-19 will be out shortly.
- Health Insurance meeting tomorrow 03/25 at 9am via conference call.

Items for Consideration and Action by the Commission

(EX1) Monthly Budget Transfers, Budget Office

Commissioner John Russell moved to approve the monthly transfers as presented by the budget office. Commissioner Harold Bengsch seconded the motion and it passed unanimously. Yes: Dixon, Bengsch and Russell.

Other:

Discussion of Guaranteed Maximum Price for Jail Project JE Dunn

David Atkisson provided the Commission with options for the project.

Discussion ensued of options and alternatives for the project ensued.

An official vote for the project will be voted on in the future.

With no other business the meeting adjourned.

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Commission Briefing Agenda

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Informational Items
Human Resources
Budget
Chris Coulter
Donna Barton

Items for Consideration and Action by the Commission
Monthly Budget Transfers, Budget Office

Other:
Discussion of Guaranteed Maximum Price for Jail Project JE Dunn

ex2

JE DUNN + DEWITT & ASSOCIATES

JOINT VENTURE

March 24, 2020

Mr. Rob Rigdon
Greene County, Missouri
940 N. Boonville Ave.
Springfield, Missouri 65802

Re: Greene County Sheriff's Office & Jail
Guaranteed Maximum Price (GMP)

Dear Rob,

We are pleased to notify Greene County that we have successfully bid and bought out approximately 90% of the project based on the 80% CD set and we are currently under budget compared to the DD Estimate dated 10/19/19 as follows:

Scope	GMP (80% CDs)	DD Estimate	Over / (Under)
Base Bid	\$123,793,893	\$131,867,102	(\$8,073,209)
Alt. 1 Dorm	\$3,165,579	\$3,698,000	(\$532,421)
Alt. 2 Training/Evidence	\$5,582,423	\$5,260,000	\$322,423
Alt. 3 Vehicle Storage	\$857,065	\$920,000	(\$62,935)
Alt. 4 Water Management	\$387,083 (partial scope in BB)	\$873,000	(\$485,917)
TOTAL	\$133,786,043	\$142,618,102	(\$8,832,059)

The Greene County Owner's Representatives have reviewed and approved our GMP Summary, Assumptions, and Clarifications, which will be documented in the formal amendment to our contract that will be processed later and under separate cover.

Please indicate whether each of the following are accepted, declined, or if a decision is being deferred at this time.

• Base Bid	New Sheriff's Office & Jail	\$123,938,111	Accepted / Declined / Deferred
• Alt. 1	100-Bed Dorm	\$3,192,845	Accepted / Declined / Deferred
• Alt. 2	Evidence/Training Building	\$5,698,298	Accepted / Declined / Deferred
• Alt. 3	Vehicle Storage Building	\$909,214	Accepted / Declined / Deferred
• Alt. 4	Water Management System	\$387,083	Accepted / Declined / Deferred

Total GMP Amount Accepted (including \$14,009,880 already under contract in prior Amendment Nos. 1 & 2) is:

\$ _____

*In order to hold trade partner (subcontractor) pricing reflected in this GMP proposal, Greene County approval is needed no later than March 31, 2020.

Note: Any alternate decisions that are deferred at this time and later accepted will require repricing since the trade partner bids will have expired. Should the future costs increase beyond the escalation amounts included, any remaining delta would be paid for out of the Owner's contingency. At that time JE Dunn + DeWitt can also review our contingencies and try to help minimize any impacts to the Owner contingency if we have the ability to do so.

Upon receiving approval of this GMP proposal JE Dunn + DeWitt will begin preparing the formal contract amendment, begin obtaining insurance, procure payment and performance bonds, begin issuing subcontracts to our trade partners, and begin onsite mobilization.

Sincerely,



David Atkisson
Operations Manager, JE Dunn + DeWitt

Cc: Jennifer Wilson, NFORM Architecture
GR Stovall, DeWitt & Associates
Vance McMillan, JE Dunn
Tom Bartelli, JE Dunn
Jon Albrecht, JE Dunn

THE COUNTY OF GREENE, MISSOURI

PRESIDING COMMISSIONER *(Signature)*

(Printed Name)

GREENE COUNTY CLERK *(Signature)*

(Printed Name)

COMMISSIONER DISTRICT 1 *(Signature)*

(Printed Name)

AUDITOR CERTIFICATION

I certify that the expenditure contemplated by this document is within the purpose of the appropriation to which it is to be charged and that there is an unencumbered balance of anticipated revenue appropriated for the payment of same.

COMMISSIONER DISTRICT 2 *(Signature)*

(Printed Name)

GREENE COUNTY AUDITOR *(Signature)*

(Printed Name)

Date

Greene County Sheriff's Office & Jail

March 24, 2020

Project Cost Summary (GMP per 80% CDs)

JE DUNN + DEWITT & ASSOCIATES

JOINT VENTURE

Scope	Base Bid	Alternate #1	Alternate #2	Alternate #3	Alternate #4	Base + Alternates
		Add 100 Bed Dorm	Add Evidence - Training	Add Vehicle Storage	Add Water Management	1 - 4
01A - Surveying	\$ 23,550	\$ 200	\$ 4,400	\$ 1,850	\$ -	\$ 30,000
01F - Temporary Fencing	\$ 53,000	\$ -	\$ -	\$ -	\$ -	\$ 53,000
01I - Final Cleaning	\$ 273,039	\$ 7,467	\$ 20,183	\$ 2,384	\$ -	\$ 303,073
03C - Building & Site Concrete	\$ 4,051,798	\$ 210,000	\$ 295,000	\$ 72,000	\$ -	\$ 4,628,798
03J - Concrete Floor Sealing	\$ 113,851	\$ 4,957	\$ 12,047	\$ 3,906	\$ -	\$ 134,761
03 L.1 - Pre-Cast Wall Panels (Supply Only)	\$ 3,782,500	\$ 70,200	\$ -	\$ -	\$ -	\$ 3,852,700
03 L.1 - Pre-Cast Hollow & Solid Core (Supply Only)	\$ 1,111,012	\$ -	\$ -	\$ -	\$ -	\$ 1,111,012
03 L - Pre-Cast Erection (Walls, Hollow/Solid, Cell Modules)	\$ 4,643,471	\$ 56,055	\$ -	\$ -	\$ -	\$ 4,699,526
04C - Masonry & Brick	\$ 3,176,235	\$ 167,000	\$ 225,000	\$ -	\$ -	\$ 3,568,235
05A - Structural & Misc. Steel	\$ 3,719,612	\$ 130,426	\$ 16,863	\$ 5,223	\$ -	\$ 3,872,124
06D - General Trades	\$ 2,999,282	\$ 165,994	\$ 345,995	\$ 65,307	\$ -	\$ 3,576,678
06E - Millwork & Casework	\$ 592,475	\$ 63	\$ 46,945	\$ -	\$ -	\$ 639,483
07G - Roofing & Sheet Metal	\$ 4,055,800	\$ 139,000	\$ -	\$ -	\$ -	\$ 4,194,800
07I.1 - Waterproofing, Air Barrier & Joint Sealants	\$ 1,497,356	\$ 46,961	\$ 28,330	\$ 3,536	\$ -	\$ 1,576,183
07I.2 - Firestopping (Budget in W/P & Joint Sealants)	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ 0
08E - Overhead Doors & Grilles	\$ 256,125	\$ -	\$ 57,000	\$ 11,177	\$ -	\$ 324,302
08G - Alum. Storefront, Curtainwall, Glass	\$ 880,007	\$ -	\$ 63,384	\$ -	\$ -	\$ 943,391
09A - Drywall	\$ 1,917,549	\$ 42,000	\$ 301,219	\$ 2,200	\$ -	\$ 2,262,968
09X - Acoustical Spray Treatment	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ 20,000
09C/H - Tiling & Flooring	\$ 920,125	\$ 3,421	\$ 56,384	\$ -	\$ -	\$ 979,930
09I - Resinous Floors & Special Coatings	\$ 573,479	\$ 38,526	\$ -	\$ -	\$ -	\$ 612,005
09B - Painting & Wall Coverings	\$ 987,722	\$ 41,504	\$ 62,912	\$ 6,152	\$ -	\$ 1,098,290
10G - Signage	\$ 177,500	\$ -	\$ 4,085	\$ 277	\$ -	\$ 181,862
10N - Operable Partitions	\$ -	\$ -	\$ 21,523	\$ -	\$ -	\$ 21,523
11A - Loading Dock Equipment	\$ 14,058	\$ -	\$ 9,796	\$ -	\$ -	\$ 23,854
11B - Detention Equipment 'DEC'	\$ 9,547,986	\$ 610,000	\$ 37,215	\$ -	\$ -	\$ 10,195,201
12C - Window Furnishings / Blinds & Shades	\$ 45,763	\$ -	\$ 6,555	\$ -	\$ -	\$ 52,318
12F - Rolling File Storage (OFCI)	\$ 19,760	\$ -	\$ -	\$ -	\$ -	\$ 19,760
13B - PEMB (Furnish and Erect)	\$ 0	\$ -	\$ 867,261	\$ 311,032	\$ -	\$ 1,178,293
13I - Modular Precast Concrete Cells	\$ 12,601,311	\$ -	\$ -	\$ -	\$ -	\$ 12,601,311
14A - Elevators	\$ 350,763	\$ -	\$ -	\$ -	\$ -	\$ 350,763
14B - Overhead Equipment Hoist / Vehicle Lift	\$ 49,401	\$ -	\$ -	\$ 25,000	\$ -	\$ 74,401
14E - Inmate Property Storage Conveyor	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ 200,000
21A - Fire Protection	\$ 1,354,492	\$ 106,108	\$ 256,693	\$ -	\$ -	\$ 1,717,293
22A - Plumbing	\$ 7,235,173	\$ 266,400	\$ 187,400	\$ 23,450	\$ 73,200	\$ 7,786,623
23A - Mechanical/HVAC	\$ 14,848,637	\$ 367,701	\$ 1,130,257	\$ 49,716	\$ -	\$ 16,396,311
26A - Electrical	\$ 10,996,253	\$ 322,000	\$ 543,572	\$ 116,000	\$ 264,000	\$ 12,241,826
28A - Security Electronics 'SEC'	\$ 6,039,928	\$ 63,230	\$ 87,845	\$ 24,210	\$ -	\$ 6,215,213
31G - Earthwork	\$ 2,575,413	\$ -	\$ -	\$ -	\$ -	\$ 2,575,413
32A.1 - Asphalt	\$ 762,800	\$ -	\$ 98,361	\$ -	\$ -	\$ 861,161
32G - Landscaping & Plantings	\$ 298,884	\$ -	\$ -	\$ -	\$ -	\$ 298,884
32H - Fences & Gates (Permanent)	\$ 800,000	\$ -	\$ -	\$ -	\$ -	\$ 800,000
33A - Site Utilities	\$ 864,210	\$ -	\$ 58,580	\$ 20,050	\$ -	\$ 942,840
Escalation Allowance on Deferred Alternate Decisions (4%)	\$ -	\$ -	\$ 193,792	\$ 29,739	\$ 13,488	\$ 237,019
Allowances (from below)	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ 300,000
SUBTOTAL	\$ 104,730,319	\$ 2,859,213	\$ 5,038,597	\$ 773,209	\$ 350,688	\$ 113,762,026
Construction Contingency (3%)	\$ 3,285,325	\$ 89,512	\$ 157,744	\$ 24,207	\$ 10,978	\$ 3,667,766
Escalation on Yet to Buy (3%)	\$ 291,149	\$ 9,118	\$ 19,791	\$ 3,415	\$ -	\$ 323,473
Subcontractor Default Protection	\$ 1,253,164	\$ 34,311	\$ 60,464	\$ 9,279	\$ 4,209	\$ 1,361,427
Builder's Risk	\$ 123,006	\$ 3,146	\$ 5,547	\$ 852	\$ 385	\$ 132,936
Construction Manager Bonds	\$ 866,558	\$ 22,160	\$ 39,077	\$ 6,000	\$ 2,710	\$ 936,505
General Liability	\$ 2,537,775	\$ 64,895	\$ 114,440	\$ 17,570	\$ 7,936	\$ 2,742,616
General Requirements / PreCon Services	\$ 7,452,035	\$ -	\$ -	\$ -	\$ -	\$ 7,452,035
CM Fee	\$ 3,254,562	\$ 83,224	\$ 146,763	\$ 22,533	\$ 10,177	\$ 3,617,269
TOTAL	\$ 123,793,893	\$ 3,165,579	\$ 5,582,423	\$ 857,065	\$ 387,083	\$ 133,786,043
	Base Bid	Alternate #1	Alternate #2	Alternate #3	Alternate #4	Base + Alternates
General Allowances (In above)						
General Requirements for (1) Additional Month Due to Excessive Weather and/or Scope Changes	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ 300,000
Total (carries above)	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ 300,000