

MINUTES OF THE SPECIAL MEETING OF THE SALEM CITY COUNCIL HELD IN THE MCCOOK CENTRAL SCHOOL DDN ROOM IN SALEM SOUTH DAKOTA ON MONDAY, MARCH 20, 2023, FOLLOWING THE 6:00 P.M. EQUALIZATION MEETING.

Mayor Glenda Blindert called the meeting to order with Council Members Ron Mayrose, Mitch Rayman, Marc Harris, Janet Karel and Dnyee Schierholz present. Dick Strassburg of TEGRA Group and Gladys Peterson of ISG Inc. were also present.

Council member Doug Mokros was absent.

Motions made were unanimous of Council members present unless roll call identifies otherwise.

Declaration of conflicts: none.

Motion Karel, second Rayman, carried, to approve the agenda.

Public comments (SDCL 1-12.1): none.

City Hall Community Center Project:

Mayor Blindert introduced Dick Strassburg and turned the meeting over to discuss the Request for Proposals for the Contract Manager at Risk.

Strassburg stated proposals were due Thursday, March 9th (2PM). RFPs were received from Gil Haugen and McGough. Interviews were conducted by the selection committee (formed by the Council) at 1:00 p.m. and 2:30 p.m., March 20th. Strassburg reviewed questions asked both parties during the interview process. The selection committee scored both companies and discussed their pros and cons. The committee felt both companies were sound construction companies but are recommending McGough for the CMAR due to their experience with the CMAR process. McGough's timeline discussed during interview: firm bids with subcontractors (establishing a Guaranteed Maximum Price - GMR) in November/December 2023 - construction starting April 2024.

Estimated pricing by the CMAR and final design will be worked on after a CMAR contract is in place (4-6 weeks); after which ISG, CMAR and the design committee will start work finalizing a building design. A public meeting will be held on the design once better cost estimates are received and design reflects the CMAR cost estimates.

Motion Mayrose, second Harris, carried, to approve TEGRA Group to negotiate contract with McGough for the CMAR for the Salem City Hall/Community Center Project.

Public Works Building Project:

Gladys Peterson of ISG was present to answer questions.

The Public Works Building plans were reviewed. Alternates for fencing, epoxy floor finish, yard lighting and sprinkler system; and camera locations were discussed.

Motion Rayman, second Mayrose, carried, to approve the public works building plans, with alternate bids items (fencing, epoxy floor finish, yard lighting & sprinkler system). Bid publication will be March 23rd and 30th, bid opening April 6th with possible award at the April 11th Regular Council meeting.

Motion Mayrose, second Rayman, carried, to adjourn at 6:45 PM.

Dated this 20th day of March 2023 at Salem, South Dakota.

(SEAL)

Glenda Blindert
Mayor

ATTEST:

Lori Heumiller
Finance Officer

Published once at the approximate cost of _____.