

**RESOLUTION
ROCK COUNTY BOARD OF SUPERVISORS**

General Services Committee
Health Services Committee
INITIATED BY

General Services Committee
Health Services Committee
SUBMITTED BY



Randy Terronez
Assistant to County Administrator
DRAFTED BY

December 9, 2010
DATE DRAFTED

**AUTHORIZING CONTRACT FOR ARCHITECT SERVICES – DESIGN DEVELOPMENT
STAGE WITH EPPSTEIN UHEN FOR THE ROCK HAVEN FACILITY REPLACEMENT
PROJECT**

- 1 **WHEREAS**, the County wishes to build a new nursing home to continue caring for Rock County
- 2 citizens with chronic mental illness, developmentally disabilities and health concerns; and,
- 3
- 4 **WHEREAS**, the County has contracted with Eppstein Uhen Architects/Engineers for the replacement
- 5 of the Rock Haven Nursing Home from the initial study phase to Schematic Design; and,
- 6
- 7 **WHEREAS**, the County will be contracting with The Samuels Group to provide Owners
- 8 Representative Services for the project; and,
- 9
- 10 **WHEREAS**, The Samuels Group will be conducting an analysis of the Schematic Design phase in
- 11 order to identify the advantages and disadvantages of modifying the project footprint, project program
- 12 and project square footage-cost with a report due to the General Services Committee on or about
- 13 January 16, 2011; and,
- 14
- 15 **WHEREAS**, the contract for the Design Development phase stage from Eppstein Uhen is \$438,600
- 16 plus reimbursable expenses not to exceed \$12,000.
- 17
- 18 **NOW, THEREFORE, BE IT RESOLVED** that the Rock County Board of Supervisors duly
- 19 assembled this 16th day of December, 2010 does hereby authorize a contract with Eppstein
- 20 Uhen of Milwaukee, Wisconsin in the amount of \$438,600 plus reimbursable expenses not to exceed
- 21 \$12,000 for Architectural/Engineering Services for the Design Development stage relating to the
- 22 construction of a replacement Rock Haven Nursing Home facility.

10-12A-216

Respectfully Submitted,

Health Services Committee

Betty Jo Bussie
Betty Jo Bussie, Chair

ABSENT
Anna Marie Johnson, Vice Chair

Robert Fizzell
Robert Fizzell

Brent Fox
Brent Fox

VACANT
Vacant

General Services Committee

Phillip Owens
Phillip Owens, Chair

Henry Brill
Henry Brill, Vice Chair

Ronald Combs
Ronald Combs

Jason Heidenreich
Jason Heidenreich

Mary Mawhinney
Mary Mawhinney

AUTHORIZING CONTRACT FOR ARCHITECT/ENGINEERING SERVICES OF ROCK HAVEN FACILITY REPLACEMENT

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FISCAL NOTE:

\$690,000 is included in the 2010 budget and an additional \$850,000 is included in the 2011 budget for the design services for the Rock Haven Building Project, A/C 18-1851-0000-67200. This project is funded by long-term debt proceeds.



Jeffrey A. Smith
Finance Director

LEGAL NOTE:

The County board is authorized to take this action pursuant to secs. 59.01 and 59.51, Wis. Stats., and the Rock County Purchasing Ordinance. Professional services are not subject to bidding requirements of §59.52(29), Stats.



Eugene Dumas
Deputy Corporation Counsel

ADMINISTRATIVE NOTE:

Recommended.



Craig Knutson
County Administrator

- EXECUTIVE SUMMARY -

**CONTRACT AUTHORIZATION FOR ARCHITECT/ENGINEERING
SERVICES – DESIGN DEVELOPMENT STAGE WITH
EPPSTEIN UHEN OF MILWAULKEE, WISCONSIN FOR THE ROCK
HAVEN FACILITY REPLACEMENT PROJECT**

The County has contracted with Eppstein Uhen, Architects/Engineers as the Architect/Engineer for the Rock Haven Facility replacement project. The firm has completed the Schematic Design stage and is ready to proceed to the Design Development stage

A proposal has been received from Eppstein Uhen to provide architect/engineering services in the amount of \$438,600 for the Design Development stage of the project plus reimbursable costs not to exceed \$12,000.

The County also will be contracting with The Samuels Group for Owner's Representation services. The Eppstein Uhen proposal takes into account the County contracting with an Owner's Representative such that the Eppstein Uhen contract avoids duplication of effort that an architect/engineer firm would normally provide if the County did not contract with an Owners Representative.

Per discussion at the 12/7/10 joint General Services Committee and Health Services Committee, The Samuels Group has agreed to undertake an analysis of the Schematic Design phase in order to identify the advantages and disadvantages of re-visiting the project footprint, program and/or square footage-cost. It is anticipated that the report will be available on or about January 15, 2011.

In the event the General Services Committee based upon the results of the Samuels Group report directs the architect to revisit the Schematic Design phase, the architect would bill for the work under the Additional Services section of the contract on a time and materials basis.