

# RESOLUTION

## ROCK COUNTY BOARD OF SUPERVISORS

General Services Committee  
INITIATED BY

General Services Committee  
SUBMITTED BY



Brent Sutherland –  
Facilities Management Director  
DRAFTED BY

July 27, 2020  
DATE DRAFTED

### Awarding the Contract for the Renovation of 1717 Center Avenue Building and Amending the 2020 Facilities Management Capital Budget

1 **WHEREAS**, one of the priorities in the Rock County Facilities Master Plan is consolidating  
2 most of the Human Services programs into one location, centrally located to the clients served;  
3 and  
4

5 **WHEREAS**, Rock County Facilities Management in partnership with Human Services,  
6 Administration and other outside agencies reviewed several options including building new,  
7 renovating a building and leasing; and  
8

9 **WHEREAS**, the review showed the most cost effective option was to renovate a vacant  
10 building Rock County recently purchased at 1717 Center Avenue in Janesville; and  
11

12 **WHEREAS**, specifications were drafted and bids solicited with eight (8) contractors submitting  
13 bids; and  
14

15 **WHEREAS**, the two lowest bids were rejected due to failure to comply with the specification  
16 requirements; and  
17

18 **WHEREAS**, the lowest, most responsive and responsible bidder was JP Cullen and Sons of  
19 Janesville, Wisconsin.  
20

21 **NOW, THEREFORE, BE IT RESOLVED**, that the Rock County Board of Supervisors duly  
22 assembled this 13<sup>th</sup> day of August, 2020 does hereby approve and authorize  
23 awarding a contract in the amount of \$21,531,921 to JP Cullen and Sons of Janesville, WI for the  
24 renovation project at 1717 Center Avenue in Janesville, Wisconsin.  
25

26 **BE IT FURTHER RESOLVED**, a contingency fund of \$ 1,076,600 be established to cover any  
27 unforeseeable issues that arise.  
28

29 **BE IT FURTHER RESOLVED**, that the Facilities Management 2020 budget be amended as  
30 follows:

<u>ACCOUNT/DESCRIPTION</u>	<u>BUDGET</u> <u>7/27/20</u>	<u>INCREASE/</u> <u>(DECREASE)</u>	<u>AMENDED</u> <u>BUDGET</u>
<u>Source of Funds</u>			
18-1857-0000-49100 Debt Issue	- 0 -	\$22,608,521	\$22,608,521
<u>Use of Funds:</u>			
18-1857-0000-67200 Capital Improvements	\$174,000	\$22,608,521	\$22,782,521

20-8A-050

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Page 2

Respectfully submitted,

GENERAL SERVICES COMMITTEE

/s/ Jeremy Zajac  
Jeremy Zajac, Chair

/s/ Robert Potter  
Robert Potter, Vice Chair

/s/ Tom Brien  
Tom Brien

/s/ Brent Fox  
Brent Fox

/s/ Dave Homan  
Dave Homan

FINANCE COMMITTEE ENDORSEMENT

Reviewed and approved on a vote of 5-0

/s/Mary Mawhinney                      8/13/2020  
Mary Mawhinney, Chair                      Date

FISCAL NOTE:

This resolution authorizes the use of debt to fund the renovation of 1717 Center Ave.

*/s/ Sherry Oja*

Sherry Oja  
Finance Director

ADMINISTRATIVE NOTE:

I recommend that we move forward with this project, despite the increase in costs. Significant effort has been put into developing the current plan, and I do not think re-bidding or a significant rework of the project will result in a lower cost or deliver the project the County needs in the long term. In addition, the longer the County occupies the Health Care Center building the more we will face unplanned costs for maintenance. Given the increased level of borrowing that will be necessary for this project, in future budgets the County may want to reconsider timelines for other projects currently included in the facilities master plan.

*/s/ Josh Smith*

Josh Smith  
County Administrator

LEGAL NOTE:

The County Board is authorized to take this action pursuant to secs. 59.01 and 59.51, Wis. Stats. In addition, sec. 59.52(29), Wis. Stats. Requires the project to be let to the lowest responsible bidder. Pursuant to sec. 66.0901(4), Wis. Stats., the County may reject any bid when it is not satisfied with the sufficiency of a bidders proof of responsibility. As an amendment to the adopted 2020 County Budget, this Resolution requires a 2/3 vote of the entire membership of the County Board pursuant to sec. 65.90(5)(a), Wis. Stats.

*/s/ Richard Greenlee*

Richard Greenlee  
Corporation Counsel

## Executive Summary

### Awarding the Contract for the Renovation of 1717 Center Avenue Building and Amending the 2020 Facilities Management Capital Budget

The resolution before you awards a contract for renovation of 1717 Center Avenue project, which consolidates many Human Services programs, such as Adult Protective Services, Aging and Disability Resources, Child Protective Services, Children's Long Term Support, Community Support Program, Comprehensive Community Services, Crisis, Economic Support Services, Outpatient Services, Treatment Court Services, and Youth Justice. Other programs that are not under our Human Services Department programs are the current Council on Aging, Job Center programs, Aver Health, Genoa Healthcare, Professional Services Group and Justice Point.

Bids were solicited with eight contractors responding. The two lowest bids were rejected based on the following.

#### Bid of Pacific Construction Service, LLC

Bidders were required to complete and submit with their Bid, the Bidders Qualification Statement provided in the bid specification packet. As part of that qualifications statement, bidders were required to list projects they had completed that were of similar size and scope to this bid project. The apparent low bidder, Pacific Construction Services LLC, listed two projects under the section for projects of equal scope (size/cost) indicating that they had been the contractor on both projects. The Director of Facilities Management contacted the references for both projects.

- Project 1: US Army Corps of Engineers, Fort Sheridan Army Reserve Center, Kevin Finley Rating 5 out of 10
  - This reference indicated that the contract was not with Pacific Construction LLC, but was with Accel/Pacific JV LLC.
  - On July 13, 2020, the Rock County Purchasing Manager requested clarification from Pacific Construction via e-mail as to their relationship with Accel and what specific way Pacific Construction contributed to the completion of the project.
  - Pacific Construction responded to this request on July 16, 2020.
  - The Purchasing Manager, Facilities Management Director, Corporation Counsel and County Administrator reviewed the response and are in agreement that the additional information supplied by Pacific Construction, did not clearly identify the role Pacific Construction LLC performed on this project.
- Project 2: Chicago Food, Andrew Hong - Rating 10 out of 10
  - This reference was extremely happy with Pacific Construction but their project was not of the same size (square footage) or scope (cost) as Rock County's project. One of the projects that Pacific completed for them was 90,000 square feet and one was 30,000 square feet. Our project is approximately 129,000 square feet. The cost for both these projects combined was approximately \$12 million and our project is over \$20 million.

Based on the fact that Pacific Construction LLC did not meet the requirement of having completed work of similar size and scope to the Human Services Office Building Renovation, and did not meet the requirement of establishing that Pacific Construction Services was a responsible bidder, as such, its bid was rejected.

#### Bid of Osman Construction Corporation

The second low bidder, Osman Construction Corporation, included a separate letter submitted with their bid referencing Clarifications and Alternates and listing several items they excluded from the base bid.

- Osman omitted a Knightwall Rainscreen Attachment System which was required by the bid specifications.
- Osman omitted water proofing under the concrete floor as required by the structural foundation plans.
- Osman proposed to use existing stone instead of new stone for concrete slab. This requirement was addressed by Addendum 3, which stated, "civil specs currently do not allow for crushed concrete to be used as base course."

- Pursuant to spec 9 72-16.10, contractor was to supply VWC-8 vinyl wall covering. Osman incorrectly stated that this was to be owner supplied.
- Osman listed the Moisture Mitigation System as per spec 09 65 00 2.1 as being, "if required" and additionally \$2 per square ft. This system was required as a part of the base bid.

Accordingly, this bid was rejected based on not providing what was required in the specifications. The Architect/Engineering Firm, Purchasing Manager, Facilities Management Director, Corporation Counsel and County Administrator all reviewed the exclusions and alternates and are in agreement that this bid should be rejected.

**Bid of JP Cullen & Sons Inc.**

The third low Bidder, JP Cullen & Sons Inc., included two items for clarification with their bid. JP Cullen stated

1. Per addendum number three, you requested us to clarify whether we were using wire mesh or fiber mesh in the concrete. Our bid includes fiber mesh reinforcing at a rate of three pounds per cubic yard.
2. Spec section 03 30 00 Cast in Place Concrete calls for a 15 mil Stego vapor barrier while section - 07 13 00 calls for 1.2mm Preprufe waterproofing membrane. We are in compliance with 03 3000 because we believe that was your intent (Preprufe is used in underground structures with a groundwater problem).

These clarifications were reviewed by the Architect and determined to meet the requirements of the specifications and determined to be the lowest responsible bidder in accordance with Wis. Stat. § 66.0901(1m)(a)2.

The Director of Facilities Management is recommending awarding the bid to the lowest, most responsive and responsible bidder which is JP Cullen and Sons located in Janesville Wisconsin in the amount of \$ 21,531,921. This resolution also approves a \$1,076,600 contingency fund for any unforeseeable issues that may arise. This cost does not include the furniture cost which will be purchased through Rock County's contracted furniture supplier. All the bids were higher than projected. Original proposal estimated renovation to be \$16,000,000 including furniture. The variance is due to the increase in the program space, higher level of security controls, conference room space, AV technology, IT infrastructure, and parking lot redesign. This was identified during the design development phase.



BID SUMMARY FORM

BID NUMBER: 2020-22  
 BID NAME: HUMAN SERVICES BUILDING RENOVATION  
 BID DUE DATE: JUNE 16, 2020 - 1:30 P.M.  
 DEPARTMENT: FACILITIES MANAGEMENT

	PACIFIC CONSTRUCTION CHICAGO IL	OSMAN CONSTRUCTION ARLINGTON HEIGHTS IL	JP CULLEN & SONS JAMESVILLE WI	CORPORATE CONTRACTORS BELLEVILLE WI	GILBANK CONSTRUCTION CLINTON WI	CAMOSY CONSTRUCTION KEOSHAU WI	SCHERRER CONSTRUCTION BURLINGTON WI	VOGEL BROTHERS MADISON WI
BASE BID	18,999,068.00	20,999,000.00	21,379,921.00	21,840,000.00	22,479,000.00	23,784,000.00	24,418,077.00	24,440,000.00
ALTERNATE 1	192,000.00	199,644.00	152,000.00	158,000.00	169,000.00	160,850.00	155,495.00	162,000.00
TOTAL BID	\$ 19,191,068.00	\$ 21,155,644.00	\$ 21,531,921.00	\$ 21,998,000.00	\$ 22,648,000.00	\$ 23,944,850.00	\$ 24,573,572.00	\$ 24,602,000.00
BID BOND	YES	YES	YES	YES	YES	YES	YES	YES
QUALIFICATIONS	YES	YES	YES	YES	YES	YES	YES	YES
ADDENDA 1 & 2 & 3	YES	YES	YES	YES	YES	YES	YES	YES
START DATE	AUGUST 2020	JUNE 2020	JUNE 2020	JULY 2020	JULY 2020	JULY 2020	AUGUST 2020	AUGUST 2020
COMPLETION	APRIL 2021	NOVEMBER 2021	JUNE 2021	JULY 2021	NOVEMBER 2021	SEPTEMBER 2021	SEPTEMBER 2021	NOVEMBER 2021

Invitation to Bid was advertised in the Janesville Gazette and on the Internet.  
 Alternate 1 - Mill and overlay existing pavement.

PREPARED BY: JODI MILLIS, PURCHASING MANAGER  
 DEPARTMENT HEAD RECOMMENDATION: JPCullen and Sons

SIGNATURE: *Brent Sutherland* DATE: 7/27/2020

GOVERNING COMMITTEE APPROVAL: \_\_\_\_\_ VOTE: \_\_\_\_\_ DATE: \_\_\_\_\_

