

RESOLUTION  
ROCK COUNTY BOARD OF SUPERVISORS

SHERIFF ROBERT D. SPODEN

INITIATED BY

PUBLIC SAFETY & JUSTICE &  
GENERAL SERVICES  
COMMITTEES

SUBMITTED BY



Cmdr. Thomas W. Gehl

DRAFTED BY

March 8, 2010

DATE DRAFTED

AWARDING CONTRACT FOR CONSTRUCTION  
OF PHASE ONE – JAIL RENOVATION PROJECT

1 WHEREAS, the design team for Phase One of the Rock County Jail Renovation Project, composed of  
 2 the architectural firm of Potter Lawson and their consultants, owner's representatives from the Samuel's  
 3 Group, and staff from the Rock County Sheriff's Office, completed construction documents for the  
 4 project; and,  
 5  
 6 WHEREAS, bids were solicited for the base project and three alternates; and,  
 7  
 8 WHEREAS, seven general contractors submitted bids for the base project and alternates which were  
 9 reviewed by the Purchasing Division, Sheriff's Office staff and the Samuels Group; and,  
 10  
 11 WHEREAS, Tri-North Builders of Fitchburg, Wisconsin, was determined to be the lowest qualified  
 12 bidder; and,  
 13  
 14 WHEREAS, contingency funds are needed to cover unforeseen conditions and necessary changes that  
 15 may arise throughout the course of the project; and,  
 16  
 17 WHEREAS, current County Board Rules specifying that all change orders over \$10,000 must be  
 18 approved by the full County Board may cause additional project costs by delaying construction progress.  
 19  
 20 NOW, THEREFORE, BE IT RESOLVED that the Rock County Board of Supervisors duly  
 21 assembled this 25<sup>th</sup> day of March, 2010, does hereby award a contract for  
 22 construction of Phase One of the Jail Renovation Project to the lowest qualified bidder, Tri-North  
 23 Builders of Fitchburg, Wisconsin, in the amount of \$5,796,500; and,  
 24  
 25 BE IT FURTHER RESOLVED, that two separate contingency funds be established, one to address  
 26 unforeseen conditions in the amount of \$289,825, and the other to address owner-directed changes in the  
 27 amount of \$289,825; and,  
 28  
 29 BE IT FINALLY RESOLVED, that the General Services Committee be delegated authority to approve  
 30 all change orders for Phase One of the Jail Renovation Project and report any change orders over  
 31 \$10,000 to the Rock County Board of Supervisors at its regularly scheduled meetings.

10-3B-520

Respectfully Submitted,

PUBLIC SAFETY & JUSTICE COMMITTEE

Ivan Collins  
Ivan Collins, Chair

Absent  
Brian Knudson, Vice Chair

Mary Beaver  
Mary Beaver

Henry Brill  
Henry Brill

Larry Wiedenfeld  
Larry Wiedenfeld

GENERAL SERVICES COMMITTEE

Philip Owens, Jr.  
Philip Owens, Jr., Chair

Henry Brill  
Henry Brill, Vice Chair

Ivan Collins  
Ivan Collins

Ronald Combs  
Ronald Combs

Mary Mawhinney  
Mary Mawhinney



### EXECUTIVE SUMMARY

On October 22, 2009, the Rock County Board of Supervisors approved moving into the construction documents and bidding phase of the Rock County Jail Renovation Project. As a result of that action, construction documents were completed and bids solicited for the project. When bids were received, Tri-North Builders of Fitchburg, Wisconsin was determined to be the lowest qualified bidder. Their base bid for Phase One of the project was \$5,708,000, which includes construction of a booking addition and sally port, renovation of the medical area, updating security electronics, a new fire alarm system, and replacement of kitchen equipment.

Along with the base bid for the project, three alternate bids were also solicited. These alternates, along with Tri-North's bids, were as follows: paving of a temporary access road to the area of the emergency vehicle storage garage, impound lot and Sheriff's vehicle parking area (\$13,500); addition of surveillance cameras in existing pod dayrooms to satisfy anticipated federal Prison Rape Elimination Act (PREA) requirements (\$60,000); and moving the current boat storage garage off site, for future reuse at the community garden (\$15,000). These alternate bids are recommended, bringing the cost of the bid award to \$5,796,500. Sufficient sales tax proceeds that have been collected for this purpose are available to cover these costs, and no borrowing will be necessary.

In addition to approving Phase One renovations and all three alternates, this resolution creates two contingency funds. One contingency fund is designed to provide supplementary resources to address any unforeseen conditions or necessary changes that are discovered throughout the course of the project and would be established in the amount of \$289,825 or 5 % of the total construction costs. An example of this type of need involves soil conditions at the construction site. It is known that there probably will be some unsuitable soils found during the initial stages of construction. Instead of bidding for the replacement of all soil at the site with engineered soils, it was determined that it would be less expensive for the County to have an engineer on-site to test soil as it is excavated. If some soil is found that needs replacement, it will be cheaper to only replace that soil than it would have been to bid for replacing it all. However, the replacement of only the unsuitable soil will be a change order, to be paid from the contingency.

The second contingency fund would be used for owner-directed changes. These types of changes, which would also be approved through the change order process, are those that are not necessary for structural or construction purposes, but rather are improvements recommended by the project team—including staff from the Sheriff's Office—that in their opinion are necessary to improve the functioning of the facility. An example could be if review of workflow determined that an additional computer workstation would be desirable and an additional data port, not included in the design, needed to be installed. This contingency fund would be established in the amount of \$289,825, or 5% of total construction costs. The Samuels Group has suggested having two separate contingency funds to allow for better tracking of change orders, even though both will be funded from the same project account.

Finally, this resolution delegates authority to approve all change orders on this project to the General Services Committee of the Rock County Board of Supervisors. Current County Board Rules specify that change orders over \$10,000 are to be approved by the full County Board. However, in certain circumstances, such as those involving unsuitable soils as described above, a delay in approving change orders may have the effect of shutting the project down for a period. Delays of this type could have large cost implications for the overall cost of the project. The flexibility of convening a smaller committee to address change orders would allow the County to respond more quickly to unforeseen conditions and save overall construction costs.



PROJECT NUMBER: #2010-13  
 PROJECT NAME: ROCK COUNTY JAIL EXPANSION & RENOVATION  
 BID DUE DATE: FEBRUARY 22, 2010 - 1:30 P.M.

	TRI-NORTH BUILDERS	JP CULLEN	MIRON	VJS	KRAEMER	CREATIVE CONSTRUCTORS	KLOBUCAR
BID BOND	YES	YES	YES	YES	YES	YES	YES
ADDENDA 1 & 2	YES	YES	YES	YES	YES	YES	YES
BASE BID	5,708,000.00	5,730,648.00	5,842,000.00	5,889,646.00	5,964,000.00	6,049,800.00	6,260,000.00
PART 1	1,326,000.00	1,207,358.00	1,559,000.00	1,347,020.00	1,463,800.00	1,290,000.00	1,000,000.00
PART 2	4,382,000.00	4,523,290.00	4,283,000.00	4,542,626.00	4,500,200.00	4,759,800.00	5,260,000.00
ALTERNATE 1	13,500.00	13,276.00	16,600.00	19,294.00	21,500.00	14,500.00	15,470.00
ALTERNATE 2	60,000.00	47,596.00	48,400.00	46,521.00	47,500.00	50,000.00	69,000.00
ALTERNATE 3	15,000.00	19,018.00	14,500.00	11,370.00	15,500.00	27,000.00	10,470.00
<b>TOTAL BID WITH ALTERNATES</b>	<b>\$ 5,796,500.00</b>	<b>\$ 5,810,538.00</b>	<b>\$ 5,921,500.00</b>	<b>\$ 5,966,831.00</b>	<b>\$ 6,048,500.00</b>	<b>\$ 6,141,300.00</b>	<b>\$ 6,354,940.00</b>
ESTIMATED START DATE	3/15/10	3/15/10	3/15/10	3/15/10	3/15/10	3/15/10	4/1/10
ESTIMATED COMPLETION	10/31/11	10/14/11	10/3/11	6/30/11	6/1/10	8/30/10	10/31/11

Invitation to Bid was advertised in the Janesville Gazette and on the Internet.

PART 1 – OWNER DIRECT PURCHASES MADE THROUGH CONTRACTOR EXEMPT FROM TAX  
 PART 2 - COSTS EXCLUDED FROM PART 1 TO PERFORM ALL WORK  
 TOTAL OF PART 1 AND 2 EQUALS THE BASE BID

ALTERNATE 1 – SHERIFF'S ACCESS ROAD SHALL REMAIN IN LIEU OF REMOVAL AND RESTORATION OF LAWN AREA.  
 ALTERNATE 2 – PROVIDE ALL WORK REQUIRED TO FURNISH AND INSTALL SECURITY CAMERAS IN EXISTING DAY ROOMS.  
 ALTERNATE 3 – PROVIDE ALL WORK REQUIRED TO MOVE EXISTING BOAT STORAGE BUILDING.

PREPARED BY: JODI L. MILLIS, PURCHASING MANAGER

DEPARTMENT HEAD RECOMMENDATION: TRI-NORTH BUILDERS, MADISON WI

SIGNATURE: *Robert Spod*

03-15-10

DATE

GOVERNING COMMITTEE APPROVAL:

*Approval*

4-0

VOTE

03-15-2010

DATE

PURCHASING PROCEDURAL ENDORSEMENT:

*Robert Spod*

CHAIR

5-0

VOTE

3-16-10

DATE