

**RESOLUTION  
ROCK COUNTY BOARD OF SUPERVISORS**

The General Services Committee  
INITIATED BY



Brent Sutherland- Director of  
Facilities Management  
DRAFTED BY

The General Services Committee  
SUBMITTED BY

June 25, 2021  
DATE DRAFTED

**Retaining JP Cullen for Pre-Construction & Construction Manager Services  
for the Law Enforcement Services Addition/ Jail Renovation Project**

- 1 **WHEREAS**, the Rock County Board of Supervisors approved moving forward with engineering and
- 2 design work for the Law Enforcement Services addition/ Jail renovation project; and,
- 3
- 4 **WHEREAS**, due to the size of the project Facilities Management is recommending hiring a construction
- 5 company to provide pre-construction and construction manager services for this project; and,
- 6
- 7 **WHEREAS**, three experienced construction companies were selected by RFP and invited to give a
- 8 presentation; and,
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- 10 **WHEREAS**, an evaluation team of six Rock County staff and Venture Architect was put together
- 11 representing, Facilities Management, the Sheriff’s Office, Purchasing, Administration and Architect; and,
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- 13 **WHEREAS**, the six county employees completed a score card for each construction company. Our
- 14 Architect did not score only advised and helped answered staff questions; and,
- 15
- 16 **WHEREAS**, JP Cullen obtained the highest score and was chosen for these services; and,
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- 18 **WHEREAS**, there is no charge for the pre-construction services which will be performed in 2021; and,
- 19
- 20 **WHEREAS**, the Construction Manager services cost including general conditions cost is \$3,795,057 for
- 21 this project which will be performed and in 2022-2025 and was included in the total project cost estimate
- 22 of \$96,600,000.
- 23
- 24 **NOW, THEREFORE, BE IT RESOLVED** by the Rock County Board of Supervisors duly assembled
- 25 this 8th day of July, 2021, that a contract for construction management
- 26 services be awarded to JP Cullen, of Janesville, WI, in the amount of \$3,795,057.

Respectfully submitted,

GENERAL SERVICES COMMITTEE

/s/Robert Potter  
Robert Potter, Chair

/s/Tom Brien  
Tom Brien, Vice Chair

absent  
Brent Fox

/s/Dave Homan  
Dave Homan

/s/William Wilson  
William Wilson

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LEGAL NOTE:

The County Board is authorized to take this action pursuant to secs. 59.01 and 59.51, Wis. Stats. Professional services are not subject to bidding requirements of sec. 59.52(29), Wis. Stats.

s/Richard Greenlee

Richard Greenlee  
Corporation Counsel

FISCAL NOTE:

A funding source for this project will need to be identified and included in the 2022 budget.

/s/Sherry Oja

Sherry Oja  
Finance Director

ADMINISTRATIVE NOTE:

Recommended.

/s/Josh Smith

Josh Smith  
County Administrator

## **Executive Summary**

### **Retaining JP Cullen for Pre-Construction & Construction Manager Services for the Law Enforcement Services Addition/ Jail Renovation Project**

The resolution before you awards a contract to JP Cullen of Janesville, Wisconsin, for pre-construction services in 2021 and Construction Manager services in 2022-2025.

Rock County Facilities Management is recommending utilizing a construction company to provide pre-construction services and construction manager services for this project due to its size. Hiring a Construction Manager this project will not be bid out to a General Contractor. Each section of work performed will be bid separately in a sealed bid and opened by Rock County Purchasing per State Statutes. This is an option that is typically used by State as well as County Government for larger projects. This method helps to keep it on schedule and within budget.

Three construction companies experienced in working on government projects were selected to submit an RFP and give a presentation. Rock County put together a seven-person evaluation team representing Facilities Management, Administration, Purchasing, the Sheriff's Office, and Venture Architect. Score cards were completed by the evaluation team. Except for the Architect who participated to help advise the evaluation team.

The cost for the pre-construction services which will be performed in 2021 will be no cost. The Construction Manager and general conditions cost will come during construction in 2022-2025. The Construction Manager cost is \$673,260 and the general conditions cost which includes all the additional costs such as job trailer, porta-potties, temporary power, Superintendent, etc. is \$3,121,797 for a total cost of \$3,795,05.

This cost was included in the total project cost estimate of \$96,600,000.