

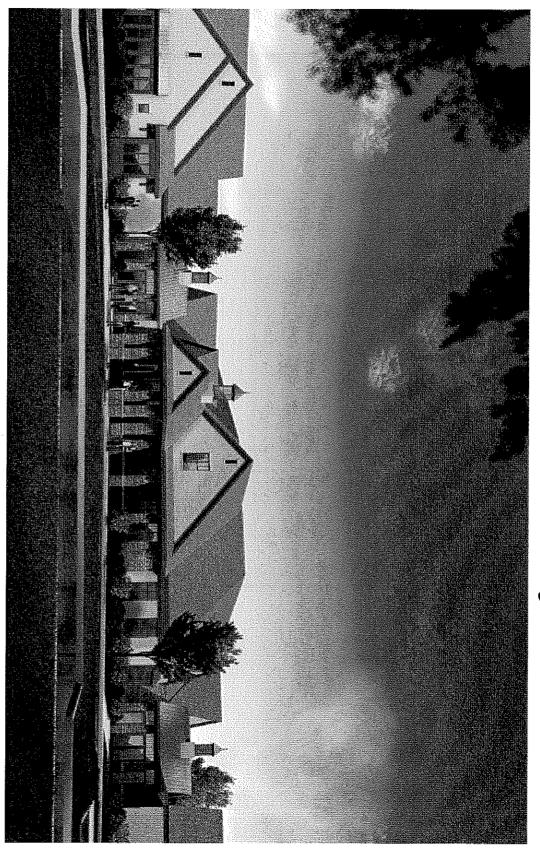
Board of Supervisors 51 South Main Street Janesville, WI 53545 (608)757-5510 Fax (608)757-5511

### FINANCE / GENERAL SERVICES / HEALTH SERVICES COMMITTEES FRIDAY, SEPTEMBER 2, 2011 - 8:00 A.M. CONFERENCE ROOM N-1 / N-2 - FIFTH FLOOR ROCK COUNTY COURTHOUSE-EAST

### Agenda

- 1. Call to Order and Approval of Agenda
- 2. Citizen Participation, Communications and Announcements
- 3. Rock Haven Facility Highlights
- 4. Presentation of Bid Results and Project Financing
- 5. Resolutions
  - A. Amending the 2011 Budget to Provide Funding for the Construction of New Skilled Nursing Home (General Services & Health Services Committees) (Resolution with dollar amounts will be provided at the Meeting)
  - B. Awarding Contract for Construction of the Rock Haven Replacement Facility Project (General Services & Health Services Committees) (Resolution with information will be provided at the Meeting)
  - C. Authorizing Owner's Representative Services Contract with The Samuels Group for the Construction Phase of the Rock Have Replacement Facility Project (General Services & Health Services Committees)
  - D. Authorizing Architect Services Contract with Eppstein Uhen for the Construction Phase of the Rock Haven Replacement Facility Project (General Services & Health Services Committees)
  - E. Initial Resolution Authorizing General Obligation Bonds in an Amount Not to Exceed \$ (Finance Committee only) (Resolution with dollar amounts will be provided at the Meeting)
- 6. Review of Resolutions
  - A. Amending the 2011 Budget to Provide Funding for the Construction of New Skilled Nursing Home (Finance Committee Endorsement) (Resolution with dollar amounts will be provided at the Meeting)
  - B. Awarding Contract for Construction of the Rock Haven Replacement Facility Project (Finance Committee Purchasing Procedural Endorsement) (Resolution with information will be provided at the Meeting)
  - C. Authorizing Owner's Representative Services Contract with The Samuels Group for the Construction Phase of the Rock Have Replacement Facility Project (Finance Committee Purchasing Procedural Endorsement)
  - D. Authorizing Architect Services Contract with Eppstein Uhen for the Construction Phase of the Rock Haven Replacement Facility Project (Finance Committee Purchasing Procedural Endorsement).
- 7. Bills/Encumbrances/Pre-Approved Encumbrance Amendments (General Services & Finance Committees)
- 8. Adjournment

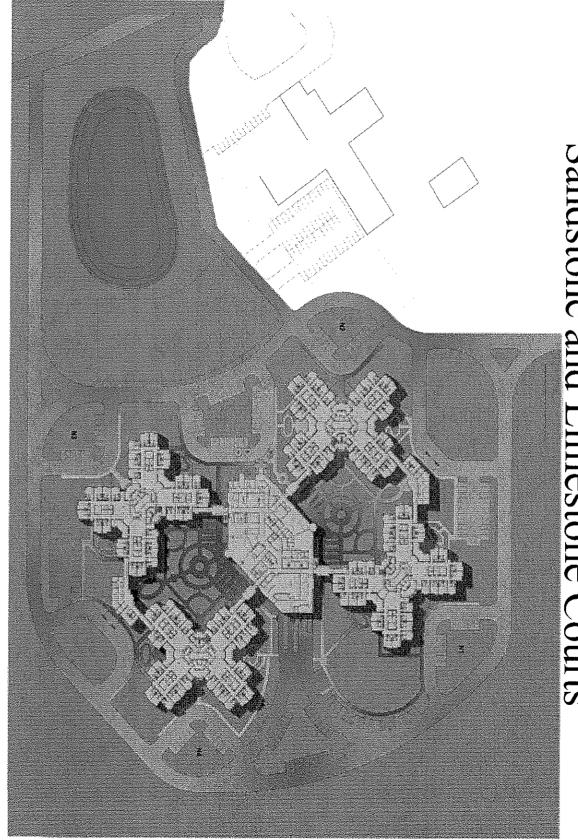
## Our new facility



# Rock Haven Replacement

- August 2, 2011 Out for bids.
- August 26, 2011 Bids due.
- September 2, 2011 Joint Meeting of Services Committees. Finance, General Services and Health
- September 8, 2011 County Board action.
- September 26, 2011 Ground breaking
- November 2012 We move in!

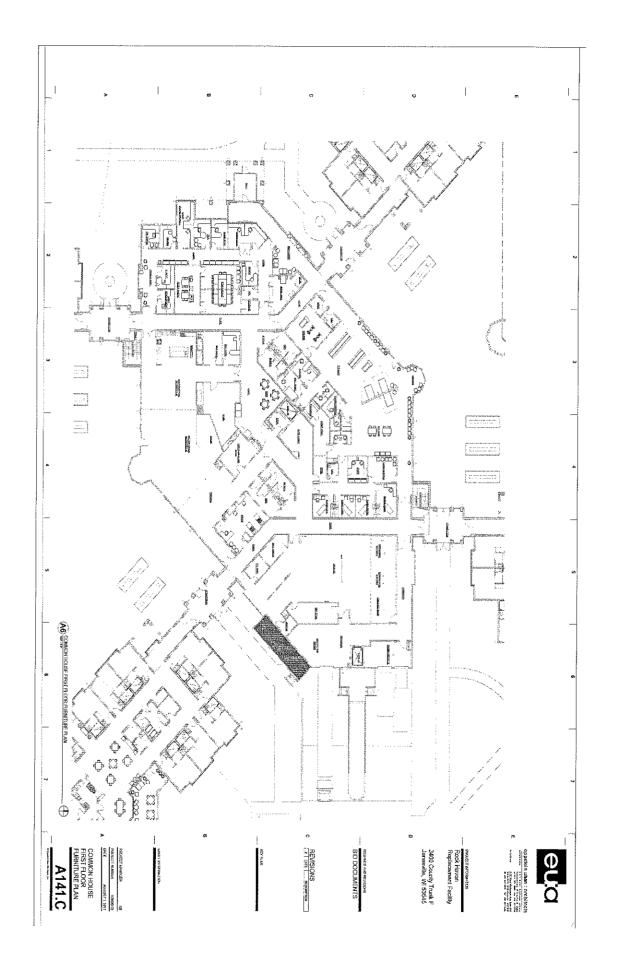
# 3400 North Hwy F Sandstone and Limestone Courts



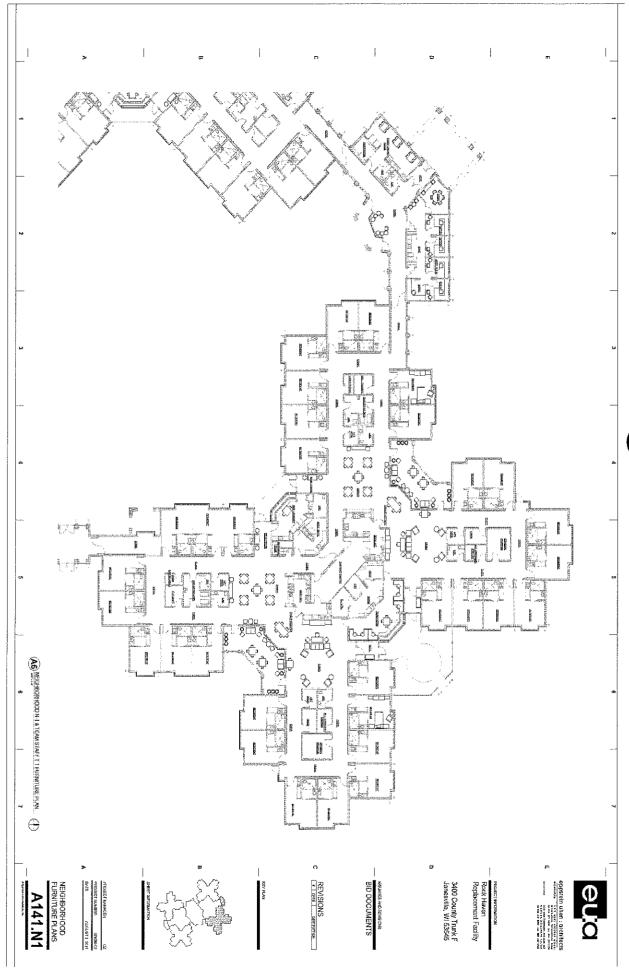
## The Commons Area

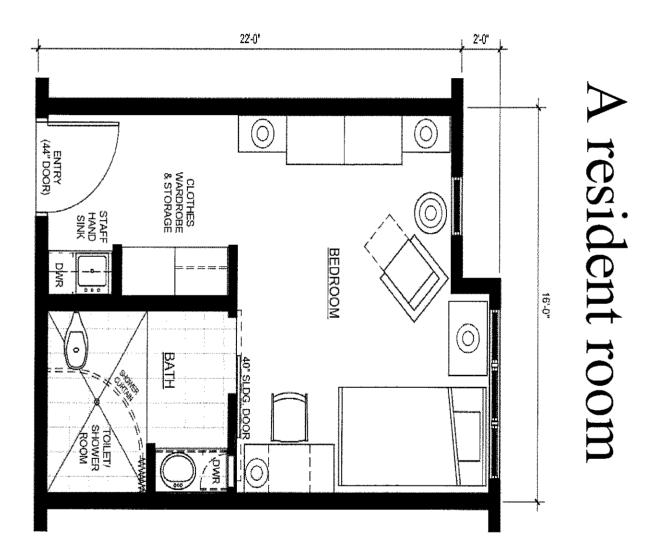
- Administration and Finance
- Therapy and clinic
- Social room/training room and staff restrooms.
- Main kitchen
- Beauty shop
- Loading dock area
- Service elevators

## The Commons Area



## A Neighborhood





### The household

- 16 resident rooms
- Living room
- Dining room
- Kitchen and pantry
- Three season room and activity area
- Spa and resident laundry
- Staff work spaces

### Security plans

- Surveillance cameras with intercom system and the door. ability to buzz anyone in, someone must answer monitors in the neighborhood staff rooms. No
- Staff "swipe card" access only.
- Staff keys inside facility.
- Delayed egress doors to outside (emergency exit). Once out, you cannot reenter.
- Delayed egress doors leaving unit.

# Neighborhood staff room

- Computer stations
- Paper charts to begin with and transition to computerized charting.
- Caretracker system for CNA charting
- Surveillance camera and intercom

### Team offices

- Covered ½ portico for resident pick-up.
- Staff parking and swipe card access.
- Staff break room and rest rooms.
- Staff coat room with purse lockers
- Nurse manager, social worker, MDS nurse offices and conference room.
- Lab supply area.

# Basement of commons

- Maintenance department
- Environmental services department
- Materials department
- DME, medical supplies, oxygen supplies, holiday decorations, confidential store room.
- rooms. Staff break room with coat/locker area and shower
- Staff rest rooms.

### Benthama The Basement Table Cartes WTH THE THE WASHEST THE PROPERTY (9V)

REVISIONS
\*\*[DVIE] Description

3400 County Trunk F Jamesville, WI 53545

Rock Haven Replacement Facility

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COMMON HOUSE
BASEMENT
FURNITURE PLAN
A140.C

## The ring road area

- Trees and shrubs, low mow grass areas and prairie grass areas
- Exterior lighting and signage
- Retention pond
- Geothermal field area
- Bus stop

### The courtyards

- Cement work
- Grass areas
- Trees and shrubs
- "Gazebo" garden shed
- Areas to develop flower beds
- Lighted flag pole
- Exterior lighting and outlets for decorating

RESOLUTION NO.	
TERRETAIN INC.	

AGENDA NO.	
ACIDINDA INC.	

### RESOLUTION ROCK COUNTY BOARD OF SUPERVISORS

HEALTH SERVICES AND GENERAL SERVICES COMMITTEES INITIATED BY



Jeffrey A. Smith DRAFTED BY

August 24, 2011 DATE DRAFTED

HEALTH SERVICES AND GENERAL SERVICES COMMITTEES SUBMITTED BY

Mary Beaver

Robert Fizzell

Brent Fox

Amending the 2011 Budget to Provide Funding for the Construction of the  New Skilled Nursing Home				
WHEREAS, the General Services as authorize the construction of a replace			at the County Board	
WHEREAS, the 2011 adopted budg facility.	et must be amended to	provide the funding a	opropriations for this	
NOW, THEREFORE, BE IT R assembled this day of _ Project be amended as follows:		Rock County Board o		
Account/Description Source of Funds 18-1851-0000-49200/ Bond Issued	Budget at 9/1/2011	Increase ( <u>Decrease)</u>	Amended <u>Budget</u>	
Use of Funds 18-1851-0000-67200/ Capital Improvements	1,540,000			
Respectfully Submitted,				
HEALTH SERVICES COMMITTEE		GENERAL SERVICES	S COMMITTEE	
Betty Jo Bussie, Chair		Phillip Owens, Chair		
Anna Marie Johnson, Vice Chair		Henry Brill, Vice Chair		

Ronald Combs

Jason Heidenreich

Mary Mawhinney

### Amending the 2011 Budget to Provide Funding for the Construction of the New **Skilled Nursing Home** Page 2

FINANCE COMMITTEE ENDORSEMENT
Reviewed and approved on a vote of
Mary Mawhinney, Chair
FISCAL NOTE:
This resolution amends the 2011 budget to provide the budgetary authority to construct and equip a replacement facility for Rock Haven. It is anticipated this capital project will be funded by one or more tax-exempt or taxable bonds.  Jeffrey A. Smith Finance Director
LEGAL NOTE:
As an amendment to the adopted 2011 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.  Jeffrey S. Kuglitsch Corporation Counsel
ADMINISTRATIVE NOTE: Recommended.

Craig\_Kautson

County Administrator

RESOLUTION NO.	AGENDA NO.
1	TODITIO.

### RESOLUTION ROCK COUNTY BOARD OF SUPERVISORS

HEALTH SERVICES AND GENERAL SERVICES COMMITTEES INITIATED BY



Randy Terronez DRAFTED BY

August 15, 2011 DATE DRAFTED

HEALTH SERVICES AND GENERAL SERVICES COMMITTEES SUBMITTED BY

### AWARDING CONTRACT FOR CONSTRUCTION OF THE ROCK HAVEN REPLACEMENT FACILITY PROJECT

1	WHEREAS, the County wishes to build a new nursing home to continue caring for Rock County citizens
2	with chronic mental illness, developmentally disabilities and health concerns; and,
3	
4	WHEREAS, the design team for the Rock Haven Facility Replacement Project composed of the
5	Architect Eppstein Uhen, Owners Representative The Samuels Group, and County staff have completed
6	the construction document phase of the Rock Haven Facility Replacement Project; and,
7 8	WHEREAS, bids were solicited for the base project and alternates; and,
9	The state of the source of the base project and alternates, and,
10	WHEREAS, general contractors submitted bids which were reviewed by the design team; and,
11	
12	WHEREAS, (General Contractor) was determined to be the lowest qualified
13	bidder; and,
14	
15	WHEREAS, current County Board Rules specifying that all change orders over \$10,000 must be
16	approved by the full County Board may cause additional project costs by delaying construction
17	progress.
18	NOW MYTEREDORE DE LE RECOLUEN AL A. D. L. C
19	NOW, THEREFORE, BE IT RESOLVED, that the Rock County Board of Supervisors duly
20	assembled this day of, 2011 does hereby award a contract for
21	construction of the Rock Haven Facility Replacement Project to the lowest qualified bidder,in the amount of \$;
23	, and that the time of time of the time of time of the time of the time of the time of time of time of the time of
24	BE IT FURTHER RESOLVED, that two separate contingency funds be established, one to address
25	soil conditions and unforeseen conditions in the amount of \$, and the other to address
26	owner-directed changes in the amount of \$; and,
27	· · · · · · · · · · · · · · · · · · ·
28	BE IT FINALLY RESOLVED, that the General Services Committee be delegated authority to
29	approve all change orders for the Rock Haven Facility Replacement Project and report any change
30	orders over \$10,000 to the Rock County Board of Supervisors at its regularly scheduled meetings.

AUTHORIZING CONTRACT FOR CONSTRUCTION PHASE OF THE ROCK HAVEN REPLACEMENT FACILITY PROJECT Page 2

Respectfully Submitted,

HEALTH SERVICES COMMITTEE

Betty Jo Bussie, Chair

Phillip Owens, Chair

Anna Marie Johnson, Vice Chair

Henry Brill, Vice Chair

Mary Beaver

Ronald Combs

General Services Committee

Phillip Owens, Chair

Henry Brill, Vice Chair

Mary Beaver

Ronald Combs

Mary Mawhinney

Mary Mawhinney

PURCHASING PROCEDURAL ENDORSEMENT

Reviewed and approved on a vote of \_\_\_\_\_\_.

Mary Mawhinney, Chair

AGENDA NO.	
コンレいレココン	

### RESOLUTION ROCK COUNTY BOARD OF SUPERVISORS

**HEALTH SERVICES AND GENERAL SERVICES COMMITTEES** INITIATED BY



Randy Terronez DRAFTED BY

August 15, 2011 DATE DRAFTED

GENERAL SERVICES COMMITTEE AND HEALTH SERVICES COMMITTEES SUBMITTED BY

### AUTHORIZING OWNER'S REPRESENTATIVE SERVICES CONTRACT WITH THE

RUCK HAVEN REPLAC	E CONSTRUCTION PHASE OF THE CEMENT FACILITY PROJECT
WHEREAS, the County wishes to build a ne citizens with chronic mental illness, developm	ew nursing home to continue caring for Rock County nental disabilities and health concerns; and,
WHEREAS, the construction document phas been completed; and,	se of the Rock Haven Replacement Facility Project has
WHEREAS, The Samuels Group is willing for the construction phase of the Rock Haver	and able to provide owners representative services n Facility Replacement Project.
	D, that the Rock County Board of Supervisors duly, 2011 does hereby authorize a contract rase services in an amount not to exceed \$362,032.
RESPECTFULLY SUBMITTED,	
HEALTH SERVICES COMMITTEE	GENERAL SERVICES COMMITTEE
Betty Jo Bussie, Chair	Phillip Owens, Chair
Anna Marie Johnson, Vice Chair	Henry Brill, Vice Chair
Mary Beaver	Ronald Combs
Robert Fizzell	Jason Heidenreich
Brant Fox	Mary Mawhinney
	(TAVE
PURCHASING PROCEDURAL ENDORSEM	<u>VIEN I</u>

### AUTHORIZING OWNER'S REPRESENTATIVE SERVICES CONTRACT WITH THE SAMUELS GROUP FOR THE CONSTRUCTION PHASE OF THE ROCK HAVEN REPLACEMENT FACILITY PROJECT

Page 2

### FISCAL NOTE:

As of August 19, 2011, there is an unexpended, unencumbered balance of \$84,844 in the Rock Haven Building Project capital account 18-1851-0000-67200. Awarding of this contract is contingent upon the adoption of a resolution amending this capital account to provide sufficient funding for this and other contracts pertaining to building a new nursing home. It is anticipated that this capital account will be funded by future debt issues.

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. Professional services are not subject to bidding requirements of \$59.52(29), Stats.

Jeffrey S. Kuglitsch Corporation Counsel

### ADMINISTRATIVE NOTE:

Recommended.

Craig Knutson County Administrator

### EXECUTIVE SUMMARY

This	resolution	would	authorize	entering	into	a (	contract	with	The	Samuels	Group	as	the	Owner's
Repr	esentative f	for the c	onstructio	n phase o	f the I	Ro	ck Have	n Fac	ility l	Replacem	ent Proj	ect		

The contract with The Samuels Group would be in the amount of \$362,032.

Awarding the contract is contingent upon the County Board's adoption of a resolution amending the budget.

RESOLUTION NO.	AGENDA NO.
	11021131110

### RESOLUTION ROCK COUNTY BOARD OF SUPERVISORS

HEALTH SERVICES AND GENERAL SERVICES COMMITTEES INITIATED BY



Randy Terronez DRAFTED BY

August 15, 2011 DATE DRAFTED

HEALTH SERVICES AND GENERAL SERVICES COMMITTEES SUBMITTED BY

Mary Mawhinney, Chair

### AUTHORIZING ARCHITECT SERVICES CONTRACT WITH EPPSTEIN UHEN FOR THE CONSTRUCTION PHASE OF THE ROCK HAVEN REPLACEMENT FACILITY PROJECT

WHEREAS, the County wishes to build a new nu with chronic mental illness, developmentally disab	
WHEREAS, the construction document phase of ompleted; and,	the Rock Haven Facility Replacement Project has
WHEREAS, Eppstein Uhen is willing and able t facility Replacement Project.	o provide construction phase services for Rock l
NOW, THEREFORE, BE IT RESOLVED, the assembled this day of	, 2011 does hereby authorize a contract with Rock Haven Facility Replacement Project in an
Respectfully Submitted,	
HEALTH SERVICES COMMITTEE	GENERAL SERVICES COMMITTE
Betty Jo Bussie, Chair	Phillip Owens, Chair
Anna Marie Johnson, Vice Chair	Henry Brill, Vice Chair
Mary Beaver	Ronald Combs
Robert Fizzell	Jason Heidenreich
Brant Fox	Mary Mawhinney
PURCHASING PROCEDURAL ENDORSEME	<u>ENT</u>

### AUTHORIZING ARCHITECT SERVICES CONTRACT WITH EPPSTEIN UHEN FOR THE CONSTRUCTION PHASE OF THE ROCK HAVEN REPLACEMENT FACILITY PROJECT Page 2

### FISCAL NOTE:

As of August 19, 2011, there is an unexpended, unencumbered balance of \$84,844 in the Rock Haven Building Project capital account 18-1851-0000-67200. Awarding of this contract is contingent upon the adoption of a resolution amending this capital account to provide sufficient funding for this and other contracts pertaining to building a new nursing home. It is anticipated that this capital account will be funded by future debt issues.

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. Professional services are not subject to bidding requirements of 59.52(29), Stats,

Jeffrey J. Kuglitsch Gorporation Counsel

ADMINISTRATIVE NOTE:

Craig Knutson

County Administrator

### **EXECUTIVE SUMMARY**

This resolution would authorize entering into a contract with Epstein Uhen for the construction phase of the Rock Haven Facility Replacement Project.

The contract with Eppstein Uhen would be an amount not to exceed \$306,300 for construction phase services, plus reimbursable expenses not to exceed \$10,000.

Awarding the contract is contingent upon the County Board's adoption of a resolution amending the budget.

RESOLUTION NO.		AGENDA NO				
RESOLUTION ROCK COUNTY BOARD OF SUPERVISORS						
Finance Committee INITIATED BY Finance Committee SUBMITTED BY	TATE OF SECOND	Jeffrey A. Smith, Finance Director DRAFTED BY  August 10, 2011 DATE DRAFTED				
INITIAL RESOLUTION AUTHORIZING GENERAL OBLIGATION BONDS IN AN AMOUNT NOT TO EXCEED \$						
•	oudget, as amended by cement of Rock Haver		cludes			
5 the future issuance of debt; and,	ded in the Budget with	n the anticipation that it would be funde	d with			
7 WHEREAS, this project will have a issuance.	ave long-term benefit	s and is most appropriately funded b	y debt			
NOW, THEREFORE, BE IT RESOLVED, by the Rock County Board of Supervisors duly assembled this day of, 2011, that there shall be issued, pursuant to Chapter 67, Wisconsin Statutes, General Obligation Bonds in an amount not to exceed \$ , in one or more series of tax-exempt or taxable bonds, for constructing and equipping a replacement for the Rock Haven Nursing Home.						
Respectfully submitted,						
FINANCE COMMITTEE						

Mary Mawhinney, Chair

Sandra Kraft, Vice Chair

Mary Beaver

David Diestler

J. Russell Podzilni

### INITIAL RESOLUTION AUTHORIZING GENERAL OBLIGATION BONDS IN AN AMOUNT NOT TO EXCEED \$

PAGE 2

### FISCAL NOTE:

This resolution authorizes expenditures for the Rock Haven Building Project prior to actual debt issuance. If the County adopts this resolution, the project costs and issuance costs will be included in a subsequent resolution that authorizes the issuance of one or more tax-exempt or taxable bonds.

1993 Wisconsin Act 16 (the State Budget Bill) established property tax levy rate limits for Wisconsin Counties, beginning with the 1993 payable 1994 levy. The Wisconsin Department of Revenue's Administrative Rules authorize an increase in the debt levy rate under certain conditions, including resolutions authorizing debt issuance that are adopted by affirmative vote of at least three-fourths of the members of the County Board. The County Board may also approve the issuance of debt by adopting a resolution which provides a reasonable expectancy that the new debt will not cause the County to increase its debt levy rate. It is my opinion that the debt amortization that would be incurred upon issuance of debt for the projects included in this resolution would not exceed Rock County's debt levy rate as limited by Wisconsin Act 16.

Yeffrey A. Smith' Finance Director

### LEGAL NOTE:

This is only an initial resolution. Pursuant to sec. 67.05(10), Stats., the County Board, before issuing any contemplated long-term debt, must adopt a resolution levying a direct, annual tax sufficient in an amount to pay for the express purpose of paying the interest on such bonds as it falls due, and also to pay and discharge the principal thereof at maturity. That will happen at a later date.

A majority vote is necessary to adopt this resolution. However, a three-fourths vote of the "members-elect" would avoid any potential issue relative to the debt levy rate limit.

Jeffrey J. Kuglitsch Corporation Counsel

ADMINISTRATIVE NOTE:

Recommended.

Craig Knutson County Administrator

Account Number	Name	Yearly Pront Appropriation Spent	YTD Expenditure	Encumb Amount	Unencumb Balance	înv/Enc Amount	Total
1818510000-67200 ENC		1.540.000.00 115.0% 3251-PO# 08/18/11 -VN#0		617,660.51 JELS GROUP,THE	-231.455.80	362,032.00	
*** OVERDRAFT ***	TRANSFER REG	UIRED	CLOSING BAL	LANCE	-593,487.80		362,032.00
		ROCK HAVEN PRO	J PROG-TOTAL-	-P0		362,032.00	
I HAVE EXAMINED THE PRECEDING BILLS AND ENCUMBRANCES IN THE TOTAL AMOUNT OF \$362,032.00 INCURRED BY ROCK HAVEN BUILDING PROJECT. CLAIMS COVERING THE ITEMS ARE PROPER AND HAVE BEEN PREVIOUSLY FUNDED. THESE ITEMS ARE TO BE TREATED AS FOLLOWS A. BILLS AND ENCUMBRANCES OVER \$10,000 REFERRED TO THE COUNTY BOARD. B. BILLS UNDER \$10,000 TO BE PAID. C. ENCUMBRANCES UNDER \$10,000 TO BE PAID UPON ACCEPTANCE BY THE DEPARTMENT HEAD. GENERAL SERVICES  COMMITTEE APPROVES THE ABOVE. COM-APPROVAL  DEPT-						DEPT-HEAD	
		SEP	0 2 2011 DA	ATE			CHAIR

\*\*\* CONTINGENT ON COUNTY BOARD APPROVAL OF BUDGET AMENDMENT RESOLUTION ON SEPTEMBER 8, 2011 \*\*\*

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Page 1

·						
Account Number Name	Yearly Prcnt Appropriation Spent	YTD Expenditure	Encumb Amount	Unencumb Balance	Inv/Enc Amount	Total
1818510000-67200 CAPITAL IMPROV ENC R11	1.540.000.00 117.9% 03252-PO# 08/18/11 -VN#0		663.392.51 TEIN UHEN ARCHIT	-277,187.80 FECTS	316,300.00	
*** OVERDRAFT *** TRANSFER REG	UIRED	CLOSING BAL	ANCE	-593,487.80		316,300.00
	ROCK HAVEN PRO	J PROG-TOTAL-	PO		316,300.00	
A. 8ILLS AND ENCUMBRANCES OVER \$ B. 8ILLS UNDER \$10,000 TO BE PAI	OJECT. CLAIMS COVERING T THESE ITEMS ARE TO BE TR 10,000 REFERRED TO THE C D.	HE ITEMS ARE PRO EATED AS FOLLOWS OUNTY BOARD.	PER			
C. ENCUMBRANCES UNDER \$10,000 TO GENERAL SERVICES	BE PAID UPON ACCEPTANCE COMMITTEE APPROVES THE A					DEPT-HEAD

**SEP 0 2 2011** DATE\_\_\_\_\_\_CHAIR

\*\*\* CONTINGENT ON COUNTY BOARD APPROVAL OF BUDGET AMENDMENT RESOLUTION ON SEPTEMBER 8, 2011 \*\*\*

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