

RESOLUTION NO. 2021-__

Accepting Bid for Insulation of Storage Building at the Law Enforcement Training Facility.

Executive Summary

Jefferson County owns and operates a law enforcement training facility in Lake Mills located off of County Highway V. Currently the property is used for firearm qualification for the Sheriff's Department and partner law enforcement agencies. To facilitate additional training opportunities at this location, a storage building was built in 2020. The next phase of the planned work requires insulating the storage building.

A request for proposals was issued on March 3, 2021. Two sealed bids were received. The Building and Grounds Committee considered these bids at its meeting on August 3, 2021 and recommended forwarding this resolution to the County Board to accept the bid of BOS Design Builders as the lowest responsible bidder at a cost of \$25,585.61.

WHEREAS, the above Executive Summary is incorporated into this resolution, and

WHEREAS, bids were solicited to insulate and install liner panels in the storage building at the law enforcement training facility and

WHEREAS, the following bids were received:

BOS Design Builders - \$25,585.61

Advance Building Corporation - \$57,500

WHEREAS the Building and Grounds Committee has reviewed the bids and determined that BOS Design Builders is the lowest responsible bidder for the project, and

WHEREAS, the Building and Grounds Committee recommends accepting the bid of BOS Design Builders in the amount of \$25,585.61.

NOW, THEREFORE, BE IT RESOLVED that the bid of BOS Design Builders of Fort Atkinson, Wisconsin in the amount of \$25,585.61 is hereby accepted and the

County Administrator is authorized to enter into a contract with BOS Design Builders for this amount to install insulation and liner panels in the storage building at the law enforcement training facility

Fiscal Note: Adequate funds for this project are in Sheriff's Office Budget account 13105.594822.

Ayes _____ Noes _____ Abstain _____ Absent _____ Vacant _____

Requested by
Building and Ground Committee

REVIEWED: Administrator __BPW__ ; Corp. Counsel _____; Finance Director



08-14-2021

RESOLUTION NO. 2021-_____

Entering into a Contract with Maas Brothers Construction to Provide Construction Management Services for County Building Projects

Executive Summary

Jefferson County has been working since the beginning of 2020 on the best course of action renovating the county's main facility complex that includes the Courthouse, Sheriff's Office and Jail. As part of this process Jefferson County engaged with Potter Lawson to assist with design planning. To help with budget estimation and the general construction process, Jefferson County also contracted with Maas Brothers Construction.

On June 8, 2021, the County Board approved the Courthouse facility renovation project and directed the County Administrator to start the next phase of design services, procure construction management services, procure owner's representation services, and develop a more defined financial model for this project. At its meeting on July 7, 2021, the Building and Grounds Committee considered whether or not to engage the services of a general contractor or a construction manager and determined that using a construction manager was the better option. The Committee then recommended that Mass Brothers Construction serve as the construction manager.

The Committee first considered the traditional methodology of design, bid, and build using a general contractor or a construction manager. Based on the County's experience using a construction manager for the recent highway shop project along with the complexity of this renovation project, it was determined that the better option was to retain the services of a construction manager. The scope of these services will include developing requests for proposals, reviewing of bids, administering contracts, and coordinating project execution to include onsite supervision and quality control projects. All public works related to this project will follow the sealed bid process which the County Board will approve in accordance with State law and the County's Purchasing Policy.

The Committee then considered who would be the construction manager and determined it was in the best interest of the county to contract directly with Maas Brothers Construction based on the quality of previous services provided to Jefferson County which were provided at a competitive cost. On July 7, 2021, the Building and Grounds Committee voted unanimously to direct the County Administrator to prepare a resolution for Maas Brothers Construction to provide these services for consideration at its meeting in August. The cost for these services has been included in the total project estimate presented to the County Board.

The Building and Grounds Committee reviewed the proposal at its Aug 4, 2021, meeting and recommended entering into a contract with Maas Brothers Construction to provide construction manager services to Jefferson County for the County building projects described above.

WHEREAS, the above Executive Summary is incorporated into this resolution, and

WHEREAS, a proposal was obtained from Maas Brothers Construction to serve as Construction Manager for the County building projects described in this resolution, and

WHEREAS, the proposal from Maas Brothers Construction provided the following rates:

Pre-Construction Phase – Compensation Proposal

Pre-construction services including, but not limited to, preliminary plan review, budgeting, bid package preparation, and meeting attendance would be billed at the rate of **\$110.00/hour**. Personnel subject to this rate include Maas Brothers' preconstruction manager and project manager.

Construction Phase – Compensation Proposal

Project Cost Fee

3.% of total project cost.

Supervision

Project Role Monthly Rate

Project Superintendent \$18,000 Project Manager \$13,500

WHEREAS, the Building and Grounds Committee considered the above proposal from Maas Brothers Construction and determined that the fees are fair and reasonable.

NOW, THEREFORE, BE IT RESOLVED that the County Administrator is authorized to negotiate and enter into a contract with Maas Brothers Construction to provide Construction Management services for the County building projects described herein.

Fiscal Note: Funding for these services will be through existing and future bond proceeds approved by the County Board.

Ayes _____ Noes _____ Abstain _____ Absent _____ Vacant _____

Requested by
Building and Grounds Committee

REVIEWED: County Administrator: BPW; Corporation Counsel: _____; Finance Director: _____

08-14-2020