

## Infrastructure Committee

### AGENDA

Jefferson County Courthouse  
320 S. Main Street, Room 112  
Jefferson, WI 53549  
February 19, 2013

10:30 a.m.

### Committee Members

Richard Jones, Rick Kuhlman, Vice Chair, Russell Kutz, Don Reese, Chair, Dick Schultz, Secretary

1. Call to order
2. Roll call
3. Certification of compliance with the Open Meetings Law
4. Review of the Agenda
5. Public Comment
6. Approval of the January 16, 2013 Infrastructure Committee meeting minutes
7. Communications
8. Discussion and possible action on a Request for Proposal (RFP) for Architectural and Engineering Services for final site plan and final design of a new main Highway Department facility
9. Discussion and possible action on a proposal by Barrientos Design for architectural and engineering services for final design of the Highway Department's Lake Mills Satellite facility
10. Discussion and possible action on Sheriff Annex Building construction project
11. Status report on the Courthouse Bathroom Remodeling and Security Entrance projects.
12. Potential items for the Committee's next meeting
13. Set tentative next committee meeting time and date
14. Adjourn

2013
March 20 <sup>th</sup>
April 17 <sup>th</sup>

All meetings in Room 112 at 10:30 a.m. unless noted

The Committee may discuss and/or take action on any item specifically listed on the agenda

A quorum of the members of Land and Water Conservation Committee and the Highway Committee may attend this meeting. No action will be taken by these two Committees.

***Individuals requiring special accommodations for attendance at the meeting should contact the County Administrator 24 hours prior to the meeting at 920-674-7101 so appropriate arrangements can be made***

Jefferson County Board  
Committee Minutes

#6

January 16, 2013  
Infrastructure Committee

1. **Call to order**

Meeting called to order by Supervisor Reese at 10:30 a.m.

2. **Roll call of Committee Members**

Richard Jones, Rick Kuhlman, Russell Kutz, Don Reese and Dick Schultz.

Others Present: Gary Petre – County Administrator; Phil Ristow – Corporation Counsel; John Molinaro – County Board Chairman; Karyn Spory, Reporter – Jefferson Daily Union; Tammie Jaeger – Administrative Assistant-Confidential; Norm Barrientos – Barrientos Design; Thomas Mallmann– Barrientos Design; Mark Miller – Director of Maintenance; Phil Ristow – Corporation Counsel; Pete Weston – Design Alliance; Supervisor Walt Christensen.

3. **Certification of compliance with the Open Meetings Law**

The County Administrator reported that the meeting agenda was properly noticed in compliance with the law.

4. **Review of the Agenda**

No changes were made.

5. **Public Comment**

Supervisor Christensen commented on the highway facility. He realizes that the County needs to put employees' safety first, but he would like to keep the plan within the scope of what the actual needs are.

6. **Approval of the December 19, 2012 Infrastructure Committee meeting minutes**

Motion made by Supervisor Kuhlman; Second by Supervisor Jones to approve the December 19, 2012 Infrastructure Committee meeting minutes as printed. Ayes-All (Motion Carried).

7. **Communications**

- Bid list for courthouse bathroom remodeling project from Barrientos Design & Consulting
- Email from Delahey Industries regarding demo inspection/sampling
- Bid Results for Entry Vestibule

8. **Discussion and possible action on a recommendation to approve the bid for the Courthouse Bathroom Remodeling project**

The following bids were received for the Courthouse Bathroom Remodeling project:

Bidder	Base Price	Alternate	Total
Harmony Construction Management, Inc.	\$121,000	+\$2,500	\$123,500
Advance Building Corporation	\$104,500	+\$1,000	\$105,500
Gilbank Construction, Inc.	\$179,000	+\$650	\$179,650
C3T, Inc.	\$125,750	+\$1,625	\$127,375
Tri-North Builders	\$114,800	+\$1,000	\$115,800

Thomas Mallman recommended Advance Building Corporation. Pete Weston informed the committee that he has gotten very good feedback on Advance Building Corporation. The bid from Advance Building Corporation is within the current budget.

Motion made by Supervisor Schultz; Second by Supervisor Jones to approve the bid from Advance Building Corporation in the amount of \$105,500 for the Courthouse Bathroom Remodeling project. Ayes-All (Motion Carried)

**9. Discussion and possible action on a recommendation to approve the bid for the Courthouse Security Entrance project**

The following bids were received for the Courthouse Security Entrance project:

<b>General Contractors</b>	<b>Base Bid</b>	<b>Alternate #1</b>	<b>Perf. Bond</b>
Harmony Construction Management, Inc.	\$345,000	\$23,500	\$6,000
Tri-North Builders	\$381,000	\$49,000	\$4,200
C3T, Inc.	\$369,000	\$45,000	\$5,500
<b>Advance Building Corporation</b>	<b>\$297,000</b>	<b>\$32,100</b>	<b>\$5,500</b>
Gilbank Construction, Inc.	\$330,900	0	\$2,500
TRIAD Construction	\$323,173	\$46,484	\$1,415
Creative Constructors	\$352,500	\$25,000	\$5,400

Pete Weston recommended Advance Building Corporation. He talked about moving the water main (Alternate #1). It should not be needed because the cost of relocating the water main is already included in the base bid. The Alternate #1 bid was included to replace the water main entirely and connect it to Dodge Street. Gary Petre explained that between the two projects we are under budget by \$800. In the event that we would need to replace the water main, the committee has authorized Mark Miller to approve that project.

Motion made by Supervisor Schultz; Second by Supervisor Kuhlman to approve the bid from Advance Building Corporation not to exceed \$334,600. Ayes-All (Motion Carried).

**10. Status report on the environmental inspection of the old Countryside Home property**

Information was provided for the committee to review. Phil Ristow explained that we were given a 120 day extension from the bank. The inspection will begin on January 21<sup>st</sup> with a final report back by February 8<sup>th</sup>. No action taken.

**11. Discussion and possible action on a proposal from Barrientos Design and Consulting for development of the County's Site Plan Approval Package for the old Countryside Home property, for submission to the City of Jefferson**

Norm Barrientos explained that they have met with the City to see what they are looking for. He reviewed the current preliminary site plan that was submitted to the City. The City would like to see the following included in the final site plan: traffic transportation plan, landscape plan, site lighting plan, general elevations of the buildings, aerial plan of neighborhood, building floor plans, preliminary grading, erosion plan, preliminary utility plan, and storm water management plan. Cost estimates need to be obtained in order to discuss what the County will pay for and what the City will fund. A final proposal from Barrientos Design to complete the project was provided for the Committee to review. The committee discussed whether or not they should proceed with the final site plan. Phil explained that there is no rush in obtaining the final site plan. It was recommended that a Request for Proposal (RFP) be sent out to have one firm complete the entire project including the final site plan and building design. A draft of the RFP will be brought back to the committee for their review at their next meeting. No action taken.

**12. Discussion and possible action on the County's petition to the City of Jefferson to amend the City's Land Use Plan and Zoning Ordinance relative to the old Countryside Home Property, including conceptual site plan options**

This item was discussed with #11. No action taken.

**13. Status report on the Highway Department's Lake Mills satellite facility project**

Norm Barrientos explained that we have verbal approval of the site plan for the Lake Mills satellite facility project. The next step in the process will be to provide a final building design. No action taken.

**14. Potential items for the Committee's next meeting**

- Approval of the January 16, 2012 Committee meeting minutes

- Discussion and possible action on Request for Proposal (RFP) for Highway facility final site plan and building design.
- Discussion and possible action on Sheriff Annex Building construction project

**15. Set tentative next committee meeting time and date:** February 20, 2012 at 10:30 a.m.

**16. Adjourn**

Supervisor Kuhlman made a motion to adjourn; Second by Supervisor Schultz at 11:31 a.m. Ayes – All (Motion Carried).

#8

**REQUEST FOR PROPOSAL  
ARCHITECTURAL & ENGINEERING  
SERVICES**

**JEFFERSON COUNTY  
HIGHWAY DEPARTMENT FACILITY**

Issue Date: February 20, 2013

Proposals Due: March 15, 2013 (at 2:00 p.m.)

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## 1. INVITATION TO PROPOSE

Jefferson County is seeking proposals from well-qualified architectural firms to provide final site plan; building design and construction administration services for the development of a new County Highway Department Facility to be located in Jefferson, WI. The services will be full-design assuming a single-bid document package with a General Contractor procured through a public bidding process.

The proposal requirements and process will follow Jefferson County purchasing procedures as described in Section 9. Proposal Requirements.

## 2. BACKGROUND

The current County Highway Department, located on 141 W. Woolcock Street in Jefferson, no longer performs adequately and architectural analysis has been deemed it not suitable for redevelopment. Through four past architectural studies, the County has explored the option of redesigning and relocating the Garage facility at sites in and around the City of Jefferson with the conclusion to build new a new facility at a different site within the City of Jefferson.

These studies have also developed a new facility building program, schematic floor plans, concept site plans and a cost estimates. Moving forward with Final Design, these prior designs will be the basis of the design scope and the starting point for Design Development. These prior studies can be viewed on the County's website at [www.jeffersoncountywi.gov](http://www.jeffersoncountywi.gov) on the Doing Business (with Jefferson County) tab.

In brief, this County Central Highway Facility houses the operations of the Highway Department's Highway Division, Fleet Division and offices of the Highway Commissioner. The main function of the Garage facility is to provide logistical support for the County's highway maintenance program and includes housing the Highway fleet, maintaining County roadways, maintaining most County fleet vehicles, performing skilled trade operations on equipment, storing associated equipment, providing employee quarters for operators and mechanics and housing the administration offices.

The facility will house 58 plow/haul/small trucks, 50 people in the Highway Division, 8 people in the Fleet Division staff and 4 people in the Highway Commissioner's Offices.

The site functions are an integral part of the design and include storage for salt, sand, stockpiles, vehicle fueling, road maintenance stock, truck scaling, cold storage, staff parking and vehicle circulation. The entire site area is 30 acres with expansion capability to 40 acres.

### **3. SITE PLANNING TO DATE**

The selected site for the new facility is located on CTH's J and W within the City of Jefferson. See attached Exhibit One for the extent of subject land. The County currently owns 54 acres and is in the process of purchasing an additional 40 acres for a total of 94 contiguous acres. The subject purchase parcel is referred to as the old Countryside Home site as it houses the abandoned County Nursing Home. This County Nursing Home structure will be demolished and remediated in 2013.

To date, an Architectural Consultant has developed a concept site plan illustrating the layout of buildings, site facilities, roadways, parking, parceling of future site and the general topography of the site. An initial meeting with the City of Jefferson for Site Plan Review was conducted to gather input on design requirements for storm water, utilities, traffic planning, roadway layout and the hearing process. The initial plan was generally well received and will need more engineering detail for further commenting.

The City of Jefferson has approved the County's request to amend the City's Land Use Plan to designate the entire 94 acre parcel as Planned Mixed Use. The County's rezoning application to assign this parcel as M-U, is currently in the City's rezoning process and is anticipated to be approved by February 20, 2013. The City has communicated that a Final Site Plan Approval package will be required within a year of this date following the Land Use and Zoning changes.

The site scope will cover Site Plan Approval documentation for the entire 94-acres and Final Design only for the Highway Garage's 40-acre site within the 94-acres. Preliminary discussions have been made about altering the alignment of adjacent roadways off the parcel but these are not part of the scope of work.

### **4. BUILDING PROGRAM**

Based on the Schematic plans the main facility will have these main functions:

1. Fleet Parking Garage for 58 vehicles
2. Truck Wash
3. Repair Garage with 10 service bays
4. Metal Fabrication/Welding Shop
5. Bulk Fluid Storage
6. Parts Storage
7. Tire & Hydraulics Storage
8. Lunchroom
9. Locker Room
10. Committee Meeting Room
11. Fleet Division Office, 1 person
12. Highway Division Offices, 4 people
13. Commissioner Offices, 4 people
14. Safety Training Room

The anticipated building assembly is based on Construction Type-II B, pre-cast, hollow-core wall panels with open-web steel joists, steel interior columns and flat roof decks. The building Occupancy uses are Storage-1 (S-1) and Business (B) with rated separations between the uses. High ceiling clearances will be needed for overhead conveyance, floor lifting and truck heights. In the vehicle and shop areas the flooring will be concrete and generally level with sloping for adequate water drainage.

Specialty equipment to be selected and specified by the Architect include:

1. Overhead Bridge and Jib Cranes
2. Vehicle lifts
3. Bulk Fluid storage and distribution
4. Welding arms and hoods
5. Tail-pipe exhaust reels
6. High-pressure wash and parts wash systems.
7. Emergency generator
8. Office furnishings, workstations, tables chairs and shelving
9. Stockroom shelving and workbenches
10. Room signage
11. Security system and monitoring

Key interior environmental controls will include:

1. Make-up Air Units in each bay with CO purge systems
2. Sprinklered throughout per NFPA 13
3. Floor level exhausts in Repair and Parking Garages
4. Explosion-proof switching in Repair Garage and Bulk Fluid Storage
5. Integrated building controls: HVAC, lighting and security

Site facilities include:

1. 10,000 ton Salt Shed with Brine system
2. 4,000 ton Salt Shed relocated from current facility site
3. Fueling Station with 10,000 gal. Tanks for both diesel and unleaded fuel.
4. Cold Storage Buildings, a total of approximately 20,000 SF
5. Truck Scale
6. Stockpile bins and pads
7. Staff and Visitor Parking
8. Roadways, parking lot, storm water management, utilities, landscaping and site lighting
9. Propane tank
10. Future Natural gas fueling
11. The Loop Road shown on the site plans is for planning purposes only and will not be part of the final design scope

## 5. SUSTAINABILITY PROGRAM

A preliminary sustainable design program has been identified for the project along with additional technologies that have not yet been approved for funding. Sustainable design practices to be incorporated within this budget include: use of recycled and renewable products, use of local products, solar orientation, extensive use of day lighting, light tube array in roof, 2" added insulation, radiant heat flooring and rainwater roof collection.

Additional technologies and services that are to be evaluated for incorporation are: photovoltaic arrays on roof, waste oil recovery, solar hot water panels on roof, LEED certification process and grant research. The final design of these additional items are not part of the budget nor part of basic AE services but an evaluation of each item will be part of the basic services.

## 6. CONSTRUCTION BUDGET

The construction budget will be finalized in the design process and with the County Board's approval. For the purposes of scale and responding to this proposal, the construction cost estimate developed by the Architect for the schematic design work in 2011 is estimated to be in the range of \$15M.

Upon completion of construction documents, the County may retain a not-at-risk Construction Manager to develop a cost estimate for County Board bonding approval. The Architect is still responsible to provide cost estimates at the completion of design development and construction documents as part of their services.

## 7. PROJECT SCHEDULE

The project will proceed along these milestones:

RFP Issued	February 20 <sup>th</sup> , 2013
Proposals Due	March 15 <sup>th</sup>
Committee Review of Proposals	March 20 <sup>th</sup>
County Board Approval of Architectural Firm	April 16 <sup>th</sup>
Start of Design Development (DD)	April 17 <sup>th</sup>
Complete DD and Site Plan Approval Package	July 1 <sup>st</sup>
Start of Construction Documents	July 1 <sup>st</sup>
Complete Construction Documents & Cost Estimate	October 1 <sup>st</sup>
Complete State Plan Review & Issue Bid Documents	December 13 <sup>th</sup>
Receive Bids	January 20 <sup>th</sup> , 2014
County Board approval and award of contract	February 11 <sup>th</sup>
Construction Substantial Completion	April 1 <sup>st</sup> , 2015

## 8. SCOPE OF A/E SERVICES

Architectural/Engineering services will involve Design Development, Construction Documents, Bidding and Construction Administration. The terms, responsibilities, definitions and phases generally will follow the AIA Owner Architect Agreement B101 2007 with the following scope governing.

The Architect will provide these professional design services:

1. Architecture
2. Structural Engineering
3. Civil Engineering
4. HVAC Engineering
5. Plumbing and Fire Protection
6. Electrical Engineering
7. Landscape Architecture
8. Interior Design, furnishings and signage

The Architect is also to provide evaluation of sustainable design options but not undertake the LEED application process.

The building design documents are to be created within industry-acknowledged Building Information Modeling (BIM) software such as Autodesk Revit, Graph iSOFT or Bentley. AutoCAD files will not meet these criteria.

### Design Development & Planning Approvals

1. Finalizing of the Building and Site Plan with Highway staff, gathering of further room and equipment requirements.
2. Development of building sections, elevations and typical wall assemblies
3. Finalize site facility requirements, sizing, layout and product lines.
4. Selection and specification of fixed equipment within the Building
5. Assist in procuring a geotechnical exploration.
6. Foundations analysis and design criteria, based on Geotech report
7. Building Engineering: structural, HVAC, electrical, plumbing. Selection and sizing of systems.
8. Updated building cost estimates
9. Procurement of electronic Survey and development of a CSM
10. Finalize entire 94-acre site plan development plan suitable for City's Site Plan Approval and Plan Commission requirements.
11. Further develop site design and engineering for the 40-acre area for Highway Garage. Civil engineering to include: grading, paving, storm water, utilities, and erosion control. Evaluate remediation of existing storm water pond on northeast corner of site.
12. Develop documents for Site Plan Approval Package and Plan Commission hearings. Specific components include: architectural plans, landscape plans, traffic plan and storm water and erosion control management.

13. Submit Site Plan Approval Package and attend meetings and hearings
14. Design of Utility extensions to building
15. Design of internal road requirements
16. Final Storm water Management plan application to WDNR
17. Building Code review along with other safety officials
18. Preliminary engineering of Green/Sustainable technologies, return on investment, funding applications.
19. Evaluation of LEED application process, costs, feasibility of obtaining rating.
20. Preliminary specifications
21. Cost Estimates
22. Presentation graphics suitable for public meetings. Includes two perspectives, colored elevations, colored site plans with landscaping.
23. Client review and progress meetings as needed, no limit.
24. County Board or Committee presentations, up to two

### Construction and Bidding Documents

1. Final construction documents for all disciplines including plans, details and schedules.
2. Final review of products, materials and equipment.
3. Finish board of interior products.
4. Finalize technical specifications.
5. Writing of General Conditions and Bid Invitation documents
6. Final cost estimate.
7. Value engineering options
8. Submission of Design Documents for State Plan Review
9. Client review and progress meetings as needed, no limit.
10. County Board or Committee presentation, up to two.

### Bidding & Construction Administration Services

1. Preparation of Bid announcement
2. Bidding issuance, walk-through, and issuance of addenda.
3. Review, tabulation and recommendation of bids.
4. Final GC contract writing.
5. Construction Kick-off
6. Review of Contractor's schedule, work plan.
7. Review of shop drawings and other submittals.
8. Progress meeting and Construction Observation every week.
9. Change Orders and Clarifications
10. Punch list review
11. Project Closeout; provide CA services at least two months after Substantial Completion.
12. Start-up and balancing of mechanical equipment
13. Warranties, operation manuals and as built plans

## 9. PROPOSAL REQUIREMENTS

Architectural firms are to provide a lump-sum not-to-exceed fee to provide the services described above. This fee is to be broken down by design Phases of Design Development, Construction & Bidding Documents, Bidding Assistance and Construction Administration.

In addition, provide an Hourly Rate by category for any negotiated time and material work.

Allowable reimbursables will include governmental application fees, bid document printing and printing of documents for County Board and public distribution. No other reimbursables will be allowed in the RFP response.

## PROPOSAL CONTENTS

The RFP will include the following section headings and contents:

1. Letter of Interest
2. Similar County Highway or Public Work Garages. List projects that are at least half the square footage required here and built in the last 10 years. Demonstrate building and site design expertise with a similar program.
3. Architectural Team Members. Their experience with County Highway and Public Works Garages.
4. Engineering Team Members. Their experience with similar type buildings and sitework.
5. List of References. Provide at least five project references from similar projects.
6. Project Design and Management approach.
7. Understanding & Acceptance of Scope of Work
8. Lump Sum Not-To-Exceed Fee proposal & Hourly Rates

Fifteen (15) copies of the proposal should be submitted along with an electronic copy in pdf format on an accompanying CD. The proposal should be marked Final Design on the envelope, and submitted to the Jefferson County Highway Department office at the following address:

Jefferson County Highway Department  
Attn: William Kern, Highway Commissioner  
141 West Woolcock Street  
Jefferson, WI 53549

Following the RFP issuance, questions are to be directed to Highway Commissioner Bill Kern at [billk@co.jefferson.wi.us](mailto:billk@co.jefferson.wi.us) or at 920-674-7390. As part of the public proposal process, all questions and clarifications via email will be documented and potentially shared with County Committees and the general public.



January 30, 2013

Mr. William Kern  
Highway Commissioner  
Jefferson County Highway Commission  
141 W. Woolcock Street  
Jefferson, WI 53549

RE: LAKE MILLS SATELLITE SHOP FINAL DESIGN SERVICES  
Architectural/Engineering Services Proposal

Dear Bill;

In following with the Site Plan Approval package for the City of Lake Mills, we are providing the County with a proposal of architectural and engineering services for the Final Design of the Lake Mills Satellite Shop.

#### DESIGN PROGRAM

The subject parcel is in the Town of Lake Mills but due to an annexation agreement this parcel will be annexed over to the City of Lake Mills once developed. The zoning of the parcel will be PB - Planned Business.

The main Shop building will be a 12,500 SF steel-framed and metal building enclosure housing vehicle storage for six trucks, staff ready room, lockers, toilet and a storage room. Yard facilities will include fueling station for diesel and unleaded, stockpile bins and fencing. Sitework will involve grading, paving, utilities, stormwater, site lighting, landscaping and signage.

#### SCOPE OF WORK

Final design architectural and engineering services will involve, Construction Documents, Bidding and Construction Administration. The terms, responsibilities, definitions and phases generally will follow the AIA Owner Architect Agreement B101 2007 with the following scope governing.

The Architect will provide these professional design services:

1. Architecture
2. Structural Engineering
3. Civil Engineering
4. HVAC Engineering
5. Plumbing and Fire Protection
6. Electrical Engineering
7. Landscape Architecture

#### **Construction and Bidding Documents**

1. Final construction documents for all disciplines including plans, details and schedules.
2. Code conformance review of design disciplines
3. Final review of products, materials and equipment.
4. Finalize technical specifications.
5. Final Civil engineering of site including: grading, utilities, stormwater, erosion control
6. Final Stormwater Management plan application to WDNR
7. Analysis of geotechnical reports by others for foundation design
8. Writing of General Conditions and Bid Invitation documents
9. Final cost estimate.
10. Value engineering options
11. Submission of Design Documents for State Plan Review
12. Client review and progress meetings as needed, no limit.
13. County Board or Committee presentation, one.

#### **Bidding & Construction Administration Services**

1. Preparation of Bid announcement
2. Bidding issuance, walk-through, issuance of addenda.
3. Review, tabulation and recommendation of bids.
4. Final GC contract writing.
5. Construction Kick-off
6. Review of Contractor's schedule, workplan.
7. Review of shop drawings and other submittals.
8. Progress meeting and Construction Observation every two weeks.
9. Change Orders and Clarifications
10. Punch list review
11. Project Closeout



- 12. Start-up and balancing of mechanical equipment
- 13. Warranties, operation manuals and as built plans

#### SCHEDULE

Barrientos Design will complete the above work as follows:

Construction Documents:	two months
Bidding Period:	two months
Construction Administration:	five months

#### FEE

Barrientos Design will provide this work for a lump sum fee of \$77,215. We will bill according to progress complete monthly with the phase's percent of total being:

Construction Documents:	80%
Bidding Period:	5%
Construction Administration:	10%

Reimbursables will include printings and mileage to the site and meetings.

We look forward to the County's acceptance and to moving forward on this essential project.

Sincerely,

BARRIENTOS DESIGN & CONSULTING, INC.

A handwritten signature in black ink that reads 'Norman Barrientos'. The signature is written in a cursive style with a long horizontal flourish extending to the right.

Norman Barrientos, AIA, LEED AP  
President



ACCEPTED

Jefferson County Highway Department

William Kern, Commissioner

Date

Company	Address	City	State	Zip
Angus Young	555 South River Street	Janesville	WI	53548
Ayres Associates	3376 Packerland Drive	DePere	WI	54115
Barrientos Design	205 W. Highland Avenue, Suite 303	Milwaukee	WI	53203
Bray Architects	215 N. Water Street, Suite 250	Milwaukee	WI	53202
Bray Associates Architects, Inc.	215 N. Water Street	Milwaukee	WI	53202
Cedar Corporation	604 Wilson Avenue	Menomonie	WI	54751
Continuum Architects	228 S. First Street	Milwaukee	WI	53204
Design Alliance	1001 Madison Avenue, Suite C	Fort Atkinson	WI	53538
Eppstein Uhen Architects	333 E. Chicago Street	Milwaukee	WI	53202
Groth Design Group	N58 W6181 Columbia Road	Cedarburg	WI	53012
HGA Architects, Engineers and Planners	333 E. Erie Street	Milwaukee	WI	53202
Mayer Helminiak Architects LLC	10521 N. Port Washington Road	Mequon	WI	53092
Mead & Hunt	6501 Watts Road	Madison	WI	53719
MSI General Corporation	W215 E. Wisconsin Avenue	Nashotah	WI	53058
Omni Associates	One System Drive	Appleton	WI	54914
Plunkett Raysich Architects LLP	11000 W. Park Place	Milwaukee	WI	53224
Prairie Lights Architecture, Inc.	2902 S. Wentworth Avenue	Milwaukee	WI	53207
Venture Architects	205 W. Highland Avenue	Milwaukee	WI	53203
Zimmerman Architectural Studios, Inc.	2122 W. Mt. Vernon Avenue	Milwaukee	WI	53233

**From:** Renee Kietzmann (Delahey Industries) [mailto:[renee@delaheyindustries.com](mailto:renee@delaheyindustries.com)]  
**Sent:** Monday, February 18, 2013 11:07 AM  
**To:** Gary Petre  
**Subject:** FW: Jefferson nursing home demo inspection/sampling

**From:** Renee Kietzmann (Delahey Industries) [mailto:[renee@delaheyindustries.com](mailto:renee@delaheyindustries.com)]  
**Sent:** Monday, February 18, 2013 10:58 AM  
**To:** 'Phil Ristow'  
**Subject:** RE: Jefferson nursing home demo inspection/sampling

Phil,

Below is a brief summary of brief summary of sampled materials that analyzed positive for asbestos. The attached drawing references the buildings.

Building	Asbestos containing material (ACM)
A	Assumed pipe fittings inside wall cavities
	Chimney door gray sealant
C	Sink coating
	Assumed magnesia and aircell pipe insulation in tunnel
D	Black floor tile mastic
	Black stink block mastic & silver coating
E	Black stair tread mastic
	Black mastic exposed on stairwells
	Black mastic pad
G	Black tar waterproofing on cement & cement block
P	Tan Spancrete caulk

Materials assumed to contain asbestos (located in many of the buildings):

- electrical boxes/panels.
- roofing materials.
- fire doors.

I should have a better idea tomorrow as to the completion dates for the reports. I will keep you posted. If you have any questions, please let me know.

***Renee Kietzmann***

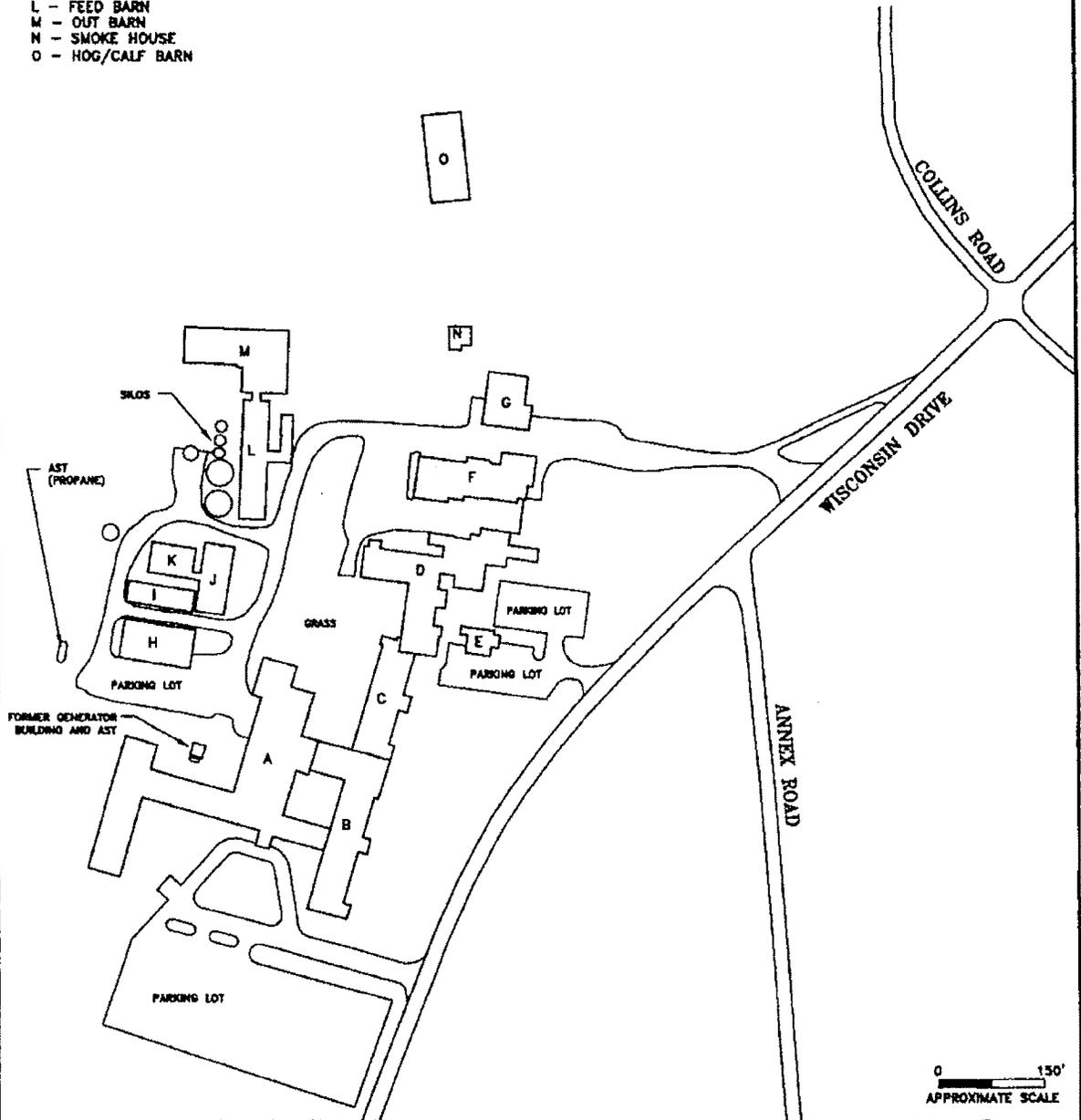
Business Administrator  
Delahey Industries, Inc.  
13000 W. Bluemound Road  
Elm Grove, WI 53122  
262-821-9296  
262-821-1709 (fax)  
[www.delaheyindustries.com](http://www.delaheyindustries.com)

C.T.H. J



**BUILDING LEGEND**

- A - WEST SIDE
- B - EAST SIDE
- C - ADMINISTRATIVE
- D - BUILDING 2
- E - MIS
- F - BOILER HOUSE & LAUNDRY FACILITY
- G - FORMER COLD STORAGE & GARAGE
- H - SHERIFF STORAGE (FORMER)
- I - SECOND BARN
- J - REMOVED BARN
- K - HAY STORAGE
- L - FEED BARN
- M - OUT BARN
- N - SMOKE HOUSE
- O - HOG/CALF BARN



ENVIRONMENTAL CONSULTATION & REMEDIATION		SITE MAP	
<b>K P R G</b> <small>KPRG and Associates, Inc.</small>		1425 WISCONSIN DRIVE JEFFERSON COUNTY, WISCONSIN	
<small>614 Main Street, Suite 100, Beloit, WI 53510 Telephone 608-735-0200 Fax 608-735-1850 1400 West Union Street, Suite 200, Decatur, WI 53529 Telephone 608-735-0470 Fax 608-735-0470</small>		Scale: SEE BARSCALE	Date: March 11, 2008
		KPRG Project No. 11008	FIGURE 1