

Infrastructure Committee

AGENDA

Jefferson County Courthouse
320 S. Main Street, Room 112
Jefferson, WI 53549
January 16, 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 December 19, 2012 Infrastructure Committee meeting minutes
7. Communications
8. Discussion and possible action on a recommendation to approve the bid for the Courthouse Bathroom Remodeling project
9. Discussion and possible action on a recommendation to approve the bid for the Courthouse Security Entrance project
10. Status report on the environmental inspection of the old Countryside Home property
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
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
13. Status report on the Highway Department's Lake Mills satellite facility project
14. Potential items for the Committee's next meeting
15. Set tentative next committee meeting time and date
16. Adjourn

2013
February 20 th
March 20 th
April 17 th

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

December 19, 2012
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; Ryan Thacker – Barrientos Design; Supervisor Glen Borland; Supervisor Al Counsell; Supervisor Walt Christensen; Bill Kern- Highway Commissioner; Falamak Nourzad – Continuum Architects; and Scott Zimmerman – Land and Water Conservation Committee.

3. Certification of compliance with the Open Meetings Law

The County Administrator reported that the meeting agenda, amended on December 17, 2012, was properly noticed in compliance with the law.

4. Review of the Agenda

No changes were made.

5. Public Comment

None

6. Approval of the November 14, 2012 Infrastructure Committee meeting minutes

Motion made by Supervisor Jones; Second by Supervisor Kutz to approve the November 14, 2012 Infrastructure Committee meeting minutes as printed. Ayes-All, Kuhlman - Abstained (Motion Carried).

7. Communications

- Article from the Milwaukee Journal Sentinel
- Letter from Delahey Industries, Inc. regarding Pre-Demolition Asbestos Inspection

8. Discussion and possible action on the bidding for the Courthouse Bathroom Remodeling project

Gary Petre informed the Committee that the bid documents for the bathroom remodeling project have been made available; a pre bid conference was held on December 12th; 4 contractors and 9 subcontractors looked at the project; bids are due on January 4th and will be opened on January 8th. The bids will be brought back to the Infrastructure Committee for their review on January 16th. No action taken.

9. Discussion and possible action on contracting with an environmental consultant to do a demolition inspection of the old Countryside Home property

Information from Delahey Industries, Inc. was provided for the committee to review. Gary Petre explained that the original asbestos work that was done did not meet the demolition requirement. The cost to complete the inspection is \$12,000 plus additional for lead based paint. The Committee considered whether or not the County should complete the inspection now or wait until after we own the property. Phil talked about the timeline with the zoning approval with the City of Jefferson. Don Reese expressed his concerns with pursuing this purchase with all of the unknowns regarding the asbestos at this time. Rick Kuhlman felt that the study should be completed now. Gary Petre informed the committee that even if no asbestos is found, the study would still have to be completed before demolition could occur. Gary Petre explained that Delahey could begin the inspection after the new year and that it would take 2-3 weeks to complete.

Motion made by Supervisor Jones; Second by Supervisor Kuhlman to contract with Delahey Industries, Inc. to proceed with the full pre demolition inspection of all contaminants in all buildings, not to exceed \$20,000, with a final report due by February 1st. Ayes-All (Motion Carried).

10. Discussion and possible action on the County's conceptual site plan options and rezoning application for a Highway facility at the old Countryside Home Property

Norman Barrientos, from Barrientos Design, gave a presentation on potential conceptual site plan options for the old Countryside Home property. The committee discussed the options that were presented. Bill Kern was concerned about being "boxed in" preventing future expansion. He thought that Option 1 would be the better option. Scott Zimmerman said that Option 1 would also allow for possible agricultural use in the future. The final conceptual design would need to be submitted with our zoning application to the City of Jefferson on January 15th.

Motion made by Supervisor Kuhlman; Second by Supervisor Schultz to approve Conceptual Design Option 1. Ayes-All (Motion Carried)

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

Norm Barrientos explained that he submitted preliminary site plans and met with the City of Lake Mills and they are very supportive of the plan. No action taken.

12. Potential items for the Committee's next meeting

- Approval of the December 19, 2012 Committee meeting minutes
- Discussion and possible action on the bidding for the Courthouse Bathroom Remodeling project
- Status report on the Highway Department Lake Mills satellite facility project
- Status report on the inspection of the old Countryside Home property
- 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.

13. Set tentative next committee meeting time and date: January 16, 2012 at 10:30 a.m.

14. Adjourn`

Supervisor Jones made a motion to adjourn; Second by Supervisor Kuhlman at 11:26 a.m. Ayes – All (Motion Carried).

Bidder	Base Price	Alternate	Total
Harmony Construction Management, Inc. Plumbing: Pertzborn Electrical: Midwest Masonry: Beyond Flooring: Maly Tile *** Disqualified due to lack of Addenda #2 ***	\$121,000	+\$2,500	\$123,500
Advance Building Corp. Plumbing: Jensen Heating & Plumbing HVAC: Jensen Heating & Plumbing Electrical: Midwest Electrical Paint: Livesey Paint Co. Masonry: Greiba Masonry, Inc. Flooring: Floor 360 ACT: Badger Acoustics	\$104,500	+\$1,000	\$105,500
Gilbank Construction, Inc. Electrical: Midwest Electric Plumber: Hachtel Plumbing Tile: Hetzel Tile Masonry: Lavery Masonry Plastering: Oldenburg Plastering/ Winghart, Inc.	\$179,000	+\$650	\$179,650
C3T, Inc. Walsh Masonry Statz & Harrop Terrago Designs Advantage Construction, LLC Statz Painting Block Iron & Supply H.J. Pertzborn Conditioned Air Design Midwest Electric	\$125,750	+\$1,625	\$127,375
Tri –North Builders Plumbing: Hachtel HVAC: Hachtel Electrical: Pieper	\$114,800	+\$1,000	\$115,800

#9

Jefferson County Entry Vestibule					
Bid Opening					
8-Jan-12					
Bidding General Contractors:	Base Bid:	Alternate #1:	Perf. Bond	Jan. 3 Bid Form	Sub. List
Harmony Construction, Madison, WI	\$345,000.00	\$23,500.00	\$6,000.00	X	
TRI - NORTH Builders, Madison, WI	\$381,000.00	\$49,000.00	\$4,200.00	X	
C3T INC., Milwaukee, WI	\$369,000.00	\$45,000.00	\$5,500.00	X	
Advance Building Corporation, Verona, WI	\$297,000.00	\$32,100.00	\$5,500.00	X	
Gilbank Construction, INC., Clinton, WI	\$330,900.00	\$0.00	\$2,500.00	X	
TRIAD Construction, West Allis, WI	\$323,173.00	\$46,484.00	\$1,415.00	X	
Creative Constructors, Menomonee Falls, WI	\$352,500.00	\$25,000.00	\$5,400.00	X	

Gary Petre

From: Renee Kietzmann (Delahey Industries) [renee@delaheyindustries.com]
Sent: Friday, January 11, 2013 2:59 PM
To: Phil Ristow
Cc: Gary Petre
Subject: RE: Jefferson nursing home demo inspection/sampling

Phil,

Thanks for the email about the approval. John asked me to mention a couple of additional items to you.

1. If possible, we would like to get footprint drawings of each floor of the main nursing home buildings. Please advise if these would be available.
2. Due to delays in the approval process and our current workload, our schedule will permit us to begin the inspection on Monday, January 21, with the report to Jefferson County by approximately February 8.
3. In the event the buildings become inaccessible due to weather or other access issues, it is understood that the final report may be delayed.

We will be in touch with Garth regarding access to the outbuildings and I'll let you know about how/when we'll get the main building key.

If you have any questions, please let me know. Thanks.

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

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-----Original Message-----

From: Phil Ristow [mailto:PhilR@jeffersoncountywi.gov]
Sent: Friday, January 11, 2013 1:40 PM
To: 'renee@delaheyindustries.com'
Cc: 'rkietzmann@wi.rr.com'
Subject: Jefferson nursing home demo inspection/sampling

Renee:

The bank has gotten around to approving the inspection and sampling for demolition purposes. I will also advise John by phone. I kept the main building key (at Room 110 of the Courthouse). The caretaker contact info is Garth Koehn, 608-576-1021 garth.koehn@yahoo.com<mailto:garth.koehn@yahoo.com> I will email him that you will be in touch. Call or email if questions. We are open 8 am to 430 M-F, but if you want to make some other arrangement to get the key, I live in Jefferson and my cell is 920-723-0728 and I will accommodate your schedule so this can get moving.

Phil Ristow
Jefferson County Corporation Counsel
320 S. Main Street
Jefferson, WI 53549
920-674-7135

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Delahey Industries, Inc.

13000 W. Bluemound Road
Elm Grove, WI 53122-2650
(262) 821-9296
(262) 821-1709 FAX

Asbestos Response Specialists • Inspections • EPA Certified

December 27, 2012

Mr. Gary Petre
Jefferson County
Jefferson County Courthouse
320 South Main Street
Jefferson, WI 53549

RE: Pre-Demolition Asbestos Inspection (revised proposal)
Former Nursing Home Complex, 1425 Wisconsin Drive, Jefferson, WI

Dear Mr. Petre:

Delahey Industries, Inc. ("Delahey") is pleased to submit this letter proposal to perform the requested mandatory asbestos inspection prior to the demolition of the property listed above. This is required by the Occupational Safety and Health Administration (OSHA) (OSHA 1926.01 amended), National Emissions Standard for Hazardous Air Pollutants (NESHAP) (EPA NESHAP regulations 40CFR 61 subpart M 61.145), and the Wisconsin Department of Natural Resources (WDNR Chapter NR447; Wisconsin Administrative Code 446). This letter proposal presents the scope of work, compensation, and the terms and conditions under which these services will be performed.

I. Objective

To provide services of State of Wisconsin (DHFS) certified personnel to provide asbestos inspection services.

II. Scope of Services

Upon receipt of authorization from Jefferson County ("Client"), Delahey will provide the following services:

A. Inspection of Property

The Delahey asbestos inspector, certified in accordance with Chapter DHFS 159.11 of the Wisconsin Administrative Code, will visually inspect the following building(s):

- *1425 Wisconsin Drive, Jefferson, WI* – Former nursing home and farm facility.

1. A minimum of three analytical samples of suspect Asbestos Containing Building Materials (ACBM) will be collected from each homogeneous material. In compliance with sampling

guidelines, depending on the quantity of surfacing materials, additional samples may be collected. Modest destructive sampling will be permitted (Delahey Industries will be held harmless for modest destructive sampling).

2. In compliance with EPA, OSHA and WDNR guidelines, building and additions will be sampled independently with the exception of homogeneous materials.
3. Every accessible area in the building(s) will be inspected. This proposal assumes that the building(s) will be unoccupied at the time of this survey. If applicable, the basement and crawl space must be accessible and not flooded.
4. This inspection fee is based on multiple mobilizations and includes travel and all sampling materials.
5. The Owner will provide complete access to all buildings. This proposal is based on the assumption that the buildings are structurally sound to enter at the time of this inspection and are vacant of occupants and stored goods.
6. Non-friable Category I roofing materials in good condition will be assumed to contain asbestos. Electrical components will be assumed, as applicable.
7. The report letter will include recommendations for addressing any ACM. The report will also include quantification of potentially hazardous materials, such as:
 - a. Fluorescent bulbs/ballasts.
 - b. Mercury vapor bulbs.
 - c. Mercury thermostats.
 - d. Air conditioning units.
 - e. Covered or containerized suspect materials. Containers will not be opened.
8. Inaccessible wall/ceiling voids, building cavities and mechanical equipment may contain undetected ACM. Dismantlement of equipment or structural demolition will not be performed to access these areas or materials. Where possible, assumptions regarding the presence of ACM in these areas will be documented. Coolers, freezers, etc. will not be sampled unless authorized and to maintain visual aesthetics.
9. In compliance with the protocol requested by the WDNR, when trace amounts of asbestos are found in bulk samples, the "point counting" analysis protocol will be implemented.
10. This proposal assumes 425-475 samples will be collected (not necessarily analyzed). If additional samples are required and analyzed, they will be invoiced as indicated in *Part III. Compensation*.

B. Laboratory Testing

Delahey shall submit the samples of suspect Asbestos Containing Material (ACM) to a National Institute of Standards and Technology, National Voluntary Laboratory Accreditation Program (NVLAP) and Proficiency Analytical Testing (PAT) Proficient accredited laboratory using Polarized Light Microscopy (PLM). Asbestos containing material (ACM) is identified upon a positive test result, which occurs when a sample is determined to contain greater than 1% by weight of any type of asbestos material.

In order to keep sample analysis costs to a minimum, testing of the minimum three (3) samples of each homogeneous materials collected will be performed until a sample “positive” is achieved. Additional samples will not be analyzed once a positive result is determined.

C. Final Report

Delahey shall prepare a final report, which will discuss the following items:

1. Sampling and analysis of suspect materials.
2. Identification of asbestos building materials.
3. Quantification and location of all visible positive or assumed asbestos materials.
4. The report letter will include recommendations for addressing any ACM and asbestos abatement cost estimate.
5. Listing of potential hazardous materials (as listed on page 2 of this proposal).

III. Compensation

Compensation for this NESHAP Asbestos Inspection will be a lump sum price of Six Thousand Five Hundred Dollars (\$6,500.00).

In addition to this fee, there is a charge for analyzed samples, as the exact quantity of analyzed samples cannot be determined prior to inspection (“Total Compensation”):

- \$12.00 for each suspect ACM sample analysis.
- \$32.00 (if needed) for each “point count” sample analysis.

Estimated Inspection Cost	
Lump Sum Inspection Cost	\$6,500
Estimated Bulk Sample Cost (based on 425 - 475 PLM samples collected)*	\$5,100 - \$5,700
Estimated Total	\$11,600 - \$12,200

*Only analyzed samples will be billed to client.

Alternate Bid (lead based paint sampling):

If authorized by the owner, bulk paint samples will only be collected from paint in poor condition - chipping, peeling, flaking or delaminated paint on cementitious materials intended for recycling.

These hours will be billed on a time and material basis, as follows:

Labor rate:	\$80.00/hour
Lead (Pb) paint sample analysis:	\$22.00/sample

Samples collected for lead (Pb) paint analysis will be taken to ACL Industrial Toxicology Laboratory, West Allis, WI.

-
- **Total inspection costs (asbestos and lead) not to exceed \$20,000.**
 - **Report to be delivered to client no later than February 1, 2013.**

Client shall pay the Total Compensation to Delahey within 30 days of Delahey's submittal of the report and invoice to the client. Any amounts due under this proposal that are not paid when due shall accrue interest at a rate of 1 ½% per month until paid. In addition, Client shall be responsible for all costs incurred by Delahey to collect amounts due hereunder, including its reasonable attorneys' fees and court costs. Proposal estimates and verbal quotations will remain valid for 60 days, at which time they may be subject to change or withdrawal.

IV. Warranty and Limitations

Delahey Industries, Inc. warrants that the Inspection will be performed in a professional manner in accordance with sound consulting practices and procedures. Delahey Industries, Inc. makes no other warranty either express or implied. The observations described in the Final Report will be made under the conditions and subject to the limitations stated therein. The conclusions presented in the Final Report will be based solely on the activities described therein, and not on scientific tasks or procedures beyond the scope of the described services. Where access to portions of the site, or to structures (or portions thereof) on the site, are unavailable or limited, Delahey will render no opinion as to the conditions of these portions of the site or with regard to the presence of asbestos materials at these locations.

AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, CONTRACTOR HEREBY NOTIFIES OWNER THAT PERSONS OR COMPANIES FURNISHING LABOR OR MATERIALS FOR THE CONSTRUCTION ON OWNER'S LAND MAY HAVE LIEN RIGHTS ON OWNER'S LAND AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE UNDERSIGNED CONTRACTOR, ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN 60 DAYS AFTER THEY FIRST FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION. ACCORDINGLY, OWNER PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION, AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO THE MORTGAGE LENDER, IF ANY.

CONTRACTOR AGREES TO COOPERATE WITH THE OWNER AND THE OWNER'S LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.

V. Professional Liability Insurance

Delahey Industries, Inc. maintains professional liability insurance in the amount of \$1,000,000 (per occurrence) and \$2,000,000 (general aggregate) with an excess/umbrella liability amount of \$1,000,000. In no event shall Delahey be liable for any special, consequential or incidental damages.

VI. Confidentiality


Unless required by law, Delahey Industries, Inc. shall not disclose the substance of any report, test or recommendation that it gives to Client in connection with the services provided for by this Inspection; and, Delahey Industries, Inc. agrees to treat all maps, data, reports, and other proprietary information relating to the Inspection as confidential.

VII. Entire Agreement

This proposal, when accepted by client, will constitute our entire agreement and understanding regarding the matters described herein, and supersedes all of our prior and contemporaneous agreements, understandings, negotiations and discussions. This proposal, after acceptance by client, may not be amended, modified or terminated, except by a written instrument signed by client and Delahey.

If the terms and conditions identified herein are acceptable, please sign this proposal and return a copy to the address identified on the letterhead. Receipt of a signed copy will constitute your authorization for Delahey to proceed and your agreement to pay the amounts due hereunder, unless we have otherwise agreed in writing. If you have any questions regarding this proposal, please call me at (262) 821-9296. I look forward to the opportunity to provide asbestos consulting services for you and look forward to working with you on this project.

Respectfully submitted,
Delahey Industries, Inc.


John P. Hey

Accepted by:


Client Signature

GARY R. PETRE
Name

12-28-12
Date



#11

January 7, 2013

Mr. Gary Petre
Jefferson County Administration
320 S. Main Street
Room 111
Jefferson, WI 53549

RE: CENTRAL GARAGE CITY OF JEFFERSON SITE PLAN APPROVAL
Architectural/Engineering Planning Services

Dear Gary;

In following with the County's planned purchase of the old Countryside Home in the City of Jefferson for use as the Central Highway Garage, Barrientos Design & Consulting, Inc. is pleased to provide this proposal of planning services for developing a Site Plan Approval package.

DEVELOPMENT PROGRAM

The subject parcels are County owned and cover 90-acres which includes the Old Countryside Home parcel. See attached Exhibit 2 Subject Parcels. These parcels are currently designated in the Comprehensive Master Plan as "Planned Neighborhood" and the County has already filed a request for an Amendment change to "Planned Business".

Underway already is an application for zoning change where the County will be seeking a change of designation to Mixed-Use.

With this filing and prospective purchase, the County is now seeking a Site Plan Approval for submittal to the City of Jefferson.

The County's development program includes the new 110,000 SF Highway Garage along with a Salt Shed, Truck Scale, Cold Storage Building, Fueling Station, Stockpile Bins and paved parking areas. Sitework will involve; internal roadway, grading, paving, utilities, stormwater, site lighting, landscaping and signage. The Highway Garage development will cover 40 acres. The remaining 50 acres will be designated as future County developments.



SCOPE OF WORK

This scope of this work will focus on obtaining a City Site Plan approval and a Zoning Change as stipulated in the City's Administrative Code 300.93.

These items will be documented in the application documents provided by Barrientos Design:

1. Area Plan showing surrounding Neighborhood
2. Overall Site Plan
3. Traffic/Transportation Plan
4. Landscape Plan
5. Building Floor Plans
6. Preliminary Building Elevations
7. Preliminary Grading Plan
8. Erosion Control Plan
9. Stormwater Management concept plan
10. Preliminary Utility Plan

In addition to the drawings, Barrientos Design will provide these tasks:

1. Develop a base map of the parcels from survey by others. Assist County in procuring survey services.
2. Update the building and site program with County.
3. Preliminary cost estimate of site and building work.
4. Prepare filing documents for Site Plan Approval and Zoning Change along with exhibits
5. Meet with city planning officials to review conformance, up to two meetings
6. Provide up to two technical presentations to the County.
7. Provide up to two public presentations for Approval process.

CONSULTANTS

Barrientos Design will provide architectural, landscape architecture, structural engineering and planning services in-house. For civil engineering services, including grading, utilities, stormwater and plan documentation, we will be engaging the services of K. Singh & Associates, with Eyad Omari, PE, being our project engineer. See their proposal of services.



Note that K. Singh has provided us an Alternate design service for a final Stormwater Management Plan in the case that the City requires such. At this point, we are not including this work in our base proposal

SCHEDULE

Barrientos Design will complete the above work over a by February 28th, 2013

FEE

Barrientos Design will provide this work for a lump sum of \$24,330. Reimbursables will include printings and mileage to the site and meetings.

We look forward to the County's acceptance and to moving forward on with 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

Gary Petre, Administrator

Date



K. SINGH & ASSOCIATES, INC.

Engineers, Scientists and Environmental Consultants

November 13, 2012

Mr. Norman Barrientos, AIA, LEED AP
President
Barrientos
205 West Highland Avenue, Suite 303
Milwaukee, Wisconsin 53203

KSA P8732012

Subject: Proposal for Site / Civil Engineering Services for Jefferson County Highway Central Maintenance Facility

Dear Mr. Barrientos;

K. Singh & Associates, Inc. (KSA) is pleased to submit this proposal for performing site / civil engineering for the referenced project. This proposal is based on your request for a proposal to Mr. Matthew Karge. A project background, scope of services, fee, and schedule are included in this proposal.

Background

It is our understanding that Jefferson County has selected a site for its new Central Highway Maintenance Facility in the City of Jefferson. The County has requested that Barrientos prepare conceptual plans for the development of its new facility. Barrientos is in need of site / civil engineering to complete this initial schematic design.

Scope of Services / Assumptions

Our scope of services is based on the following deliverables for the schematic design phase.

- One Concept Grading Plan with up to three revisions;
- Concept Stormwater Management layout shall be shown on the Concept Grading Plan;
- Concept Layout of Utility Extensions of Storm, Sanitary, and Water
- Three (3) Meetings including one site visit

The following was assumed in preparing our cost proposal:

- The concept grading plan will be based from the concept design provided by Barrientos;
- Site layout and building alignment will be provided by Barrientos;
- Concept design for private utilities for water, storm, and sanitary;
- Assume no WDNR wetland or chapter 30 permits required;
- Assume public utilities can accommodate development capacity;
- Does not include traffic study or public roadway;

Alternative Storm Water Management Report

- Storm Water Management Report will be based from the concept design
 - WRAPP Permits for WDNR;
 - Storm Water Management Report for the City;
 - Preliminary Specifications;
 - 60% Grading Plan with minor spot elevations;
 - Geotechnical Report
 - 60% Storm Sewer Plan
 - Response to City and WDNR Comments; and
 - 60% Erosion Control Plan and Details.

Project Organization

Mr. Mac Malas, P.E., will be the Project Manager responsible for the overall management of the project. Mr. Eyad Omari, P.E. will serve as the Project Engineer for the site / civil design services. Mr. Robert Reineke, P.E. will provide geotechnical design services if requested.

Fee

The Fee for our services will be on a lump sum basis with a not to exceed fee of \$6,600.00.

Should the stormwater management plan require approval from the City of Jefferson and the Wisconsin Department of Natural Resources, we have prepared an alternate cost of \$17,213.47. This work will not be conducted unless KSA receives a notice to proceed specifically for this effort.

Performance Schedule

The deadline for the total submittal of the preliminary plans to the County is 60-days. Because of this, KSA's effort will need to be submitted prior to this date. A mutually agreed upon internal deadline for our team can be set up at a later time.


Closure

We appreciate this opportunity to provide the requested services. Please send your subconsultant agreement and requirements if you approve of this proposal. Please contact us if you have any question regarding this proposal.

Sincerely,

K. SINGH & ASSOCIATES, INC.


Matthew Karge
Director of Business Development


Pratap N. Singh, Ph.D., P.E.
President and Chief Executive Officer

Attachments: KSA Profile
Eyad Omari Resume

Eyad Omari, P.E.

Civil Engineer

Mr. Omari will provide civil engineering services. He has 11-years of experience in site development from preliminary planning to design to construction administration. Eyad's experience includes private, public, retail, residential, justice, and non-profit based clients.

Milwaukee County Fleet Maintenance Facility

Eyad was KSA's Project Engineer leading the daily management of the site/civil aspects of the study to prepare a functional replacement of the County's maintenance facility and Sheriff's office. KSA's study included preparing a preliminary assessment of a new surface parking lot, new entrances and driveways, earthwork estimates, drainage alternatives, and utility coordination.

Ray and Joan Kroc Center

Eyad was the Design Engineer for the site design of the Kroc Center, a new eleven acre multi-level community center in the City of Green Bay. His effort included a design combination of detention/retention basin, swales, utilities, hardscapes, and driveways and parking lots.

Gateway Technical College

Eyad served as a Design Engineer for the preliminary study and eventual design of a pedestrian/bicycle pathways master plan for the Kenosha campus. His work included assisting in preparing plan documents, working with college officials for preferred alternatives, and preparing a final report.

Elmbrook Memorial Hospital

Eyad was a Design Engineer for the preliminary study and design of improvements to the driveways and parking lots associated with the medical campus in the City of Brookfield. His effort included several meetings to brainstorm and layout several alternatives to improve traffic flow.



Eyad Omari, P.E.
Project Engineer

Years of Experience
11

Education
MSCE – University of
Wisconsin - Milwaukee

Registrations / Certifications
Professional Engineer



The Design of the Kroc Center
Incorporated Innovative
Retention Basins for
Stormwater Conservation

KSA CORPORATE PROFILE

K. Singh & Associates, Inc. (KSA) was established and incorporated in 1987 to provide environmental engineering and management services to meet the needs of industrial and governmental clients. Since then, the firm has expanded to include civil, structural, environmental, and transportation engineering, as well as land surveying and construction administration. KSA is headquartered in Wauwatosa and has two branch offices located in Janesville and Waupaca, Wisconsin. These locations allow KSA to provide design and construction engineering services throughout Wisconsin.

By combining KSA's practices, our firm is ideally structured to manage a project of any size from preliminary studies to final construction oversight. KSA's staff brings a wealth of experience to each project and can provide direct design services, quality assurance review, and/or owner's representation services.

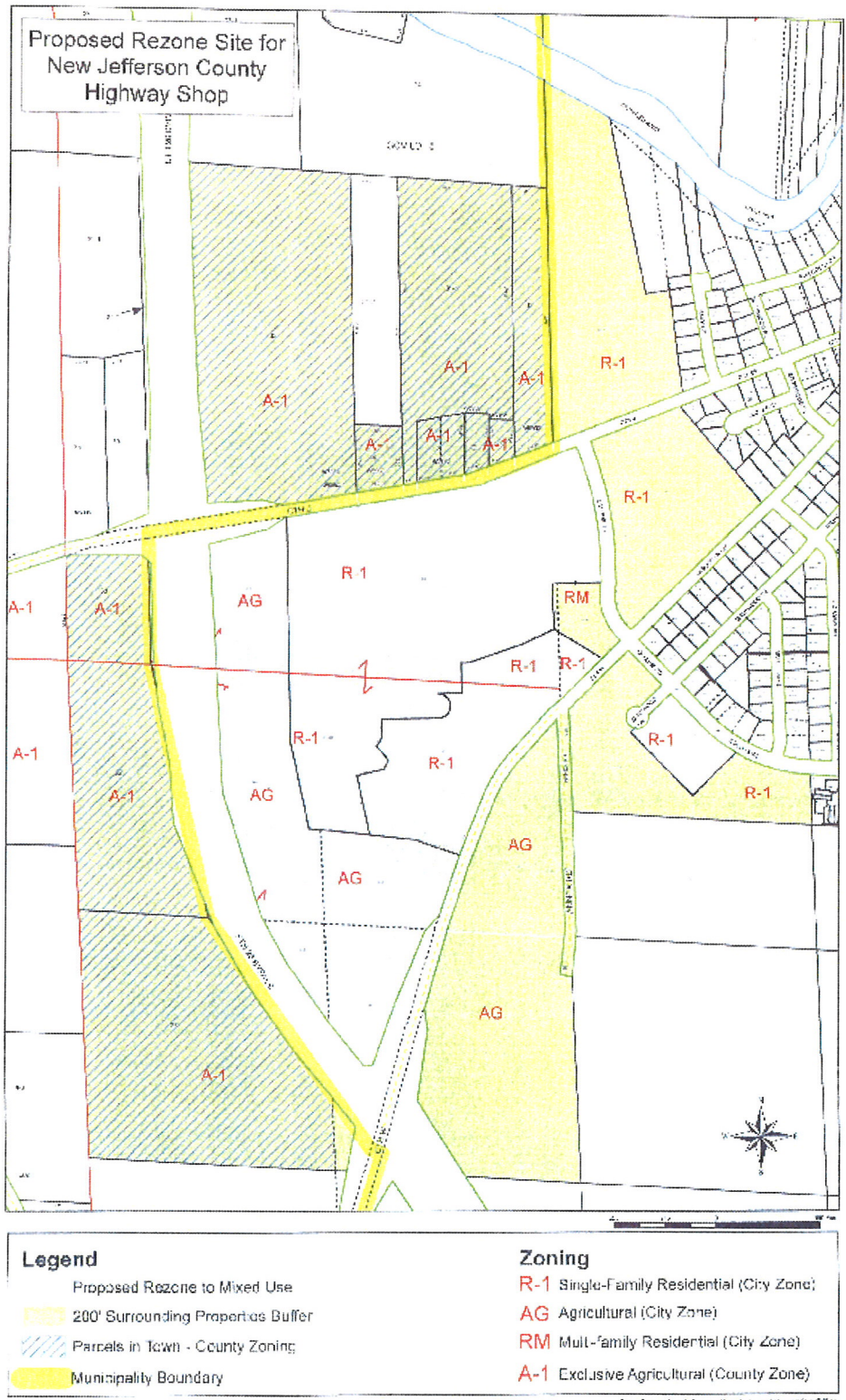
KSA employs a diverse group of professionals whose backgrounds cover a wider array of public and private sector projects. They provide our clients a clear perspective to manage the hurdles both sectors can create. This ultimately saves time and money, which makes a project successful.

It is our goal to work as a team with all of our clients in an atmosphere that provides our customers the opportunity to understand every phase of their project. Our clients are always encouraged to ask questions and to be actively involved during the project. KSA endeavors to provide quality, cost effective, and timely completion of each project that meets or exceeds our client's expectations.



Exhibit 2

County Owned Parcels



#12

JEFFERSON COUNTY
CORPORATION COUNSEL

Courthouse, Room 110
320 South Main Street
Jefferson, Wisconsin 53549-1799
(920) 674-7135
Fax: (920) 674-7399

PHILIP C. RISTOW
Corporation Counsel

E. SCOTT SCHEIBEL
Asst. Corporation Counsel

January 8, 2013

Timothy Freitag, Administrator
City of Jefferson
317 South Main Street
Jefferson, WI 53549

Dear Mr. Freitag:

Submitted herewith please find Jefferson County's Application to Rezone 94.5 acres to "Mixed Use", M-U. The parcel numbers and acreages involved are on the Petition for Rezoning and the subject property is the gray area on the included map. Also submitted is a list of property owners within 200 feet of the border of the property proposed to be rezoned. Please note the last six parcels on that list belong to Jefferson County. Immediately above the County's property on said list are three other parcels within the City that are within 200 feet. Two are owned by Estates of Countryside, LLC. The third is owned by Jefferson County Apartments, Inc., 1302 Mendota Street, Madison, WI 53714.

A conceptual site plan is also submitted which shows one possible configuration of the County's development on said property which will include a principal structure of up to 110,000 sq. feet, multiple accessory structures, outside storage of materials and a fuel station. As further engineering is done, I anticipate substantial refinement of the conceptual site plan which may involve changes such as shrinking the footprint, shifting the location to maximize remaining land, eliminating the intersection with County Highway W at the foot of the Highway 26 overpass, and possible realignment of Annex Road either to W or to Sherwood depending upon design issues or need for fill.

As you are aware from the County's prior request to amend the Comprehensive Master Plan, which has now been completed, 60 acres of the property is owned by the FDIC and is currently under contract to the County for purchase contingent upon rezoning to M-U together with the appropriate conditional use approvals required as well as any waivers under § 300-24.2(8) which may be necessary given the nature of the Highway Department including salt sheds, etc., which otherwise exceed accessory building height limits. The County's contract to purchase requires receipt of the required City approvals by March 11, 2013.

Timothy Freitag
Page 2
January 8, 2013

As we have discussed, final site plan approval may be delayed past the March 11 date, given the necessity for substantial engineering analysis with regard to soils, topography, drainage and utilities, among other items. As such, the County would request that the rezoning to M-U be granted; that approvals be provided with the rezoning in the form of a conditional use permit authorizing the principal structure of up to 110,000 sq. feet, multiple structures, outside storage of materials, a fuel station, waiver of any accessory building height limitations and approvals to extend necessary water, sewer or electric service at County cost. Those approvals should be sufficient to allow waiving of the contingencies in the purchase contract. Final site plan approval could then be completed within one year in accordance with the City's normal procedures.

The amended 2013 fee of \$250.00 is also submitted herewith. Should there be any questions, please feel free to contact me in the interim. Otherwise, I look forward to being advised of the next hearing date with regard to this matter. Thank you for your consideration.

Sincerely,

Philip C. Ristow
Corporation Counsel
WI State Bar #1016697

PCR:cjf
Enc.

PETITION FOR REZONING
CITY OF JEFFERSON, WISCONSIN

Date: January 8, 2013

Fee: ~~\$150.00~~ 250.⁰⁰

To the Common Council, City of Jefferson, Wisconsin:

The undersigned hereby applies for a change in zoning district boundaries or amendments to zoning regulations as follows:

Description and address of property to be rezoned or regulations to be amended:

1425 Wisconsin Drive, 94.5 acres consisting of parcels 241-0614-1034-000
(44.170 acres); 241-0614-1521-000 (15.83 acres); 241-0614-1033-003 (6.642 acres)
and 241-0614-1524-001 (27.835 acres)

District change from Residential R-1 to Mixed Use M-U

Reasons justifying the petition:

Proposed future location of Jefferson County Highway Department, including
multiple structures, outside storage of materials, fuel station, principal
structure of up to 110,000 sq. ft., accessory structure(s).

Submit the following attachments:

Plot plan drawn to a scale of 1-inch equals 100 ft., showing the area proposed to be rezoned, its location, dimensions, the location and classification of adjacent zoning districts and the location and existing use of all properties within 200 ft. of the area proposed to be rezoned.

Names and addresses of owners of all properties lying within 200 ft. of the area proposed to be rezoned.

Submitted by: JEFFERSON COUNTY

By: 

Philip C. Ristow, Corporation Counsel
Owner(s) or Leasee(s)

Jefferson County (2 parcels and contract
with/FDIC to purchase the other 2)

Address

320 South Main Street

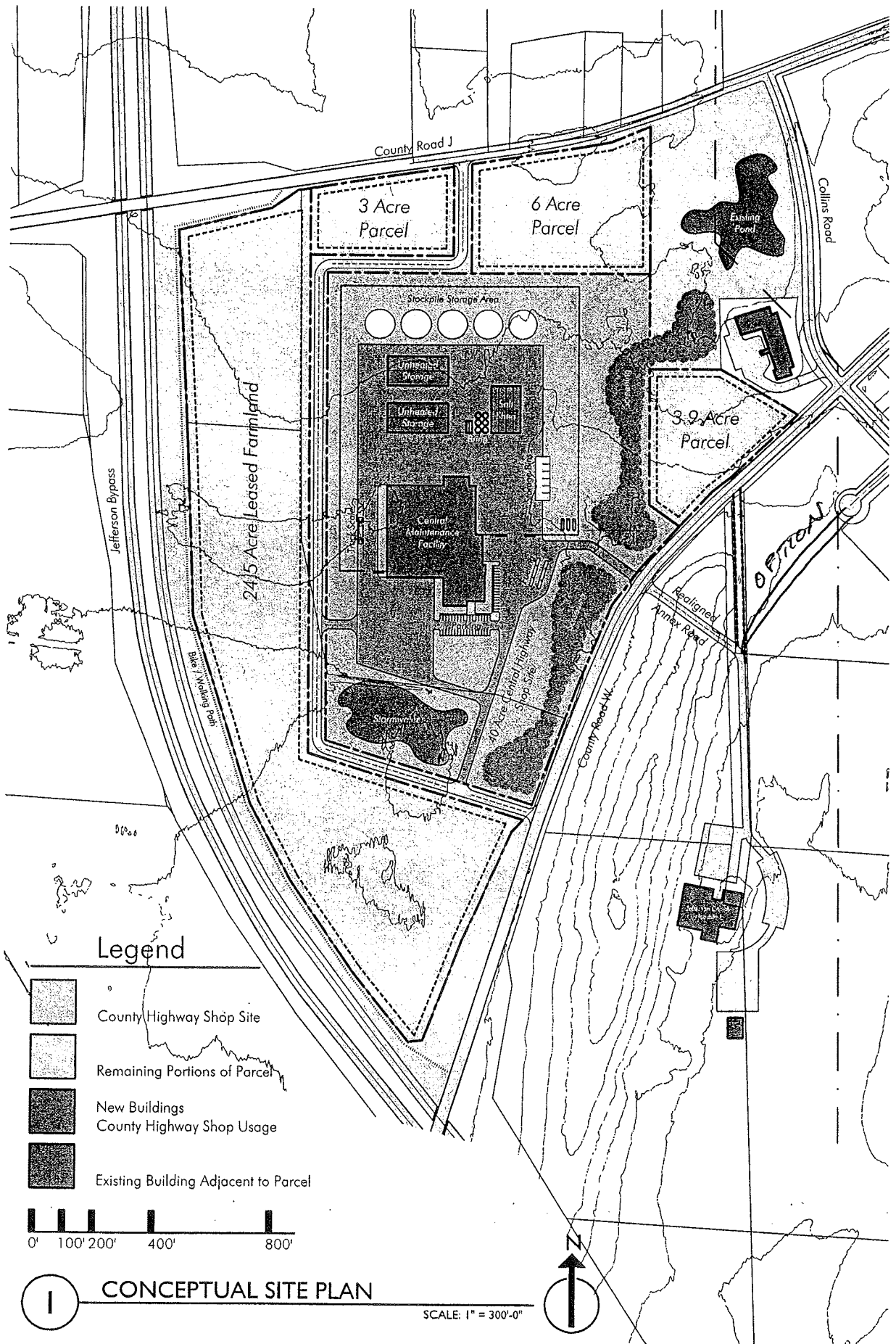
Jefferson, WI 52540

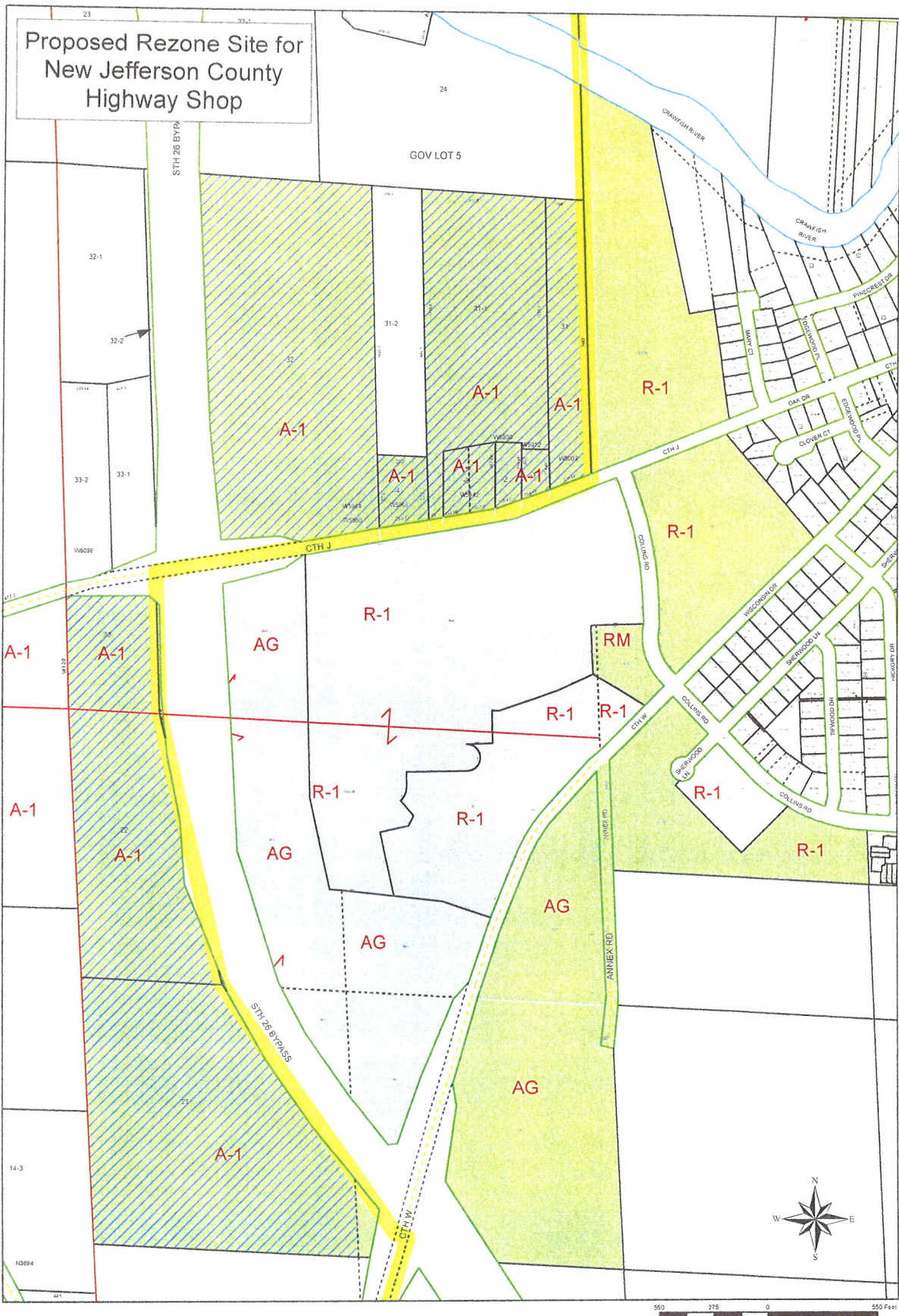
Parcel Attributes

December 10, 2012
 Owner, Page 1 of 1

Mun	Parcel Id	Own Nm 1	Own Nm 2	Mail Addr	City	St	Zip
14	014-0614-1031-000	KEITH C HOFFMAN		W5902 CTH J	JEFFERSON	WI	53549
14	014-0614-1031-001	DONALD VOELTZ		N4877 CTH Q	JEFFERSON	WI	53549
14	014-0614-1031-002	DAVID A HABECK TRUST		W5980 CTH J	JEFFERSON	WI	53549
14	014-0614-1032-000	DAVID A HABECK TRUST		W5980 CTH J	JEFFERSON	WI	53549
14	014-0614-1034-001	GLORIA BRUNK		PO BOX 285	JEFFERSON	WI	53549
14	014-0614-1034-002	DOUGLAS J KING	BARBARA A KING	W5930 CTH J	JEFFERSON	WI	53549
14	014-0614-1034-003	CLAUDE J STEHLING TRUST	JANET D STEHLING TRUST	W5942 CTH J	JEFFERSON	WI	53549
14	014-0614-1034-004	MASON E ZAJICEK	CAROL A ZAJICEK	W5968 CTH J	JEFFERSON	WI	53549
241	241-0614-1042-024	ESTATES OF COUNTRYSIDE LLC		1130 COLLINS RD	JEFFERSON	WI	53549
241	241-0614-1043-000	ESTATES OF COUNTRYSIDE LLC		1130 COLLINS RD	JEFFERSON	WI	53549
241	241-0614-1043-047	JEFFERSON COUNTY	APARTMENTS INC	1302 MENDOTA ST	MADISON	WI	53714
241	241-0614-1512-001	JEFFERSON COUNTY	COUNTY FARM	320 S MAIN ST	JEFFERSON	WI	53549
241	241-0614-1512-002	JEFFERSON COUNTY	LAND IN ANNEX RD	320 S MAIN ST	JEFFERSON	WI	53549
241	241-0614-1512-010	JEFFERSON COUNTY	COUNTY FARM	320 S MAIN ST	JEFFERSON	WI	53549
241	241-0614-1521-001	JEFFERSON COUNTY	LAND IN ANNEX RD	320 S MAIN ST	JEFFERSON	WI	53549
241	241-0614-1521-002	JEFFERSON COUNTY	COUNTY FARM	320 S MAIN ST	JEFFERSON	WI	53549
241	241-0614-1524-000	JEFFERSON COUNTY	HUMAN SERVICE & CTY FARM	320 S MAIN ST	JEFFERSON	WI	53549

COUNTY





Legend

- Proposed Rezoning to Mixed Use
- 200' Surrounding Properties Buffer
- Parcels in Town - County Zoning
- Municipality Boundary

Zoning

- R-1** Single-Family Residential (City Zone)
- AG** Agricultural (City Zone)
- RM** Multi-family Residential (City Zone)
- A-1** Exclusive Agricultural (County Zone)