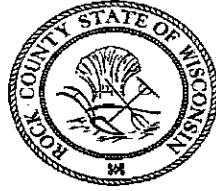


RESOLUTION
ROCK COUNTY BOARD OF SUPERVISORS

Randy Terronez
INITIATED BY

Randy Terronez
DRAFTED BY

GENERAL SERVICES
COMMITTEES
SUBMITTED BY



August 10, 2011
DATE DRAFTED

APPROVING ADDITIONAL CONTINGENCY FUNDING FOR JAIL RENOVATION
PROJECT

1 WHEREAS, the County in awarding the Jail Renovation Project to Tri-North Builders also established
2 contingency funds to cover unforeseen conditions and necessary changes that may arise throughout the
3 course of the Jail Renovation project as contained in Resolution #10-3B-520; and,
4
5 WHEREAS, two separate contingency funds were established, one to address the soil conditions and
6 unforeseen conditions in the amount of \$289,825, and the other to address owner-directed changes in the
7 amount of \$289,825; and,
8
9 WHEREAS, the new addition to the jail was completed in June and the renovation is scheduled for
10 completion by November of this year; and,
11
12 WHEREAS, the Fire Alarm system replacement is a particularly complex issue that will result in
13 completion by February of 2012; and,
14
15 WHEREAS, both contingency accounts have been depleted and the Samuels Group acting as the
16 Owner's Representative recommends replenishing the Contingency.
17
18 NOW, THEREFORE, BE IT RESOLVED that the Rock County Board of Supervisors duly
19 assembled this 8 day of Sept, 2011, does hereby establish the following
20 contingency accounts for the balance of the Jail Renovation project with funds to come from available
21 Jail/Health Care Center Complex Capital Projects Account budget resources:
22 1. Furniture, Fixtures and Equipment - \$15,000
23 2. Contractor - \$250,000
24
25 BE IT FINALLY RESOLVED, that the General Services Committee be delegated the authority to
26 approve all change orders for Phase One of the Jail Renovation Project and report any change orders
27 over \$10,000 to the Rock County Board of Supervisors at its regularly scheduled meetings.

Respectfully Submitted,

General Services Committee:

Phillip Owens
Phillip Owens, Chair

Henry Brill
Henry Brill, Vice Chair

Ronald Combs - Abstains
Ronald Combs

Jason Heidenreich
Jason Heidenreich

Absent
Mary Mawhinney

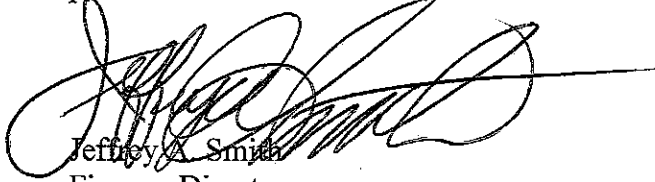
11-9A-459

APPROVING ADDITIONAL CONTINGENCY FUNDING FOR JAIL RENOVATION PROJECT

Page 2

FISCAL NOTE:

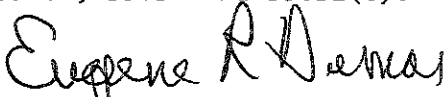
As of August 10, 2011 there is an unexpended, unencumbered balance of \$782,480 in the Jail / HCC Complex Capital Project, A/C 18-1849-0000-67200. This project is funded by County sales tax proceeds.



Jeffrey A. Smith
Finance Director

LEGAL NOTE:

The County Board is authorized to take this action by Wisconsin Statutes sections 59.01, 59.51 and 59.52(6).



Eugene R. Dumas
Deputy Corporation Counsel

ADMINISTRATIVE NOTE:

Recommended.



Craig Knutson
County Administrator

In March 2010 the County awarded the Jail project bid to Tri-North Builders in the amount of \$5,796,500. The Jail project covered approximately 25,000 square feet of building addition, 6,330 square feet of renovation and replacement of the security and fire alarm systems. An Emergency Services Vehicle storage building was subsequently added to the project scope.

The building addition was completed in June of this year. The renovation began in June and is anticipated to conclude in November of this year. The fire alarm system is anticipated to be completed by February 2012.

The resolution (#10-3B-520) awarding the project to Tri-North Builders also established two contingency accounts. The Samuels Group suggested having two separate contingency funds to allow for better tracking of change orders, even though both were funded from the same project account. Each contingency amount represented 5% of the total construction costs. Use of the amounts was made via change order reviewed and approved or modified by the General Services Committee.

The first Contingency in the amount of \$289,825 provided supplementary resources to address the soil conditions and any unforeseen conditions or necessary changes that were discovered throughout the course of the project.

The second contingency was also in the amount of \$289,825 and was an owner-direct purpose. These types of change were those that were not necessary for structural or construction purposes, but rather were improvements recommended by the project team—including staff from the Sheriff's Office—that in their opinion were necessary to improve the project's functionality.

Major change orders approved by the General Services Committee included:

1. Soils-related activity \$305,745
1. Fire Alarm System modifications \$97,604
2. Corridor Ceiling modifications \$55,597
3. Detention Glazing of Cell Pod Windows \$25,618.

To date, the combined contingencies stand at a -\$39,371.

A parking lot improvement located west of the Pinehurst building area was added to the project scope to address drainage concerns and has not yet been addressed due to the contingency budget limitations. The cost estimate obtained by the Owner's Representative is an amount not to exceed \$180,000 and includes additional funding related to soil conditions.

The request is to establish the following two contingencies:

1. Furniture, Fixtures and Equipment (FF&E) in the amount of \$15,000 and allows Sheriff's staff to purchase remaining items. Originally estimated at \$440,000, approximately \$174,000 has been spent to date.
2. Contractor in the amount of \$250,000 based upon the following:
 - a. \$40,000 for the year-to-date deficit.
 - b. \$45,000 for a contractor contingency covering unforeseen issues that may arise during the remainder of the project. (Note – This amount represents approximately 7.5% of the Tri-North Builders contract balance.)
 - c. \$180,000 for the West Parking Lot paving project (a pending change order).
 - d. \$21,000 for Exterior Lighting modification (a pending change order using the more expensive of 2 options).

- e. \$36,000 in savings from unspent Jail project contract commitments (primarily Potter Lawson architect reimbursable fees).

The grand total of requested contingencies is \$265,000. Funding is available in the Jail/Health Care Center Complex Capital Projects Account budget.

Finally, this resolution continues the previously approved action that delegates authority to approve all change orders on this project to the General Services Committee of the Rock County Board of Supervisors. Current County Board Rules specify that change orders over \$10,000 are to be approved by the full County Board. However, in certain circumstances, such as those involving unsuitable soils as described above, a delay in approving change orders may have the effect of shutting the project down for a period. Delays of this type could have large cost implications for the overall cost of the project. The flexibility of convening a smaller committee to address change orders would allow the County to respond more quickly to unforeseen conditions and save overall construction costs.