

**RESOLUTION
ROCK COUNTY BOARD OF SUPERVISORS**

The General Services Committee
INITIATED BY



Robert Leu
DRAFTED BY

The General Services Committee
SUBMITTED BY

January 23, 2015
DATE DRAFTED

**Retaining Architectural Firm to Prepare Plans and Specifications
For a Maintenance Storage Building at the Complex**

1 **WHEREAS**, following reconstruction of the parking lot behind the Health Care Center in 2012, plans
2 were drafted for construction of maintenance storage garage, to replace the storage space lost when the
3 old buildings were demolished at the Complex in 2010; and
4

5 **WHEREAS**, bids received in August 2013 were significantly higher than expected, and therefore
6 additional funds appropriated in the 2014 budget so the building could be re-bid and constructed; and
7

8 **WHEREAS**, the concept plan for the building has been scaled back in size and scope; and
9

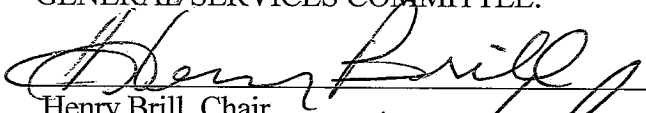
10 **WHEREAS**, in order to obtain bids for the building, architectural/engineering services are needed to
11 prepare the required plans and specifications.
12

13 **NOW, THEREFORE, BE IT RESOLVED** by the Rock County Board of Supervisors duly assembled
14 this 12th day of February, 2015, that Angus Young Architects of Janesville be retained to
15 prepare plans and specifications for a maintenance storage building at the Rock County Complex for
16 General Services in the amount of \$9,999.00; and
17

18 **BE IT FURTHER RESOLVED** that a reimbursable expense and design contingency be established in
19 an amount not to exceed of \$1,300.00.

Respectfully submitted,

GENERAL SERVICES COMMITTEE:


Henry Brill, Chair


Jason Heidenreich, Vice Chair


Thomas J. Brien

Absent
Edwin Nash


Jeremy Zajac

15-2A-203

RETAINING ARCHITECTURAL FIRM TO PREPARE PLANS AND SPECIFICATIONS FOR A
MAINTENANCE STORAGE BUILDING AT THE COMPLEX

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FISCAL NOTE:

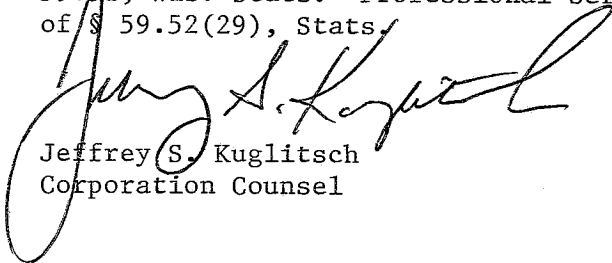
Budget appropriation remains in the 2014 budget for this project. Funding will need to be carried over to 2015. This project is being funded by sales tax revenue.



Sherry Oja
Finance Director

LEGAL NOTE:

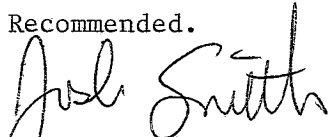
The County Board is authorized to take this action pursuant to secs. 59.01 and 59.51, Wis. Stats. Professional services are not subject to bidding requirements of § 59.52(29), Stats.



Jeffrey S. Kuglitsch
Corporation Counsel

ADMINISTRATIVE NOTE:

Recommended.



Josh Smith
County Administrator

Rock County, Wisconsin

51 South Main Street
Janesville, WI 53545

**General Services**

- Facilities Management
- Maintenance
- Duplicating
- Central Stores
(608)757-5518

Executive Summary

Retaining Firm to Prepare Plans and Specifications for a Maintenance Storage Building at the Complex

When the buildings were demolished behind the Health Care Center, storage space for maintenance vehicles, mowers, equipment, parts, and supplies was eliminated. Anticipating the construction of a storage garage, vehicles and equipment have been stored outside, and the remaining items stored in two rented trailers and one offsite storage unit.

With an initial budget of \$290,000.00 and a low bid of \$568,000.00, it was back to the drawing board. The original 7,200 square foot design will be scaled back to 4,800 square feet. Additional funds have been appropriated, increasing the budget to \$440,000.00.

The resolution before you hires Angus Young Architects of Janesville, to prepare the required plans and bid specifications, for \$9,999.00, plus a reimbursable expense allowance, not-to-exceed \$1,300.00.

	#1	Original Building	#2	Reduced Building	#3	Metal Building
		60'X120' 7,200 sq.ft.		40'X120' 4,800 sq.ft.		40'X120' 4,800 sq.ft.
Site	\$38,458		\$35,208			\$35,208
Structure	\$148,367		\$111,965			\$167,579
Roof	\$61,242		\$44,539			\$3,128
Exterior Enclosure	\$78,821		\$62,333			\$38,723
Interior Construction	\$81,818		\$58,958			\$16,035
Specialities	\$815		\$815			\$815
Mechanical	\$45,056		\$30,503			\$30,503
Plumbing	\$14,702		\$14,702			\$14,702
Electrical	\$38,111		\$26,977			\$26,977
Contractor Costs	\$62,663		\$47,671			\$41,208
11/2013 Estimate	\$570,052		\$446,690			\$386,129
Low Bid on 8/22/13	\$538,200					
Cost per sq.ft.	\$74.75/sq.ft.		\$93.06/sq.ft.			\$80.44/sq.ft.
						Contingency \$19,000
						A/E Fees \$11,300
						FF&E +/- \$7,000
						Total Project \$423,929
						(Budget \$424,000)

By:Rob 2/16/15

47050 Rock Cty Complex Storage Garage

Item Description	Quantity	Sub-total
Site		\$38,458
Excavation		
Backfill & final grading	157.00 CY ;	\$1,120
Building Foundations	160.00 CY ;	\$1,864
Engineered Fill	303.00 CY ;	\$7,781
Back filling of Foundations	120.00 CY ;	\$1,525
Improvements		
Concrete Aprons	3,977.00 SF ;	\$24,468
Landscaping		
Trees, Large Deciduous	3.00 EA ;	\$1,698
Structure		\$148,367
Concrete		
Floors 6" WMM Industrial	7,260.00 SF ;	\$43,890
CIP Foundation Walls	49.00 CY ;	\$27,788
Wood		
Roof Trusses & Plywood	7,260.00 SF ;	\$43,269
Wood Framing, 2 x 6 Walls w/ plywo	7,349.00 WS ;	\$33,420
Roof System		\$61,242
Accessories		
Gutters & Downspouts	252.00 LF ;	\$2,783
Insulation		
12" Fiberglass Batt - R38	7,260.00 SF ;	\$20,197
Roofing		
Screw Down Metal Roofing	8,316.00 SF ;	\$38,262
Exterior Enclosure		\$78,821
Damp Proofing and Moisture Protection		
Building Wrap, (Tyvek)	6,189.00 SF ;	\$2,119
Vapor Barrier, Polyethylene 4 mil	6,189.00 SF ;	\$1,192
Doors and Windows		
Overhead Doors, Insulated+Operato	896.00 SF ;	\$21,351
Doors, Insulated Hollow Metal	5.00 EA ;	\$7,641
Exterior Finishes		
Metal Wall Panels	6,189.00 SF ;	\$32,118
Insulation		
2" Foundation Insulation	1,083.00 SF ;	\$2,376
6" Batt Insulation	6,189.00 SF ;	\$6,688
Louvers		
Louvers	20.00 SF ;	\$1,698
Soffits and Fascia		
Metal Soffit	1,056.00 SF ;	\$3,638
Interior Construction		\$81,818
Ceiling Finishes		
Liner Panel	7,260.00 SF ;	\$37,676
Flooring		

Item Description	Quantity	Sub-total
Concrete, Sealed	7,260.00 SF ;	\$3,340
Framing and Furring		
Gypsum Wallboard	5,600.00 SF ;	\$7,071
Interior Doors		
HM Flush	1.00 EA ;	\$1,613
Wall Finishes		
Liner Panel	6,189.00 SF ;	\$32,118
Specialties		\$815
Fire Extinguishers and Cabinets		
Fire Extinguishers	2.00 EA ;	\$815
Mechanical		\$45,056
Heating & Cooling Systems		
- Shops HV	7,260.00 SF ;	\$45,056
Plumbing		\$14,702
Domestic Systems		
Water Lateral/ Sanitary/ Service Sink	1.00 ;	\$14,702
Electrical		\$38,111
Lighting		
Garage Lighting	7,260.00 SF ;	\$19,421
Power		
Make Up Air/ Exhaust Fan	2.00 EA ;	\$2,568
Outlets, Garage & Storage	7,260.00 SF ;	\$7,224
Unit Heaters	4.00 EA ;	\$2,140
Service and Distribution		
Service	7,260.00 SF ;	\$6,758
Total Budget before General Contractor markups		\$507,389
General Conditions		
	5.00%	
	0.00%	
	7.00%	
General Contractor O and P		
Bid Day Budget	7,260 S	\$570,052
Construction Contingency		
	3.00%	
Construction Related Budget	7,260 S	\$587,152
Owner Direct Purchased Items		
Owner Purchased Furniture and Equipment		
Owner Purchased Expenses (I.E. Moving, Utilities, Equipm		
Total Budget Direct Owner Purchases		
Project Budget with Direct Owner Purchases		\$587,152

Original Bldg.

47050 Rock Cty Complex Storage Garage

Item Description	Quantity	Sub-total
Site		\$35,208
Excavation		
Backfill & final grading	157.00 CY	\$1,120
Building Foundations	142.00 CY	\$1,655
Engineered Fill	197.00 CY	\$5,059
Back filling of Foundations	95.00 CY	\$1,208
Improvements		
Concrete Aprons	3,977.00 SF	\$24,468
Landscaping		
Trees, Large Deciduous	3.00 EA	\$1,698
Structure		\$111,965
Concrete		
Floors 6" WWM Industrial	4,840.00 SF	\$29,260
CIP Foundation Walls	43.00 CY	\$24,385
Wood		
Roof Trusses & Plywood	5,800.00 SF	\$34,567
Wood Framing, 2 x 6 Walls w/ plywo	5,223.00 WS	\$23,752
Roof System		\$44,539
Accessories		
Gutters & Downspouts	252.00 LF	\$2,783
Insulation		
12" Fiberglass Batt - R38	4,840.00 SF	\$15,070
Roofing		
Screw Down Metal Roofing	5,800.00 SF	\$26,686
Exterior Enclosure		\$62,333
Damp Proofing and Moisture Protection		
Building Wrap, (Tyvek)	4,553.00 SF	\$1,949
Vapor Barrier, Polyethylene 4 mil	4,553.00 SF	\$974
Doors and Windows		
Doors, Insulated Hollow Metal	3.00 EA	\$4,585
Overhead Doors, Insulated+Operatio	784.00 SF	\$18,682
Exterior Finishes		
Metal Wall Panels	4,553.00 SF	\$23,628
Insulation		
2" Foundation Insulation	963.00 SF	\$2,112
6" Batt Insulation	4,553.00 SF	\$5,456
Louvers		
Louvers	20.00 SF	\$1,698
Soffits and Fascia		
Metal Soffit	943.00 SF	\$3,249
Interior Construction		\$58,958
Ceiling Finishes		
Liner Panel	4,840.00 SF	\$25,117
Flooring		

Item Description	Quantity	Sub-total
Concrete, Sealed	4,840.00 SF	\$2,227
Interior Doors		
HM Flush	1.00 EA	\$1,613
Wall Finishes		
Liner Panel	5,781.00 SF	\$30,001
Specialties		\$815
Fire Extinguishers and Cabinets		
Fire Extinguishers	2.00 EA	\$815
Mechanical		\$30,503
Heating & Cooling Systems		
- Shops HV	4,840.00 SF	\$30,503
Plumbing		\$14,702
Domestic Systems		
Water Lateral/ Sanitary/ Service Sin	1.00	\$14,702
Electrical		\$26,977
Lighting		
Garage Lighting	4,840.00 SF	\$12,947
Power		
Make Up Air/ Exhaust Fan	2.00 EA	\$2,568
Outlets, Garage & Storage	4,840.00 SF	\$4,816
Unit Heaters	4.00 EA	\$2,140
Service and Distribution		
Service	4,840.00 SF	\$4,506
Total Budget before General Contractor markups		\$385,999
General Conditions	5.00%	
Not Defined	0.00%	
General Contractor O and P	7.00%	
Bid Day Budget	4,840 S	\$433,670
Construction Contingency	3.00%	
Construction Related Budget	4,840 S	\$446,690
Owner Direct Purchased Items		
Owner Purchased Furniture and Equipment		
Owner Purchased Expenses (I.E. Moving, Utilities, Equipr		
Total Budget Direct Owner Purchases		
Project Budget with Direct Owner Purchases		\$446,690

Reduced Bldg.

2

3

41733 KOKK CY Complex Storage Garage

Item Description	Quantity	Sub-total
Site		\$35,208
Excavation		
Backfill & final grading	157.00 CY	\$1,120
Building Foundations	142.00 CY	\$1,655
Engineered Fill	197.00 CY	\$5,059
Back filling of Foundations	95.00 CY	\$1,208
Improvements		
Concrete Aprons	3,977.00 SF	\$24,468
Landscaping		
Trees, Large Deciduous	3.00 EA	\$1,698
Structure		\$167,579
Concrete		
CIP Foundation Walls	43.00 CY	\$24,385
Floors 6" WWM Industrial	4,840.00 SF	\$29,260
Steel		
Metal Building, siding, roofing	4,840.00 SF	\$113,934
Roof System		\$3,128
Accessories		
Gutters & Downspouts	252.00 LF	\$3,128
Exterior Enclosure		\$38,723
Doors and Windows		
Doors, Insulated Hollow Metal	3.00 EA	\$4,585
Overhead Doors, Insulated+Operato	784.00 SF	\$18,682
Insulation		
6" Batt Insulation w/ scrim	4,553.00 SF	\$5,846
2" Foundation Insulation	963.00 SF	\$2,112
10" Batt Insulation W/ vinyl scrim	4,840.00 SF	\$5,800
Louvers		
Louvers	20.00 SF	\$1,698
Interior Construction		\$16,035
Flooring		
Concrete, Sealed	4,840.00 SF	\$2,227
Interior Doors		
HM Flush	1.00 EA	\$1,613
Wall Finishes		
Liner Panel	2,350.00 SF	\$12,195
Specialties		\$815
Fire Extinguishers and Cabinets		
Fire Extinguishers	2.00 EA	\$815
Mechanical		\$30,503
Heating & Cooling Systems		
- Shops HV	4,840.00 SF	\$30,503
Plumbing		\$14,702

Item Description	Quantity	Sub-total
Domestic Systems		
Water Lateral/ Sanitary/ Service Sln	1.00	\$14,702
Electrical		\$26,977
Lighting		
Garage Lighting	4,840.00 SF	\$12,947
Power		
Make Up Air/ Exhaust Fan	2.00 EA	\$2,568
Outlets, Garage & Storage	4,840.00 SF	\$4,816
Unit Heaters	4.00 EA	\$2,140
Service and Distribution		
Service	4,840.00 SF	\$4,506
Total Budget before General Contractor markups		\$333,671
General Conditions	5.00%	
Not Defined	0.00%	
General Contractor O and P	7.00%	
Bid Day Budget	4,840 S	\$374,879
Construction Contingency	3.00%	
Construction Related Budget	4,840 S	\$386,129
Owner Direct Purchased Items		
Owner Purchased Furniture and Equipment		
Owner Purchased Expenses (I.E. Moving, Utilities, Equipr		
Total Budget Direct Owner Purchases		\$386,129
Project Budget with Direct Owner Purchases		\$386,129

Metal Bldg.