



RFP NO. 320016

DANE COUNTY DEPARTMENT OF PUBLIC WORKS,
HIGHWAY AND TRANSPORTATION

**PUBLIC WORKS
ENGINEERING DIVISION**

1919 ALLIANT ENERGY CENTER WAY
MADISON, WISCONSIN 53713

**REQUEST FOR PROPOSALS NO. 320016
SHERIFF'S SE PRECINCT REMODEL
DANE COUNTY HUMAN SERVICES BUILDING
125 VETERANS ROAD
STOUGHTON, WISCONSIN**

Due Date / Time: **TUESDAY, JUNE 9, 2020 / 2:00 P.M.**

Location: **PUBLIC WORKS OFFICE**

FOR INFORMATION ON THIS REQUEST FOR PROPOSALS, PLEASE CONTACT:

ERIC URTEZ, PROJECT MANAGER
TELEPHONE NO.: 608/266-4798
FAX NO.: 608/267-1533
E-MAIL: urtes.eric@countyofdane.com



Department of Public Works, Highway & Transportation
Public Works Engineering Division

608/266-4018

Gerald J. Mandli, P.E.
Commissioner / Director

Joseph T. Parisi
County Executive

Deputy Director
Todd Draper

1919 Alliant Energy Center Way
Madison, Wisconsin 53713
Fax: 608/267-1533

https://pwht.countyofdane.com/public_works.aspx#engineering

May 5, 2020

INVITATION FOR PROPOSALS

You are invited to submit a Proposal for RFP No. 320016 to provide professional architectural & engineering design services (Schematic Design Phase through end of Construction Administration) for the Sheriff's Southeast Precinct Remodel for the Dane County Human Services Building. The basis for design will start with the Study Phase Report included in the RFP as an attachment but can be modified during the further design process. The Proposals are due on or before **2:00 p.m., Tuesday, June 9, 2020**. No performance bond is required for this project.

ADDITIONAL INFORMATION

The Southeast Sheriff's Precinct Office is to be located at the current Human Services Building in Stoughton. The existing structure is to be renovated to meet the needs of the Sheriff's Office. In addition a new garage facility for Sheriff's Vehicles / Equipment shall be constructed on the site.

SPECIAL INSTRUCTIONS

Please provide the entire proposal package in these formats: one (1) unbound original hard copy, three (3) bound hard copies and an electronic version on a USB flash drive or compact disk. Follow these instructions when submitting your proposal:

1. Place the signed Proposal Form on top as page 1.
2. Place the signed Fair Labor Practices Certification after the Proposal Form as page 2.
3. Place the Proposal information after Fair Labor Practices Certification.
4. Clearly label your envelope containing your proposal in the lower left-hand corner as follows:

Proposal No. 32016

Sheriff's Southeast Precinct Remodel Architectural / Engineering Design Services

5. Mail or deliver by the due date and time above to:
Eric Urtes, AIA, Public Works Project Manager
Dane County Department of Public Works, Highway & Transportation
1919 Alliant Energy Center Way
Madison, Wisconsin 53713

If any additional information about this Request for Proposals is needed, please call Eric Urtes, AIA at 608/266-4798 or send email to urtes.eric@countyofdane.com.

Sincerely,

J. Eric Urtes, AIA

Project Manager

Enclosure: Request for Proposals No. 320016 Package

SECTION 00 01 10

TABLE OF CONTENTS

DIVISION 00 - PROCUREMENT AND CONTRACTING REQUIREMENTS

- 00 01 01 - RFP Cover Page
- 00 01 02 - RFP Cover Letter
- 00 01 10 - Table of Contents
- 00 11 19 - Request for Proposal
- 00 24 16 - Scopes of Proposals
- 00 42 13 - Proposal Form
- 00 73 00 - Supplementary Conditions
- 00 73 11 - Fair Labor Practices Certification

STUDY PHASE DOCUMENTS

- Dane County Sheriff's SE Precinct Remodel Study - OPN Architects

DRAWINGS

- Plat of Survey: Lot 1 Certified Survey Map Number 2722

END OF SECTION

LEGAL NOTICE

REQUEST FOR PROPOSALS (RFP)

Dane County Dept. of Public Works, Hwy & Transp., 1919 Alliant Energy Center Way, Madison, WI 53713, will receive sealed Proposals until:

2:00 P.M., TUESDAY, JUNE 9, 2020

RFP NO. 320016

SHERIFF'S SE PRECINCT REMODEL

DANE COUNTY HUMAN SERVICES BUILDING

125 VETERANS ROAD, STOUGHTON, WI

Dane County is inviting Proposals for professional architectural & engineering design services (from Schematic Design Phase through Design Development/Construction Documents, Bidding Phase and end of Construction Administration) to remodel the current Human Services Office Building into a Sheriff's Southeast Precinct facility and construct an adjacent new garage structure for Sheriff's Office vehicles/equipment. The Study Phase for this project has been issued earlier this year and the complete document will be included in the RFP document posted on the Dane County website below. Future design work for the project will use this document as a 'basis of design'. Only firms with capabilities, experience & expertise with similar projects should obtain this RFP document & submit Proposals.

RFP document may be obtained after **2:00 p.m. on Thursday, May 7, 2020** by downloading it from bids-pwht.countyofdane.com. Please call Eric Urtes, AIA, Project Mgr., at 608/266-4798, or urtes.eric@countyofdane.com, for any questions or additional information.

An informational facility tour will be held May 15, 2020 at 10:00 a.m. at the Human Services Building Front Entrance. Interested firms are strongly encouraged to attend this tour.

PUBLISH: MAY 5 & MAY 12, 2020 - WISCONSIN STATE JOURNAL

MAY 6 & MAY 13, 2020 - THE DAILY REPORTER

SECTION 00 24 16

SCOPES OF PROPOSALS

1. GENERAL INFORMATION

Dane County is inviting Proposals for professional architectural & engineering design services (from Schematic Design Phase through Design Development/Construction Documents, Bidding Phase and end of Construction Administration) to remodel the current Human Services Office Building into a Sheriff's Southeast Precinct facility and construct an adjacent new garage structure for Sheriff's Office vehicles/equipment. The Study Phase for this project has been issued earlier this year and the complete is included in the RFP.

2. SCOPE OF WORK

- A. Project deliverables and specific tasks are detailed in the *Architectural / Engineering Professional Services Agreement*.
- A. Schematic Design, Design Development, Construction Documents, Bidding, and Construction Phases.
 - 1. Dane County shall select the project from the options / recommendations presented in the Phase 1 Study for each annual construction cycle. The A/E design firm shall develop Construction Documents working with the Dane County Sheriff's Office project team and Public Works.
 - 2. Adhere to Dane County Green Building sustainable design practices in development of the Construction Documents (the project will not be applying for a LEED rating).
 - 3. Dane County will review, provide input & make modifications throughout the design process.
 - 4. Develop & refine opinions of probable cost.

3. PROPOSAL CONTENT

- A. Interested consultants are requested to submit the following information in their proposal, in eight distinct sections or divisions:
 - 1. Signature Page, Fair Labor Practices Certification and Proposer's cover letter.
 - 2. Description of firm's qualifications, related law enforcement design experience, organization and resources.
 - 3. Brief list (min. of three, max. of five) of similar completed projects previously completed with the project details, name, address and telephone number of the client for whom the work was done. Specific reference shall be made to projects involving public facilities as is being proposed. You may separately list additional professional references.
 - 4. Description of planning and design techniques to be used in approaching the project.
 - 5. List of staff that will be committed to the Work with their professional resumes. Actual consultant project engineer / architect will be interviewed if firm is short-listed. Include listing of other consultants who may participate in this project and their area of expertise.

6. Indicate staff availability and tentative timetable with project tasks for the Work, including all project phases.
7. Fee for all design services stated as a lump-sum fixed fee.
8. State clearly any limitations you wish to include in *Architectural / Engineering Professional Services Agreement* and advise of any conditions that you may have.

4. EVALUATION CRITERIA

A. Proposing consultants will be evaluated on this criteria:

Project Personnel	20%
Strength / Capabilities	25%
Relative Experience	20%
Approach to Project	25%
Pricing / Fee Cost Proposal	<u>10%</u>
Total	100%

5. PRICING

- A. Additional details about project phases, pricing & payments are detailed in the *Architectural / Engineering Professional Services Agreement*.
- B. Fee for services stated as lump sum fixed fee shall be submitted in the Proposals.

6. FACILITY TOUR

- A. A proposing company facility tour will be held on May 15, 2020 at 10:00 a.m. at the Dane County Human Services Building, 125 Veterans Road, Stoughton, Wisconsin. Proposing companies are strongly encouraged to attend this tour, however attendance is optional.

7. OWNER’S RESPONSIBILITY

- A. Dane County will provide all available building, site, architectural, structural, mechanical, electrical, plumbing, telecommunications, fire protection, and security drawings and specifications to selected A/E firm. These drawings and specifications may not be complete or in an as-built condition. A/E firm will need to confirm accuracy of drawings and specifications.

8. TIMETABLE

- A. Listed below are specific and estimated dates and times of events related to this RFP. The events with specific dates must be completed as indicated unless otherwise changed by Dane County. In the event that Dane County finds it necessary to change any of the specific dates and times in the calendar of events listed below, it will do so by issuing an addendum to this RFP. There may or may not be a formal notification issued for changes in the estimated dates and times.

<u>DATE</u>	<u>EVENT</u>
May 7, 2020	RFP issued
May 15, 2020 10:00 a.m.	Facility tour

June 2, 2020 - 2:00 p.m.	Written inquiries due
June 4, 2020	Latest addendum (if necessary)
June 9, 2020 - 2:00 p.m.	Proposals due
June 16, 2020 (estimated)	Notification of intent to award sent out
• July 28, 2020 (estimated)	Agreement start date
• August 18, 2020 (estimated)	Schematic Phase deliverables due
• September 15, 2020 (estimated)	Design Development Phase deliverables due
• October 27, 2020 (estimated)	Construction Documents Phase deliverables due
August 2020 - June 2021 (estimated)	Bidding-Construction Phases

9. ADDITIONAL INFORMATION

- A. Dane County Department of Public Works, Highway & Transportation, 1919 Alliant Energy Center Way, Madison, Wisconsin 53713, will receive your Proposal.
- B. Information regarding this project may be obtained from Eric Urtes, AIA, Public Works Project Manager, 608/266-4798, urtes.eric@countyofdane.com.
- C. Since RFP documents are obtained from the Dane County web site, proposing company is responsible to check back there regularly for Addenda.
- D. All Proposals must be submitted by 2:00 p.m., Thursday, June 9, 2020.
- E. Dane County reserves the right to accept or reject any Proposal submitted.
- F. Information submitted by consultants will be reviewed and candidates may be scheduled to appear before an interview panel. Those appearing for an interview shall be prepared to discuss their approach for the design of this work, methodology, project team, a timetable, the basis of their fee schedule and answer questions from our staff.
- G. Dane County reserves the right to negotiate an Agreement after the successful firm is selected. Selection will be based only on the proposal submitted and subsequent interviews. Therefore, the proposals must be complete. Submission of a proposal shall constitute a valid offer, which may be accepted by the County for a period of ninety (90) calendar days following the proposal due date.
- H. Dane County is an Equal Opportunity Employer.

END OF SECTION



Department of Public Works, Highway & Transportation
Public Works Engineering Division

608/266-4018

Gerald J. Mandli, P.E.
Commissioner / Director

Joseph T. Parisi
County Executive

Deputy Director
Todd Draper

1919 Alliant Energy Center Way
Madison, Wisconsin 53713
Fax: 608/267-1533

https://pwht.countyofdane.com/public_works.aspx#engineering

SECTION 00 42 13

PROPOSAL FORM

PROPOSAL NO. 320016

**PROJECT: SHERIFF'S SOUTHEAST PRECINCT REMODEL ARCHITECTURAL / ENGINEERING
DESIGN SERVICES
DANE COUNTY HUMAN SERVICES BUILDING**

The undersigned, submitting this Proposal, hereby agrees with all terms, conditions and requirements of the above referenced Request for Proposals, and declares that the attached Proposal and pricing are in conformity therewith.

SIGNATURE: _____
(Proposal is invalid without signature)

Print or Type Name: _____ Date: _____

Title: _____

Company: _____

Address: _____

Telephone No.: _____ Fax No.: _____

Email Address: _____

Contact Person: _____

Receipt of the following addenda and inclusion of their provisions in this Proposal is hereby acknowledged:

Addendum No(s). _____ through _____

Dated _____

All Proposers are strongly encouraged to be a registered vendor with Dane County. Registering allows vendors an opportunity to receive notifications for RFPs & RFBs issued by the County and provides the County with up-to-date company contact information. Complete a new form or renewal online at:
danepurchasing.com/Account/Login?

COUNTY OF DANE
PROFESSIONAL SERVICES AGREEMENT
TABLE OF CONTENTS

TABLE OF CONTENTS

SIGNATURE PAGE

ARTICLES:	PAGE
1. ARTICLE 1: SCOPE OF AGREEMENT.....	1
2. ARTICLE 2: SCOPE OF THE SERVICES TO BE PROVIDED	2
2.A. General:.....	2
2.B. Study Phase (Done)	2
2.C. Schematic Design Phase:	2
2.D. Design Development Phase:	2
2.E. Construction Documents Phase:	5
2.F. Bidding Phase:	9
2.G. Construction Phase:	9
3. ARTICLE 3: COUNTY'S RESPONSIBILITIES	13
4. ARTICLE 4: COMPENSATION.....	14
5. ARTICLE 5: ACCOUNTING RECORDS	18
6. ARTICLE 6: TERMINATION OF AGREEMENT	18
7. ARTICLE 7: OWNERSHIP OF DOCUMENTS.....	18
8. ARTICLE 8: LIABILITY- HOLD HARMLESS AND INDEMNIFICATION	18
9. ARTICLE 9: PROFESSIONAL LIABILITY INSURANCE	18
10. ARTICLE 10: OTHER INSURANCE.....	19
11. ARTICLE 11: MISCELLANEOUS PROVISIONS	19
12. ARTICLE 12: NONDISCRIMINATION IN EMPLOYMENT	20
ATTACHMENT A - AGREEMENT ON CONSTRUCTION PHASE SITE VISITS	
ATTACHMENT B - A/E / CONSULTANT AGREEMENT	

1. ARTICLE 1: SCOPE OF AGREEMENT

- 1.A. This Agreement between COUNTY and the person or firm, duly licensed under the laws and in accordance with the regulations of the State of Wisconsin, hereinafter referred to as the "A/E" shall be governed by the following Terms and Conditions.
- 1.B. The A/E shall provide technical and professional services under this Agreement. The Terms and Conditions of this Agreement shall apply to modifications made to this Agreement and shall apply to both the services rendered in the creation of the design and to the additional services called for in carrying out the design.
- 1.C. The A/E shall serve as the professional technical advisor and consultant to COUNTY in matters arising out of or incidental to the performance of this Agreement and in that capacity, the A/E shall not have a contractual duty or responsibility to any other person or party or individual regarding the services under this Agreement, except as that duty may arise under the laws of the State of Wisconsin. The A/E is not an agent of the COUNTY within the meaning of s. 893.80 or 895.46, Wis. Stats.
- 1.D. Professional services performed or furnished under this Agreement shall be based on the care and skill ordinarily used by members of the profession involved, who practice under the authority of and who are governed by the license issued under the Wisconsin Statutes and the Wisconsin Administrative Code. The standard of care for architectural and engineering services under this Agreement shall include designing buildings, structures and /or related infrastructural systems that comply with all applicable building and safety codes.
- 1.E. By accepting this Agreement, the A/E represents possession of the necessary skill and other qualifications to perform work under this Agreement and is familiar with the practices in the locality where such services and work shall be performed.
- 1.F. The A/E shall review and become familiar with the current Division 00 & 01 requirements utilized by COUNTY in construction contracts and shall provide services and work, consistent with such requirements, so that the Contractor's schedule is not negatively impacted.
- 1.G. The A/E shall be professionally responsible for work performed under this Agreement. Upon written approval of COUNTY, the A/E may subcontract work to an approved consultant under this Agreement, to the specific extent authorized by COUNTY. The authorization to subcontract shall not relieve the A/E of professional or contractual responsibility for any work performed or delivered under this Agreement. The authorization to subcontract shall not be construed to create any contractual relationship between COUNTY and such consultant.
- 1.H. Subcontracts for services under this Agreement shall provide that work performed under such subcontract, shall be subject to provisions of this Agreement and shall also provide that any professional duty or responsibility pertaining thereto shall be accomplished to the benefit of COUNTY. Upon request, an electronic copy of each such subcontract for which COUNTY approval is granted shall be furnished to COUNTY.
- 1.I. The A/E may substitute consultants or professional staff under this Agreement only to the specific extent authorized by COUNTY in writing.
- 1.J. In the performance of this Agreement, the A/E shall become familiar with and perform such services in accordance with the specifications set forth in the Request for Proposals document. The COUNTY reserves the right to update County Master Specifications Division 00 and Division 01 at any time, including after the signing date of this Agreement.

The A/E shall use and conform to the most current County Master Specifications Division 00 and Division 01 available at the time of Final Review Documents and the A/E shall not be eligible for a change order based upon alterations to said County Master Specifications Division 00 and Division 01 occurring after the date of Agreement signing.

2. ARTICLE 2: SCOPE OF THE SERVICES TO BE PROVIDED

2.A. General:

2.A.1) Services are to be provided by the A/E in each of the following phases:

Schematic Design Phase
Design Development Phase
Construction Documents Phase
Bidding Phase
Construction Phase

2.A.2) An assigned COUNTY Public Works Project Manager will be the A/E's contact in securing COUNTY direction and for arranging the necessary meetings with COUNTY or other County Departments and obtaining the approvals required by COUNTY.

2.A.3) The term "written" or "in writing" may be either electronic or hard copy documentation, unless otherwise stated or directed by COUNTY.

2.B. Study Phase: NOT USED.

2.C. Schematic Design Phase:

2.C.1) The A/E shall obtain from COUNTY information and materials necessary to ascertain scope of the Project and shall verify with COUNTY program and functional requirements of the Project. This shall include gathering information from building users subject to approval of COUNTY Public Works Project Manager.

2.C.2) Based on information, materials and requirements as verified by COUNTY, the A/E shall prepare Schematic Design Documents consisting of drawings and other documents illustrating scale and relationship of the Project components. Schematic Design Documents shall be submitted to COUNTY for written Approval.

2.C.3) The A/E shall submit to COUNTY construction cost estimates based on information provided by COUNTY and approved Schematic Design Documents.

2.C.4) Schematic Design Phase deliverables shall be:

2.C.4) a. Four (4) bound, hard copies of all drawings & outline specifications; and

2.C.4) b. Electronic version of all documents delivered on a USB flash drive or by email:

(1) Specifications: Word 2016; and

(2) Drawings: Adobe Acrobat 2020 (or earlier version) (PDFs converted from AutoCAD).

2.D. Design Development Phase:

- 2.D.1) The A/E shall review the program and functional requirements, plans and specifications of record, (to the extent that such documents are reasonably available), and applicable COUNTY standards and guides or other written direction by COUNTY. The A/E shall establish the limiting parameters of the design as defined by the instructions issued to it by COUNTY, to determine if the design concept is achievable within the schedule and budget proposed by COUNTY.
- 2.D.2) To the extent necessary, the A/E shall facilitate investigation of the site for existing conditions which differ from those indicated in the record drawings or which could have a detrimental impact on the achievement of the work called for under the project.
- 2.D.3) Within seven (7) calendar days of receipt of the program and functional requirements, plans and specifications of record, the A/E and COUNTY shall schedule a meeting to review the A/E's design concept and such other matters as are necessary to establish that at this preliminary point, the proposed design concept is consistent with the requirements of COUNTY.
- 2.D.4) The A/E shall document the results of design meetings, including design factors agreed to, with any instructions furnished by COUNTY to carry out such factors, including, but not limited to:

Program clarification
Scheduling concerns
Existing site conditions
Project cost estimates
Cost-value trade offs
Quality requirements
Special material requirements
Communications requirements
Engineering requirements

2.D.5) The A/E shall furnish a copy of the documentation produced under this Phase to each participant attending a design concept meeting.

2.D.6) In agreements which involve renovation or remodeling of or additions to existing facilities, the A/E shall evaluate the suitability of existing building elements, materials and equipment for reuse in the renovated project. Reasonably accessible areas shall also be observed by the A/E or its consultants to evaluate existing major mechanical, plumbing and electrical systems. Any of the foregoing considered to be economically reusable shall be reported to COUNTY and may be reused unless directed otherwise by COUNTY.

2.D.7) The A/E shall provide sufficient, alternative design solutions on major design features to allow COUNTY to ascertain that the recommended design achieves a practical programmatic and economic solution, within the limitations of the authorized program, schedule and budget. Include staffing and occupancy considerations provided by COUNTY.

2.D.8) The major design features, equipment and systems that must be evaluated include, but are not limited to:

Site & civil related work (e.g., utilities, stormwater management, erosion control)
Structural systems

Building envelope (wall, window and roofing) systems
Building configuration
Life safety systems
Heating, ventilating and air conditioning & associated controls
Plumbing & associated controls
Electrical & associated controls
Lighting systems & associated controls
Telecom systems
Audio / visual systems
Facility security systems & associated controls:

- Doors, locks, & hardware
- Surveillance, cameras, recording devices

Facility signage

2.D.9) The analysis of major design features and systems shall include initial and life cycle cost comparisons. The A/E shall utilize the Uniform Guide of Life Cycle Cost Factors provided by COUNTY in the calculation of life cycle costs.

2.D.10) The A/E shall provide a working analysis of each major design feature included in the selected design concept, with constraints and dependencies that is sufficiently complete to allow commencement of the Construction Documents Phase:

2.D.10) a. The A/E shall prepare preliminary drawings, specifications and other data tailored to the project that fix and describe the size and character of the entire project as to major design features and systems and such other essentials outlined by COUNTY:

(1) The preliminary drawings shall include plans, elevations, sections and details at a scale which is sufficient to fully illustrate the design concepts, materials and finishes to be employed. Drawings shall be in format as approved by COUNTY.

(2) The outline specifications shall include relevant specific information for Division 01 - Bidding and Contract Requirements and a list of the applicable technical divisions.

2.D.10) b. The A/E shall prepare a Design Report that includes:

- (1) A time estimate for completion of each separate phase of the work (Design, Construction Documents, Bidding, and Construction).
- (2) A detailed estimate of project cost based on the preliminary design concept, which indicates that the project budget limitations will not be exceeded. Factors influencing the cost feasibility of each major division of the specification and related drawings shall be identified.
- (3) An analysis of the biddability and constructability of the project within the time allowed by COUNTY.
- (4) An identification of any part of the work that might require special monitoring or consideration during construction to prevent quality control problems, delays, or cost escalation. Include any long lead time equipment or materials, items which interface with difficulty, areas of work requiring significant care, sequencing or precision in installation and full or partial User occupancy during construction.
- (5) As a safeguard against unforeseen bidding conditions, the A/E may recommend appropriate alternate bids for COUNTY's consideration.

Such alternates shall be identified and developed at no additional cost to this Agreement.

2.D.11) Upon determination by the A/E that the final design is represented by the preliminary drawings and specifications, those documents along with a final Design Report shall be submitted to COUNTY for review and concurrence prior to commencement of Construction Documents.

2.D.11) a. The A/E shall provide COUNTY with up to four (4) sets and one (1) electronic file of the Design Report with appendix, preliminary drawings and outline specifications for review and coordination purposes. Electronic documents shall be in a format approved by COUNTY.

2.D.11) b. COUNTY will issue a list of recommended changes / corrections to be incorporated into the documents. Within seven (7) calendar days of receipt, the A/E shall transmit written replies to review comments issued by COUNTY. Directions by COUNTY shall be incorporated into the design, unless the A/E shall have explained objections to COUNTY and obtained prior written approval of noncompliance from COUNTY before proceeding with related work.

2.D.11) c. The A/E or COUNTY may call a further preliminary review meeting, when necessary to finalize the design concept. Written replies to additional COUNTY comments shall be made before proceeding to the Construction Documents Phase.

2.D.11) d. Approval of these documents by COUNTY will complete the Design Development Phase, whereupon COUNTY will issue written instruction to the A/E to proceed to the Construction Documents Phase.

2.D.12) Design Development Phase deliverables shall be:

2.D.12) a. Four (4) bound, hard copies of drawings (full size-typical of all submissions) & specifications (in 8½ x 11 format-typical of all submissions); and

2.D.12) b. Electronic version of all documents delivered on a USB flash drive or compact disk:

- (1) Drawings in AutoCAD 2019 (or earlier version);
- (2) Specifications in Word 2016 (or earlier version); and
- (3) Adobe Acrobat 2020 (or earlier version) of drawings and specifications (PDFs converted from Word, AutoCAD, or other programs; minimize pdf file size by converting files rather than scanning printouts).

2.E. Construction Documents Phase:

2.E.1) Upon receipt of written instructions from COUNTY, the A/E shall prepare Construction Documents for bidding and construction of the project. The Construction Documents shall provide the detailed requirements for the successful construction of the entire project.

2.E.2) Construction Documents shall comply with the COUNTY Master Specifications Division 00 and Division 01.

2.E.3) The Construction Documents shall be internally consistent in terms of coordination between:

2.E.3) a. Work of the A/E and its consultants.

2.E.3) b. Requirements of various divisions or trades.

2.E.3) c. Drawings and specifications.

2.E.4) During this phase, the A/E shall develop and provide documents for the systems designed under this Agreement which will achieve a biddable and constructible project, compliant with all applicable building and safety codes and within the assumption of professional responsibility set forth in this Agreement. These services shall include, but not be limited to:

2.E.4) a. Coordination, to protect the integrity of the design and facilitate construction with:

- (1) Manufacturers: Ensure that manufactured items called for in the documents are currently available and will fit, interface and perform as required to achieve design intent.
- (2) Consultants: Ensure that information necessary to their work is provided in a timely manner and that consultants exchange information with each other and the A/E.
- (3) Utility Companies: Determine the standard operating procedures and time requirements for obtaining the services and the cooperation of the utility companies involved in the execution of the project. Provide this information in writing to interested parties as needed.
- (4) Occupying Agency: Ensure that program-required furniture, fixtures and equipment (FF&E) layout is suitable so as to be compatible but not interfere with access to, placement or operation of the mechanical, electrical or plumbing appurtenances.
- (5) Governmental authorities having jurisdiction over the work:
 - (a) The A/E shall submit documents for approval to public agencies having jurisdiction over the project and after obtaining such approval of those agencies, the A/E shall file two (2) copies of such approval with COUNTY.
- (6) Such other agencies, boards, associations or individuals whose activities could impact or interfere with the successful completion of the project.

2.E.4) b. Inclusion in the Construction Documents of:

- (1) Plans, elevations and sections at a scale which is sufficient to give a full and complete understanding of the construction, dimensions thereof, materials to be employed, location of utilities and any other pertinent data.
- (2) Details, diagrams, schedules, photo reproductions and other graphic methods appropriate to define work required to be performed to accomplish the purposes of the project.
- (3) Description of existing conditions of site and / or structures with sufficient clarity to permit their use without ambiguity in the bidding and construction process.

2.E.4) c. Inclusion in the specifications documents of bidding and contract requirements, special provisions and / or appendices, and technical sections. Unless otherwise agreed to by COUNTY in writing, the format shall generally follow the divisions of the Construction Specifications Institute. If approved by COUNTY in writing, short form specifications for limited scope work may be included on the drawings in lieu of Construction Specifications Institute format specification sections.

- (1) The technical sections of the specifications shall completely and concisely describe the materials and services to be employed or installed by the construction contractor(s) in the work. These specifications shall describe the work to be done and shall be arranged by work or material in appropriate divisions with suitable cross-references for clarity and continuity
- (2) The technical sections of the specifications shall be carefully worded to allow a clear understanding of the work required by each of the construction contractors and their subcontractors, and to describe the responsibility for the work required to be performed by such contractor(s), individually and collectively, for the performance of work required to deliver the project complete, without ambiguity as to which technical sections of the specifications cover each element of work.
- (3) The technical sections of the specifications shall clearly state the minimum grade, quality, and type of materials and workmanship required. These specifications shall not restrict competition, where it is available, but shall state a level of quality, which can be objectively determined by persons normally engaged in the type of trade or practice described.
- (4) When two (2) or more manufacturers offer on the open market materials, equipment or devices of equal quality and usability needed for the project, each such known manufactured product shall be specified for potential use on the project.
- (5) The professional judgment of the A/E or the direction of the COUNTY may limit competition to a brand name, process, or technique of manufacture.
- (6) The A/E shall compile and include in the construction contract documents a summary listing of all submittals required for the project from the construction contractor(s). Included shall be shop drawings, samples, cuts, catalogs, models, mockups and other preliminary information needed from the contractors to describe how they will fulfill their responsibilities under their contracts.

2.E.5) Upon determination by the A/E that the final project design is represented by completed Construction Documents, those documents shall be submitted to COUNTY for review and concurrence prior to release for bidding.

2.E.5) a. The A/E shall provide COUNTY with review sets in a format and standard specified by the COUNTY.

2.E.5) b. COUNTY will issue a list of recommended changes / corrections to be incorporated into the next review set or final documents. The A/E shall within seven (7) calendar days transmit written replies from the A/E and its sub-consultants to review comments issued by COUNTY or for which clarification requests were identified or for which changes were authorized

at the final design review meeting and communicated to the A/E. Directions by COUNTY shall be incorporated into the documents.

2.E.6) Prior to submission of the final documents, the A/E shall call for a final review meeting with COUNTY, if needed, to finalize and prepare for publication of the final bidding documents, with any conditions required by COUNTY.

2.E.7) A/E shall affix to both the cover sheet of Drawings and & inside cover of Project Manual current State of Wisconsin registration seal, number & signature. These shall be applied by registered architect and each professional engineer responsible for project design.

2.E.8) At the time of delivery of the final documents, the A/E shall report to COUNTY, in writing with updated estimates of project costs and schedules.

2.E.9) Constructions Documents Phase deliverables shall be:

2.E.9) a. 60% Construction Documents:

- (1) Four (4) bound, hard copies of Drawings & Specifications; and
- (2) Electronic version of all documents delivered on a USB flash drive or compact disk:
 - (a) Drawings in Adobe Acrobat 2020 (or earlier version; PDFs); and
 - (b) Specifications in Word 2016 (or earlier version).

2.E.9) b. 95% Construction Documents:

- (1) Four (4) bound, hard copies of Drawings & Project Manual; and
- (2) Electronic version of all documents delivered on a USB flash drive or compact disk:
 - (a) Drawings in Adobe Acrobat 2020 (or earlier version; PDFs); and
 - (b) Specifications in Word 2016 (or earlier version).

2.E.9) c. Final Construction Documents:

- (1) Original unbound, hard copy of Drawings and Project Manual in full size, paper format;
- (2) Four (4) hard, bound copies of Drawings and Project Manual;
- (3) One (1) bound, hard copy of Drawings and Project Manual to be submitted by A/E to State of Wisconsin, other entity as required for stamped approval; and
- (4) Electronic version of all documents delivered on a USB flash drive or compact disk:
 - (a) Drawings (.dwg files) in AutoCAD 2019 (or earlier version):
 1. Each drawing sheet shall be complete with x-refs or base plan sheets included and attached;
 2. All external data from non-AutoCAD programs (e.g., Excel or Word) shall be included and attached; and
 3. Include copy of Plot Style Table (ctb file) used to print drawings.
 - (b) Drawings in Adobe Acrobat 2020 (or earlier version; minimize pdf file size by converting files from AutoCAD or other programs);
 - (c) Project Manual in Word 2016 (or earlier version); and

- (d) Project Manual in Adobe Acrobat 2020 (or earlier version; minimize pdf file size by converting files from Word or other programs, rather than scanning printouts).

2.F. Bidding Phase:

- 2.F.1) The Bidding Phase shall commence with the publication of the Invitation to Bid and shall conclude with the award of the number of contracts necessary to achieve the purposes of construction.
- 2.F.2) The A/E shall serve as the professional technical consultant and advisor to COUNTY during the bidding process, including the preparation for and participation in Pre-Bid Conferences.
- 2.F.3) The A/E shall answer all pre-bid questions from contractors in an addendum and prepare any additional addenda necessary, for COUNTY to authorize, print and distribute as appropriate.
- 2.F.4) The A/E shall assist COUNTY by evaluating and making recommendations to COUNTY on the qualifications of prospective construction contractors and subcontractors.
- 2.F.5) The A/E shall assist COUNTY in analyzing bids and negotiating with the lowest, qualified, responsible bidders as deemed appropriate by COUNTY.
- 2.F.6) If the low bids submitted by qualified, responsible bidders exceed construction cost estimate approved at Construction Documents Phase by five percent (5%) or more, the A/E shall revise and change the Construction Documents for a project rebidding, as approved by and without additional cost to COUNTY that will permit a proper award of the contract(s) within the approved estimate of project cost or other funding limitation. If the low bid exceeds construction cost estimate approved at Construction Documents Phase by less than five percent (5%), at the COUNTY's option, the A/E shall revise and change the Construction Documents for a project rebidding, as approved by COUNTY, but shall be compensated for revisions per negotiated amendment to this Professional Services Agreement.
- 2.F.7) In the event that there is a reduction in scope to keep the project within budget and this results in low bid(s) which total less than the construction budget, then the A/E shall, at no additional fee, prepare construction bulletin(s) to add deleted program work back into the project.
- 2.F.8) Upon construction contract offer, the A/E shall immediately prepare construction documents which incorporate the bid documents, addenda issued, alternate bids accepted and negotiated contract deductions, all of which are incorporated in the Construction Documents. Such work shall be completed in a timely fashion, but no later than seven (7) calendar days, so that construction is not delayed.

2.G. Construction Phase:

- 2.G.1) An assigned COUNTY Project Manager will be responsible for arranging and conducting construction-related meetings as required and act as the point of contact for the construction contractors. A COUNTY approved A/E representative shall attend, take notes, publish and distribute COUNTY approved minutes of job meetings.

2.G.2) After the award of the construction contract(s), the A/E shall become an on-site technical and professional advisor to COUNTY. In this capacity the A/E will have continuous access to the site. The A/E, through COUNTY's Project Representative, will have access to data in the construction contractor(s) files or offices pertaining to the quality or time requirements of the construction contract(s), in the same mode, manner and extent that such data would be available to COUNTY.

2.G.2) a. When requested and specifically contracted for by COUNTY, the A/E shall provide a full-time, on-site representative who shall be qualified in construction administration and subject to the approval of COUNTY. On projects for which COUNTY does not authorize full-time, on-site representation, the A/E shall provide, in accordance with ATTACHMENT A - AGREEMENT ON CONSTRUCTION PHASE SITE VISITS, a COUNTY-approved person, with suitable experience in the construction process to visit the site in order to monitor and report the progress, quality, and timely performance of the work relative to the Construction Documents, as such work is being performed by the construction contractor(s). The A/E shall keep COUNTY informed of the progress and quality of the work based on on-site observations and shall endeavor to protect COUNTY against defects and deficiencies in the work.

2.G.3) Immediately following the pre-construction meeting and prior to the start of construction, the A/E shall review the proposed schedule for submittals from the construction contractor(s). The A/E shall assess the timing feasibility of such submittals relative to the construction schedule and review needed, and advise COUNTY in writing accordingly.

2.G.3) a. The A/E shall be responsible for the professional review and approval or rejection of shop drawings, samples and other submittals from the construction contractor(s) to determine conformance with the specific portions of the Construction Documents under which the submittal was made. Deviation from the Construction Documents as noted by the contractor on submittals or otherwise observed by the A/E shall be brought to the attention of COUNTY's Project Representative and concurrence received from COUNTY before any approval is given to a contractor. Review of the submittals which have priority status as determined by COUNTY's Project Representative, must be completed within five (5) business days of receipt. Review of other submittals shall be completed within ten (10) business days of receipt, or in accordance with the submittal schedule prepared by the General Contractor and as approved by COUNTY and A/E at the start of construction. The A/E is responsible for submittal activity conducted by its consultants in the same manner as if such review were made by the A/E.

2.G.3) b. The A/E shall also review the results of all testing conducted during or after construction and report to COUNTY whether these results meet the design intent and the requirements of the Construction Documents.

2.G.4) The A/E's site representative shall observe the construction process to evaluate the adequacy and completeness of the construction contractor(s) compliance with the Construction Documents, and shall immediately report any noncompliance to the COUNTY Project Manager in writing.

- 2.G.4) a. The A/E shall be responsible for the coordination and performance of on-site services performed by consultants employed by the A/E and shall review reports and other data submitted by such consultants. The A/E and each consultant engaged under Article 1.G. and ATTACHMENT B. - A/E / CONSULTANT AGREEMENT shall visit the job site as delineated in ATTACHMENT A. - AGREEMENT ON CONSTRUCTION PHASE SITE VISITS. The A/E shall provide in each consultant agreement, a requirement for consultant visits to the site and a schedule for such visits for professional evaluation of the work monitored by each consultant and a reporting system to inform COUNTY. Site visits shall coincide with crucial times of the construction for the specialty area involved.
- 2.G.4) b. Following construction site visits, the A/E shall make routine, written status reports detailing observations and activities on the project, at such intervals as is elsewhere herein established and in a format approved by COUNTY. The A/E shall submit the reports within three (3) business days of the site visit by the A/E's representative. Reporting requirements for full-time, on-site representation shall be established by each Agreement for such professional services.
- 2.G.4) c. The A/E's site representative will receive copies of reports submitted by the General Contractor and shall provide site observation to evaluate the reports. Discovered construction variances shall immediately be reported to COUNTY.
- 2.G.4) d. If it becomes necessary during construction, to interpret, construe, clarify or to otherwise determine the reasonable meaning, application or implementation of the Construction Documents, the A/E acting in good faith, based upon the facts made known to it at the time, shall recommend to COUNTY in writing, a reasonable course of conduct in connection with the issues involved. Such recommendation(s) may be considered for further contractual action by COUNTY.
- 2.G.4) e. Should the A/E become aware that the work of any contractor or subcontractor in place or underway does not conform to the work or quality required by the Construction Documents, the COUNTY Project Manager shall be immediately notified in writing. It is appropriate for the A/E to also immediately advise the contractors of substantial deficiencies, and that notification of these deficiencies will be made to COUNTY. The A/E shall furnish such data as necessary to inform COUNTY of the degree of the noncompliance with the Construction Documents, the cause thereof, the impact on schedule and cost, if known, and a recommended course of conduct. COUNTY shall be solely responsible for implementation of the A/E's recommendation. This assumption of responsibility by COUNTY shall not relieve the A/E or its consultants for negligence in the discovery of the condition, which was or should have been discovered.
- 2.G.4) f. If the A/E considers suspension of construction work appropriate, the A/E shall notify COUNTY in writing and state the reasons, which, in the professional opinion of the A/E, justify such action.
- 2.G.5) Necessary professional services or construction required to repair or overcome problems caused by errors, omissions, ambiguities or changes not authorized by

COUNTY in the preparation of the documents or design shall be the responsibility of the A/E or its consultants, without additional cost to COUNTY.

- 2.G.6) The A/E shall review requests for information (RFIs) and shall respond within five (5) business days.
- 2.G.7) The A/E shall develop and issue appropriate construction bulletins (CBs) at the direction of the COUNTY Project Manager. The A/E shall then evaluate the CB proposals received from the construction contractors and provide COUNTY with a written recommendation regarding the appropriateness of the proposals. The evaluation and recommendation shall be completed within five (5) business days of receipt, or in accordance with another schedule approved by COUNTY. The evaluation shall consider the necessity for such change, the reasonableness of the proposed change, and an analysis of the cost proposed for effecting the change.
- 2.G.8) The A/E shall assist in the preparation of applications for energy incentive programs, when applicable.
- 2.G.9) Upon contractor's written notification and the COUNTY Project Manager's confirmation that Substantial Completion has taken place, the A/E shall observe the construction and provide a written punchlist to the COUNTY Project Manager. The COUNTY Project Manager will schedule the punchlist inspection in conjunction with the User and contractors involved. The punchlist shall contain items found not to be complete, in need of correction, replacement or otherwise not in accordance with the Construction Documents. As part of the Substantial Completion verification, the A/E shall perform or witness and document functional testing and review the testing and balance report prepared by others for all plumbing, HVAC, fire protection and electrical systems to verify installation and operation meet the intent of their design. The A/E shall forward the results of the functional testing and provide written recommendations for corrective measures where systems do not meet the intent of their design. The A/E shall prepare and distribute the Certificate of Substantial Completion when appropriate.
- 2.G.10) COUNTY will provide a set of Construction Documents to General Contractor on which daily records of changes and deviations shall be recorded. At completion of the project, General Contractor will submit its marked-up as-built documents to the A/E who shall, based on these marked up as-built documents, revise the original documents, including the electronic files, showing changes in the work made during the construction process to produce a set of Record Documents. Electronic documents shall be in a format and on a medium required by COUNTY. This work shall be completed and submitted to COUNTY within thirty (30) calendar days of receipt of the last marked up prints. The consequences of addenda, change orders and other circumstances known by the A/E to have caused change shall be included in the production of the Record Documents. The marked-up as-built documents shall be turned over to the COUNTY at the same time as the Record Documents.

2.G.10) a. Record Documents deliverables shall be:

- (1) Original unbound, hard copy of Drawings and Project Manual in full size, paper format;
- (2) Four (4) hard, bound copies of Drawings and Project Manual; and
- (3) Electronic version of all documents delivered on a USB flash drive or compact disk:
 - (a) Drawings (.dwg files) in AutoCAD 2019 (or earlier version):

1. Each drawing sheet shall be complete with x-refs or base plan sheets included and attached;
 2. All external data from non-AutoCAD programs (e.g., Excel or Word) shall be included and attached; and
 3. Include copy of Plot Style Table (ctp file) used to print drawings.
- (b) Drawings in Adobe Acrobat 2020 (or earlier version; minimize pdf file size by converting files from AutoCAD or other programs);
- (c) Project Manual in Word 2016 (or earlier version); and
- (d) Project Manual in Adobe Acrobat 2020 (or earlier version; minimize pdf file size by converting files from Word or other programs, rather than scanning printouts).

2.G.11) The A/E shall obtain from the General Contractor, and review for compliance with design intent, an Operating and Maintenance Manual for building systems and operable mechanical and electrical equipment on the project, both powered and manual. Two (2) copies of the Manuals shall be provided to COUNTY's Project Representative. These manuals shall include:

2.G.11) a. Manufacturer's Instruction for Maintenance and Operation of Equipment and Systems, including a Spare Parts List; and

2.G.11) b. Temperature Control Record Drawings and Equipment Data Sheets including recommended maintenance procedures.

2.G.12) It is not intended by this Agreement to impose upon the A/E the duty of a guarantor of the construction contractor(s). It is, however, the intent of the Agreement to impose upon the A/E the duty of the faithful fulfillment, in accordance with the standard of care ordinary to the profession, of the performance of the duties specifically enumerated herein and for the close monitoring of the work of its consultants as if the work were performed by the A/E. As such, this shall not preclude the entitlement to COUNTY of reasonable expectation that systems as designed by the A/E or their consultants will operate as anticipated by COUNTY upon faithful completion of construction.

2.H. Commissioning Phase: NOT USED.

3. ARTICLE 3: COUNTY'S RESPONSIBILITIES

- 3.A. COUNTY will determine the project scope for which the professional design services are required and will fully cooperate in achieving completion of that work.
- 3.B. COUNTY will establish an internal operating procedure for timely and proper performance of any COUNTY duty required to fulfill the needs of the project.
- 3.C. COUNTY will provide available information regarding the requirements for the project, which set forth COUNTY's objectives for program, schedule and overall budget. COUNTY will make available to the A/E data known to COUNTY or requested by the A/E, which may be needed for the fulfillment of the professional responsibility of the A/E. This data may include, but is not limited to, prints of existing buildings or record drawings and COUNTY standards and guides. Such documents will be the most recent and accurate available. The use of any such data by the A/E shall be without contractual or legal significance unless otherwise established elsewhere in this Agreement. However, providing of documents by

COUNTY shall not relieve the A/E from the responsibility for conducting a field survey to verify existing conditions as specified herein.

- 3.D. COUNTY will communicate to the A/E the format of the documents required to be submitted.
- 3.E. COUNTY will examine documents submitted by the A/E and will render decisions regarding them promptly, to avoid unreasonable delay in the progress and sequence of the A/E's work. COUNTY will coordinate review comments from the User agency and COUNTY staff prior to issuance to the A/E.
- 3.F. COUNTY will distribute Construction Documents and any necessary addenda to prospective bidders, and conduct the bid opening for the project.
- 3.G. COUNTY will prepare and process the Agreements between COUNTY and A/E, and between COUNTY and construction contractor(s).
- 3.H. Unless otherwise specified in this Agreement, COUNTY will arrange for services of a testing laboratory to furnish structural, chemical, mechanical and other laboratory tests, inspections and reports as required by law or deemed necessary by COUNTY.

4. ARTICLE 4: COMPENSATION

4.A. A/E fees for basic services will be compensated by COUNTY in accordance with the Terms and Conditions of this Agreement as follows:

4.A.1) COUNTY will pay the A/E a lump sum fee of \$[REDACTED].

4.A.1) a. The A/E fee for professional services shall be in accordance with the terms of this Agreement and based on the scope of services contained in the Request for Proposals, dated May 5, 2020, including any subsequent Addenda.

4.A.1) b. The A/E is authorized to proceed through completion of the [REDACTED] Phase. The A/E Fee is limited to \$[REDACTED], until written instructions to proceed are provided by COUNTY.

4.A.1) c. The construction budget for this project is \$[REDACTED]. This amount excludes all construction costs of contingency and unless stated otherwise in this Agreement, hazardous materials abatement or remediation.

4.A.2) No change in fee shall result from change orders to construction contracts unless such change is described as an Additional Service under Article 4.D. of this Agreement and approved by COUNTY. When the A/E's Design Report estimate indicates a revised project cost and such revision is approved by COUNTY, the amount of the lump sum fee may be renegotiated.

4.A.3) In the event the lowest acceptable construction bids exceed the fixed limit of construction, as shown above, plus any COUNTY increases approved before bidding, COUNTY will do one or more of the following:

4.A.3) a. Cooperate in revising the project scope and quality as required to reduce the project cost;

4.A.3) b. Authorize the rebidding of the project within a reasonable time; and / or

4.A.3) c. Give written approval of an increase in such fixed limit.

4.A.4) Compensation for any revisions of project scope & necessary rebidding based lowest acceptable construction bids exceeding the construction cost estimate approved at Construction Documents Phase shall be as described in "2.F. Bidding Phase" section above.

4.B. The A/E's Compensation for Additional Services, as described in Article 4.D., will be computed as follows:

4.B.1) Principals' time at a fixed rate of \$[] per hour, unless separate amounts are provided for each Principal. For the purposes of this Agreement, the Principals are:

[]

]

[]

]

[]

]

4.B.2) Other design staff shall be billed at these fixed rates:

Senior design architect / engineer: \$[] per hour

Junior design architect / engineer: \$[] per hour

Senior designer: \$[] per hour

Junior designer: \$[] per hour

Drafting: \$[] per hour

Clerical: \$[] per hour

4.B.3) Employee's time shall be computed using the employee's basic hourly salary and include overhead costs for clerical support and mandatory and customary benefits such as statutory employee benefits, insurance, sick leave, holidays and vacations, pensions and similar benefits for persons in consultation, research and design in producing drawings, specifications and other documents pertaining to the project and for services during construction at the site.

4.C. Reimbursable Expenses:

4.C.1) Reimbursable Expenses are actual, incidental expenses incurred by the A/E, its employees or consultants, in the interest of the project and are not included in overhead costs for the Fees for Basic Services (4.A.) and Additional Services (4.D.). Reimbursable Expenses shall be incurred or contracted for only with PRIOR written approval from COUNTY. Such approval shall be based on a written proposal delineating the nature of the services, the time involved, the estimated cost thereof, and the individuals or firms involved. Payment Requests from consultants and construction contractors providing these Reimbursable Expenses shall be reviewed by the A/E to check the accuracy of and entitlement to the sums requested.

Reimbursable Expenses may include, but are not limited to, the following incidental expenses:

4.C.1) a. Expense of reproduction of drawings and specifications, excluding the review sets required in Article 2.

4.C.1) b. Expense of a site survey when needed.

4.C.1) c. Expense of a geotechnical investigation and soils and material testing when required.

4.C.1) d. Expense of State and / or City review fees when required.

4.C.2) Expenses not eligible for reimbursement shall include, but are not limited to, indirect project overhead costs associated with the Fees for Basic Services (4.A.) and Additional Services (4.D.) such as mileage, travel, lodging, replication of drawings for the design development meetings and subsequent design meetings, preliminary and final review document printing, handling and postage, cost of correspondence transmittals, telephone expenses, and CAD / electronic graphic services. Such expenses shall be included as part of the Lump Sum fee.

4.D. Additional Services:

4.D.1) The following services are in addition to but are not covered in Article 4.A. These services may be identified as part of the A/E's fee proposal and included with the lump sum fee as such. Compensation for these additional services or other services must be requested by the A/E, and subsequently approved by COUNTY PRIOR to proceeding with the work. If the additional services are requested after the Agreement has been issued, such authorization shall be based on a written proposal delineating the nature of the services; the time involved, the estimated cost thereof, the effect on the project schedule and the individuals or firms involved. When authorized, an Agreement Change Order will be used to modify the A/E's Agreement.

4.D.1) a. Providing planning surveys, program revision, site feasibility, or comparative studies of prospective sites.

4.D.1) b. Revising previously approved drawings, specifications or other documents after written approval of Design Development Phase, to accomplish changes not initiated by the A/E other than record documents and revisions normally to be expected or required to correct deficiencies in the approved drawings and specifications.

4.D.1) c. Preparing detailed models, perspective or renderings.

4.D.1) d. Preparing documents for alternate bids or petitions for waiver when requested by COUNTY and, requiring significant additional time and expense on the part of the A/E or its consultants.

4.D.1) e. Obtaining or participating in third party Value Engineering / Enhancement of the project when directed by COUNTY.

4.D.1) f. Providing services other than corrective design work and record documents, after final payment to the construction contractor(s).

- 4.D.1) g. Providing services requested by COUNTY for or in connection with the selection of specific movable furniture, fixtures and equipment (FF&E) by the occupying agency during the Construction Phase.
- 4.D.1) h. Providing services as expert witness in connection with any public hearings, arbitration proceeding, or the proceedings of a court of record except when the A/E is party thereto.
- 4.D.1) i. Providing specialized design services, including, but not limited to Sustainability design or LEED certification, vibration, wind or acoustical analysis, energy modeling.
- 4.D.1) j. Participation in post-project evaluations.

4.E. Payments to the A/E:

4.E.1) Payments of the A/E's lump sum fee will be made monthly, in proportion to services performed as confirmed by COUNTY, to increase the compensation to the following percentages of the lump sum fee at the completion of each phase of the work.

Schematic Design Phase	15%
Design Development Phase	35%
Construction Documents Phase	70%
Bidding Phase	75%
Construction Phase	100%

4.E.2) No more than ninety percent (90%) of the A/E's lump sum fee shall be paid out prior to substantial completion of the project. When COUNTY confirms that development of punch lists, review of Operating & Maintenance Manuals, submittal of record documents, has been satisfactorily completed by the A/E, COUNTY will determine how and when the remaining lump sum fee is disbursed.

4.E.3) Payments for COUNTY-approved Reimbursable Expenses as defined in Article 4.C. and Additional Services of the A/E as defined in Article 4.D., will be made monthly upon request.

4.E.4) An A/E whose work is found deficient or fails to conform to the requirements set forth in the Agreement, is not entitled to further payments, until corrected to the satisfaction of COUNTY.

4.E.4) a. Payments to the A/E may be withheld for damages sustained by COUNTY due to error, omission, unauthorized changes or negligence on the part of the A/E. COUNTY will notify the A/E in writing of the alleged, specific damages and amounts involved, on a timely basis.

4.E.5) Payments to the A/E will not be withheld due to disputes between construction contractor(s) and COUNTY.

4.E.6) If the project is suspended for more than three (3) months in whole or in part, the A/E will be paid fees for services performed prior to receipt of written notice from COUNTY of the suspension, together with Reimbursable Expenses then due and reasonable expenses resulting from this suspension, as approved by COUNTY. If the project is resumed after being suspended for more than three (3) months, the A/E's compensation will be subject to renegotiation.

5. ARTICLE 5: ACCOUNTING RECORDS

- 5.A. Records of the A/E's direct personnel, consultants, and reimbursable expenses pertaining to the project shall be kept in accordance with Generally Accepted Accounting Principles (GAAP) and shall be available to COUNTY or an authorized representative throughout the term of this Agreement and for at least three (3) years after final payment to the A/E.

6. ARTICLE 6: TERMINATION OF AGREEMENT

- 6.A. This Agreement may be terminated by COUNTY without cause upon ten (10) calendar days written notice to the A/E. In the event of termination, the A/E will be paid fees for services performed to termination date, reimbursable expenses then due, and termination expenses as approved by COUNTY. Work performed prior to the date of termination shall be in accordance with the terms and conditions of this Agreement. Upon termination, the results of such work shall immediately be turned over to the COUNTY Project Manager and is a condition precedent to further payment by COUNTY.
- 6.B. In the event the Agreement between the A/E and any consultant on this project is terminated, the results of work by that consultant shall immediately be turned over to the A/E.

7. ARTICLE 7: OWNERSHIP OF DOCUMENTS

- 7.A. All drawings and specifications, renderings, models, scale details, approved copies of shop drawings and other such documents prepared by the A/E or any consultant pursuant to this Agreement shall become the property of COUNTY on completion and acceptance of any of the A/E's work, or upon termination of the Agreement, and shall be delivered to COUNTY upon request.
- 7.B. Documents prepared under this Agreement may be used by COUNTY for informational purposes without additional compensation to the A/E.
- 7.C. Specifications and isolated, detail drawings inherent to the architectural / engineering design of the project, whether provided by the COUNTY or generated by the A/E, shall be available for future use by the parties to this Agreement and other parties, each at their own risk.

8. ARTICLE 8: LIABILITY- HOLD HARMLESS AND INDEMNIFICATION

- 8.A. A/E shall indemnify, hold harmless and defend COUNTY, its boards, commissions, agencies, officers, employees and representatives against any and all liability, loss (including, but not limited to, property damage, bodily injury and loss of life), damages, costs or expenses which COUNTY, its officers, employees, agencies, boards, commissions and representatives may sustain, incur or be required to pay by reason of A/E furnishing the services required to be provided under this Agreement, provided, however, that the provisions of this paragraph shall not apply to liabilities, losses, charges, costs, or expenses caused or resulting from the acts or omissions of COUNTY, its agencies, boards, commissions, officers, employees or representatives. The obligations of A/E under this paragraph shall survive the expiration or termination of this Agreement.

9. ARTICLE 9: PROFESSIONAL LIABILITY INSURANCE

- 9.A. The A/E and its consultants retained under the terms of this Agreement shall procure and maintain a professional liability insurance policy with at least \$1,000,000 in coverage that provides for payment of the insured's liability for errors, omissions or negligent acts arising out of the performance of the professional services required under this Agreement. The A/E shall provide up-to-date, accurate professional liability information on the A/E's Data

Record, including amount of insurance, deductible, carrier and expiration date of coverage. Upon request by COUNTY, the A/E shall furnish COUNTY with a Certificate of Insurance showing the type, amount, deductible, effective date and date of expiration of such policy. Such certificate shall also contain substantially the following statement: "The insurance covered by this certificate shall not be canceled, the coverage changed or reduced by endorsement, by the insurance company, except after thirty (30) calendar days written notice has been received by COUNTY." The A/E shall not cancel or materially alter this coverage without prior written approval by COUNTY. The A/E shall be responsible for consultants maintaining professional liability insurance during the life of their Agreement.

10. ARTICLE 10: OTHER INSURANCE

10.A. The A/E and its consultants retained under terms of this Agreement shall:

10.A.1) Maintain Worker's Compensation Insurance:

10.A.1) a. Procure and maintain Worker's Compensation Insurance as required by State of Wisconsin Statutes for all of the A/E's and consultant's employees engaged in work associated with the project under this Agreement.

10.A.1) b. Maintain Employer's Liability Insurance with a policy limit of not less than \$1,000,000 per occurrence and \$2,000,000 in the aggregate.

10.A.2) Procure and maintain during the life of this Agreement, and until one year after the completion of this Agreement, Commercial General Liability Insurance, including Products and Completed Operations for all claims that might occur in carrying out the Agreement. Minimum coverage shall be \$1,000,000 per occurrence, \$1,000,000 general aggregate, combined single limit for bodily injury, personal injury, and property damage. Such coverage shall be of the "occurrence" type form and shall include the employees of the A/E as insureds.

10.A.3) Procure and maintain Commercial Automobile Liability Insurance for all owned, non-owned, and hired vehicles that are used in carrying out the Agreement. Minimum coverage shall be \$1,000,000 per occurrence combined single limit for bodily injury and property damage.

10.A.4) Provide an insurance certificate indicating the above Commercial Liability Insurance and property damage coverage, countersigned by an insurer licensed to do business in Wisconsin, covering and maintained for the period of the Agreement. Upon request by COUNTY, the insurance certificate is to be presented on or before execution of the Agreement.

11. ARTICLE 11: MISCELLANEOUS PROVISIONS

11.A. A/E warrants that it has complied with all necessary requirements to do business in the State of Wisconsin, that the persons executing this Agreement on its behalf are authorized to do so.

11.B. Legal Relations. The A/E shall comply with and observe federal and state laws and regulations and local zoning ordinances applicable to this project and in effect on the date of this Agreement.

11.C. Approvals or Inspections. None of the approvals or inspections performed by COUNTY shall be construed or implied to relieve the A/E from any duty or responsibility it has for its

professional performance, unless COUNTY formally assumes such responsibility in writing from COUNTY so stating that the responsibility has been assumed.

- 11.D. Successors, Subrogees and Assigns. COUNTY and A/E each bind themselves, their partners, successors, subrogees, assigns, and legal representatives to the other party to this Agreement and to the partners, successors, subrogees, assigns and legal representatives of such other party with respect to covenants of this Agreement.
- 11.E. Claims. The A/E's project manager will meet with COUNTY's Project Manager to attempt to resolve claims, disputes and other matters in question arising out of, or relating to, this Agreement or the breach thereof. Issues not settled are to be presented in writing to the COUNTY Deputy Director of Public Works for review and resolution. The decision of the Deputy Director of Public Works shall be final. Work shall progress during the period of any dispute or claim. Unless specifically agreed between the parties, venue will be in Dane County, Wisconsin.
- 11.F. Amendment of Agreement. This Agreement may be amended in writing by both COUNTY and A/E.
- 11.G. It is expressly understood and agreed to by the parties hereto that in the event of any disagreement or controversy between the parties, Wisconsin law shall be controlling. Venue for any legal proceedings shall be in the Dane County Circuit Court.
- 11.H. This Agreement is intended to be an agreement solely between the parties hereto and for their benefit only. No part of this Agreement shall be construed to add to, supplement, amend, abridge or repeal existing duties, rights, benefits or privileges of any third party or parties, including but not limited to employees of either of the parties.
- 11.I. The entire agreement of the parties is contained herein and this Agreement supersedes any and all oral agreements and negotiations between the parties relating to the subject matter hereof. The parties expressly agree that this Agreement shall not be amended in any fashion except in writing, executed by both parties.

12. ARTICLE 12: NONDISCRIMINATION IN EMPLOYMENT

12.A. During the term of this Agreement, A/E agrees not to discriminate on the basis of age, race, ethnicity, religion, color, gender, disability, marital status, sexual orientation, national origin, cultural differences, ancestry, physical appearance, arrest record or conviction record, military participation or membership in the national guard, state defense force or any other reserve component of the military forces of the United States, or political beliefs against any person, whether a recipient of services (actual or potential) or an employee or applicant for employment. Such equal opportunity shall include but not be limited to the following: employment, upgrading, demotion, transfer, recruitment, advertising, layoff, termination, training, rates of pay, and any other form of compensation or level of service(s). A/E agrees to post in conspicuous places, available to all employees, service recipients and applicants for employment and services, notices setting forth the provisions of this paragraph. The listing of prohibited bases for discrimination shall not be construed to amend in any fashion state or federal law setting forth additional bases and exceptions shall be permitted only to the extent allowable in state or federal law.

12.B. Civil Rights Compliance:

- 12.B.1) If A/E has twenty (20) or more employees and receives \$20,000 in annual contracts with COUNTY, the A/E shall submit to COUNTY a current Civil Rights Compliance Plan (CRC) for Meeting Equal Opportunity Requirements under Title

VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, Title VI and XVI of the Public Service Health Act, the Age Discrimination Act of 1975, the Omnibus Budget Reconciliation Act of 1981 and Americans with Disabilities Act (ADA) of 1990. A/E shall also file an Affirmative Action (AA) Plan with COUNTY in accordance with the requirements of Chapter 19 of the Dane County Code of Ordinances. A/E shall submit a copy of its discrimination complaint form with its CRC/AA Plan. The CRC/AA Plan must be submitted prior to the effective date of this Agreement and failure to do so by said date shall constitute grounds for immediate termination of this Agreement by COUNTY. If an approved plan has been received during the previous calendar year, a plan update is acceptable. The plan may cover a two-year period. If A/E has less than twenty (20) employees, but receives more than \$20,000 from the COUNTY in annual contracts, it may be required to submit a CRC Action Plan to correct any problems discovered as the result of a complaint investigation or other Civil Rights Compliance monitoring efforts set forth herein below. If A/E submits a CRC/AA Plan to a Department of Workforce Development Division or to a Department of Health and Family Services Division that covers the services purchased by COUNTY, a verification of acceptance by the State of A/E's Plan is sufficient.

12.B.2) A/E agrees to comply with the COUNTY's civil rights compliance policies and procedures. A/E agrees to comply with civil rights monitoring reviews performed by the COUNTY, including the examination of records and relevant files maintained by the A/E. A/E agrees to furnish all information and reports required by the COUNTY as they relate to affirmative action and non-discrimination. A/E further agrees to cooperate with COUNTY in developing, implementing, and monitoring corrective action plans that result from any reviews.

12.B.3) A/E shall post the Equal Opportunity Policy, the name of A/E's designated Equal Opportunity Coordinator and the discrimination complaint process in conspicuous places available to applicants and clients of services, applicants for employment and employees. The complaint process will be according to COUNTY's policies and procedures and made available in languages and formats understandable to applicants, clients and employees. A/E shall supply to COUNTY's Contract Compliance Specialist upon request a summary document of all client complaints related to perceived discrimination in service delivery. These documents shall include names of the involved persons, nature of the complaints, and a description of any attempts made to achieve complaint resolution.

12.B.4) A/E shall provide copies of all announcements of new employment opportunities to COUNTY's Contract Compliance Specialist when such announcements are issued.

ATTACHMENT A

PROFESSIONAL SERVICES AGREEMENT

AGREEMENT ON CONSTRUCTION PHASE SITE VISITS

Project No.: 320016

Agreement No.: [No.]

Project Name: Sheriff's SE Precinct Remodel

Construction phase services, for the Project referenced above, shall be provided by either the A/E or its Consultants as follows and in compliance with Article 2.G.:

1. The A/E shall visit the site a minimum of 8 times during the construction phase and attend the pre-construction meeting, bi-weekly progress meetings and final inspection to determine if work has been completed according to plans and specifications. Site visits shall be conducted at essential times during the construction phase. To be considered a site visit, close-up observation of the current building elements in process of being constructed must be performed. Additional site visits necessitated by A/E error, omission, unauthorized changes or negligence, shall be accomplished without additional cost to COUNTY. Additional site visits necessitated by significant failure on the part of the lead or other prime construction contractors to perform, will be given consideration as additional services, reimbursable by the responsible construction contractor(s) through COUNTY. Where specialty work is performed "in-house" or by an outside Consultant, the minimum number of separate site visits by that specialist shall be as indicated below.
2. The Structural Consultant shall visit the site a minimum of 2 times during the construction phase.
3. The Mechanical Consultant shall visit the site a minimum of 4 times during the construction phase.
4. The Electrical Consultant shall visit the site a minimum of 4 times during the construction phase.
5. The Plumbing Consultant shall visit the site a minimum of 4 times during the construction phase.

ATTACHMENT B

PROFESSIONAL SERVICES AGREEMENT

A/E / CONSULTANT AGREEMENT

Date: [Date]

Project No.: 320016

Agreement No.: [No.]

THIS AGREEMENT is between [A/E Name] , hereinafter called "A/E", executing this Agreement, and [Consultant Name] hereinafter called the "Consultant".

WITNESSETH

WHEREAS, the A/E has entered into an Agreement with COUNTY to furnish professional services with a project, hereinafter named "Project", which is described as follows:

Sheriff's SE Precinct Remodel

WHEREAS, the A/E deems it advisable to engage the services of a Consultant to furnish professional services in connection with this project, and

WHEREAS, the A/E and Consultant agree that the terms of the Agreement between COUNTY and the A/E also apply to this Agreement as though fully set forth and binding upon the Consultant, and

WHEREAS, the Consultant agrees that in the event of conflict between the A/E's Agreement with COUNTY and the A/E's Agreement with the Consultant, the A/E's Agreement with COUNTY shall take precedence, and

WHEREAS, the Consultant has signified willingness to furnish services for the A/E;

NOW, THEREFORE, in consideration of the premises and to their mutual and dependent agreements, the parties hereto agree as set forth in the Agreement between COUNTY and the A/E which are annexed hereto and made a part hereof.

IN WITNESS WHEREOF, the A/E and the Consultant have executed this Agreement.

 [Consultant Firm Name]

 [A/E Firm Name]

Signature

Date

Signature

Date

Printed Name

Printed Name

Title

Title

Providing the following services:


 [Describe services]

SECTION 00 73 00

SUPPLEMENTARY CONDITIONS

1. APPLICATION & CERTIFICATE FOR PAYMENT

- A. Every contractor engaged in performance of any contract for Department of Public Works, Highway & Transportation shall submit partial and final Application & Certificate for Payment for work under said contract. Form shall provide similar information as shown on AIA G702™ and G703™ forms (samples shown below). Forms shall be submitted to Public Works Project Manager for approval.



AIA Document G702™ – 1992

Application and Certificate for Payment

TO OWNER:	PROJECT:	APPLICATION NO:	Distribution to:
		PERIOD TO:	OWNER <input type="checkbox"/>
FROM CONTRACTOR:	VIA ARCHITECT:	CONTRACT FOR:	ARCHITECT <input type="checkbox"/>
		CONTRACT DATE:	CONTRACTOR <input type="checkbox"/>
		PROJECT NOS:	FIELD <input type="checkbox"/>
			OTHER <input type="checkbox"/>

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. AIA Document G703™, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM \$ _____

2. NET CHANGE BY CHANGE ORDERS \$ _____

3. CONTRACT SUM TO DATE (Line 1 + 2) \$ _____

4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$ _____

5. RETAINAGE:

a. _____% of Completed Work
(Columns D + E on G703) \$ _____

b. _____% of Stored Material
(Column F on G703) \$ _____

Total Retainage (Lines 5a + 5b, or Total in Column I of G703) \$ _____

6. TOTAL EARNED LESS RETAINAGE \$ _____
(Line 4 minus Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT \$ _____
(Line 6 from prior Certificate)

8. CURRENT PAYMENT DUE \$ _____

9. BALANCE TO FINISH, INCLUDING RETAINAGE \$ _____
(Line 3 minus Line 6)

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$	\$
Total approved this month	\$	\$
TOTAL	\$	\$
NET CHANGES by Change Order	\$	\$

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: _____ Date: _____

State of: _____

County of: _____

Subscribed and sworn to before me this _____ day of _____

Notary Public:
My commission expires: _____

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ _____

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

 **AIA** Document G703™ – 1992

Continuation Sheet

AIA Document G702™-1992, Application and Certificate for Payment, or G732™-2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached. In tabulations below, amounts are in US dollars. Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO:
APPLICATION DATE:
PERIOD TO:
ARCHITECT'S PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED <i>(Not in D or E)</i>	G TOTAL COMPLETED AND STORED TO DATE <i>(D+E+F)</i>	H BALANCE TO FINISH <i>(C-G)</i>	I RETAINAGE <i>(if variable rate)</i>
			FROM PREVIOUS APPLICATION <i>(D + E)</i>	THIS PERIOD				
<p>CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.</p> <p>AIA Document G703™ – 1992. Copyright © 1963, 1965, 1966, 1967, 1970, 1978, 1983 and 1992 by The American Institute of Architects. All rights reserved. WARNING: This AIA® Document is protected by U.S. Copyright Law and International Treaties. Unauthorized reproduction or distribution of this AIA® Document, or any portion of it, may result in severe civil and criminal penalties, and will be prosecuted to the maximum extent possible under the law. Purchasers are permitted to reproduce ten (10) copies of this document when completed. To report copyright violations of AIA Contract Documents, e-mail The American Institute of Architects' legal counsel, copyright@aia.org.</p>								
<p>19-124-0244</p>								

SUBMITTAL

END OF SECTION

SECTION 00 73 11

FAIR LABOR PRACTICES CERTIFICATION

The undersigned, for and on behalf of the BIDDER, APPLICANT or PROPOSER named herein, certifies as follows:

A. That he or she is an officer or duly authorized agent of the above-referenced BIDDER, APPLICANT or PROPOSER, which has a submitted a bid, application or proposal for a contract or agreement with the county of Dane.

B. That BIDDER, APPLICANT or PROPOSER has (check one):

_____ not been found by the National Labor Relations Board (“NLRB”) or the Wisconsin Employment Relations Commission (“WERC”) to have violated any statute or regulation regarding labor standards or relations in the seven years prior to the signature date of this Certification.

_____ been found by the National Labor Relations Board (“NLRB”) or the Wisconsin Employment Relations Commission (“WERC”) to have violated any statute or regulation regarding labor standards or relations in the seven years prior to the signature date of this Certification.

Officer or Authorized Agent Signature

Date

Printed or Typed Name and Title

Printed or Typed Business Name

NOTE: You can find information regarding the violations described above at: www.nlrb.gov and werc.wi.gov.

For reference, Dane County Ordinance 25.09 is as follows:

(1) BIDDER RESPONSIBILITY. (a) Any bid, application or proposal for any contract with the county, including public works contracts regulated under chapter 40, shall include a certification indicating whether the bidder has been found by the National Labor Relations Board (NLRB) or the Wisconsin Employment Relations Committee (WERC) to have violated any statute or regulation regarding labor standards or relations within the last seven years. The Controller shall investigate any such finding and make a recommendation to the committee, which shall determine whether the conduct resulting in the finding affects the bidder’s responsibility to perform the contract.

If you indicated that the NLRB or WERC have found you to have such a violation, you must include copies of any relevant information regarding such violation with your proposal, bid or application.

Include this completed Certification with your bid, application or proposal.

END OF SECTION



DANE COUNTY SHERIFF'S SE PRECINCT REMODEL STUDY

125 VETERANS ROAD, STOUGHTON, WI
APRIL 20, 2020





STUDY NARRATIVE

Dane County Public Works Engineering Division, Dane County Sheriff's Office, and SE Precinct personnel worked with the OPN Architects design team to develop the program requirements for the SE Precinct. This pre-design and conceptual design study address the programmatic requirements of the building and site, its "fit" with the existing building at 125 Veterans Road, Stoughton, Wisconsin, and concludes with an Opinion of Probable Costs.

This document represents the Phase 1 - Study Phase and is intended to be a work in progress.

TABLE OF CONTENTS

Project Team	5
Executive Summary	6
Study Approach	8
Existing Conditions	11
Space Needs Analysis	16
Space Planning	18
Concept Design	21
Sustainable Design	29
Building Systems	33
Code Analysis	38
Summary	41
Opinion of Probable Costs	42
Projected Project Schedule	48

PROJECT TEAM

Dane County Sheriff's Office Captain Jan Tetzlaff

Dane County Sheriff SE Precinct Lieutenant Gordon Bahler
Deputy Mike Butler
Deputy Leslie Fox
Deputy Frank Simpson
Deputy Jeff Thiel

Dane Count Public Works J. Eric Urtes

OPN Architects Mark Kruser

Design Engineers Jared Ramthun
Neil Gammon

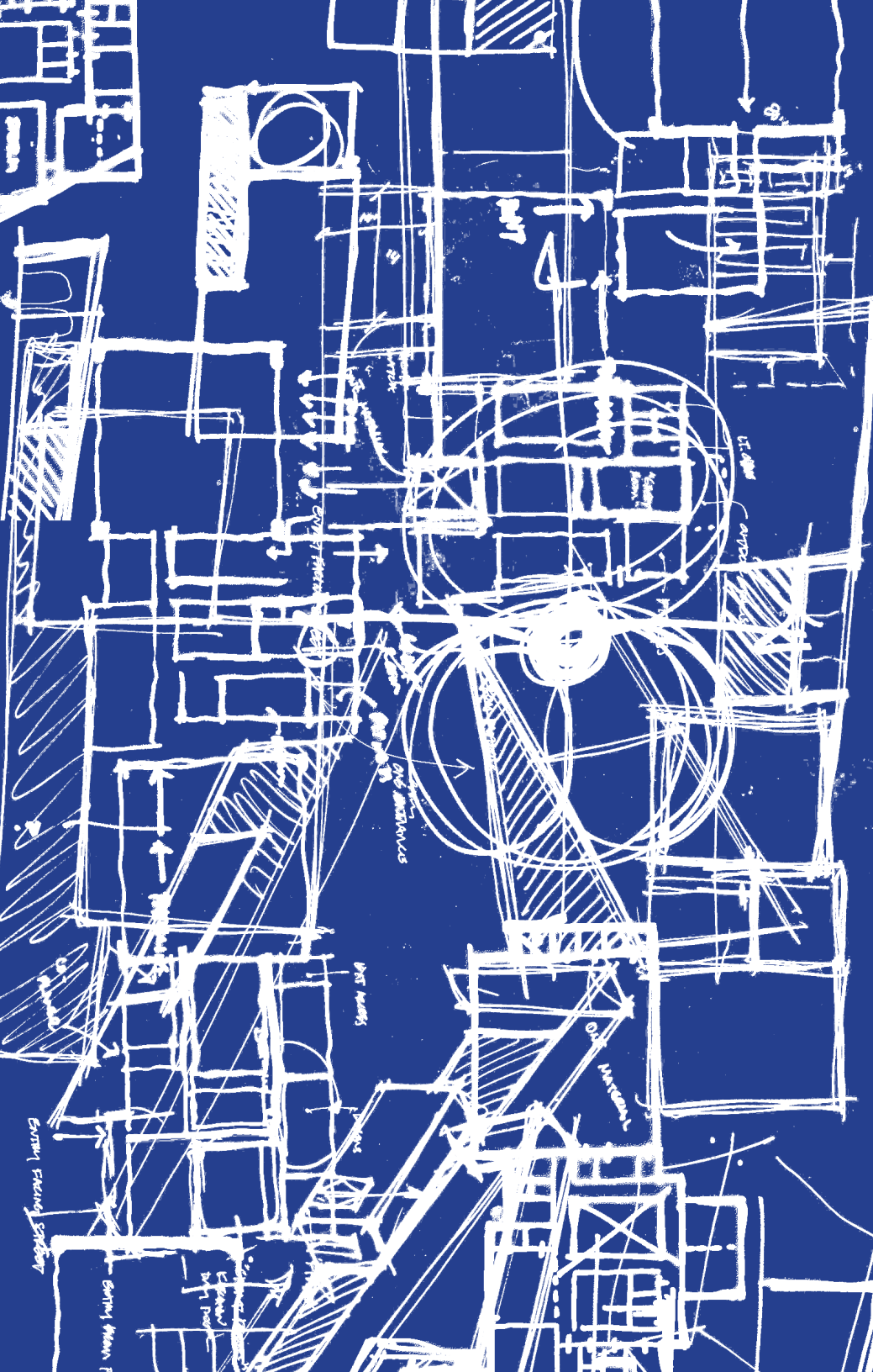
EXECUTIVE SUMMARY

The project goals and requirements for the Dane County Sheriff's SE Precinct were developed in collaboration with representatives from Dane County Public Works Engineering Division, Dane County Sheriff's Office, SE Precinct staff, and the design team. The goals are:

- Analyze the existing building and site at 125 Veterans Road, Stoughton, as to its ability to accommodate a new Dane County Sheriff's SE Precinct that is thoughtfully, functionally, and durably designed and constructed.
- The facility will fulfill a need to minimize response times to residents and to preemptively prepare for population growth within the precinct region by allowing staff expansion.
- The SE Precinct will provide work, training, meeting, exercise, and support spaces to improve working conditions and collaboration opportunities for current and future precinct staff.
- A training room will serve as a Sheriff's Office training classroom, as well as a community room with adjoining public use restroom.
- The project will include space for covered and uncovered parking for precinct vehicles plus general public parking for visiting users.
- The site will allow emergency egress onto both Highway 51 and Veterans Road, and accommodate space for storm-water management, and allow for future facility expansion as needs evolve over time.
- The proposed SE Sheriff's Precinct, a remodel of an existing County facility, is to be a model of adaptive reuse and energy efficiency and environmental sustainability.

- The design and construction process is intended to follow an integrated team approach to include analysis and recognition for solutions to provide a safe and healthy built work environment.

This Study describes the project as determined in this conceptual Phase I Remodel Study only. As the design moves through each successive phase, and open questions move toward resolution, the design will evolve and continually improve.



1

STUDY APPROACH ANALYSIS

STUDY APPROACH

The design team worked closely with the Sheriff's Office, SE Precinct and Dane County Public works personnel to develop this Phase I Conceptual design study. The study began with a conditions assessment of the existing building and site. Following this assessment, the team developed a program of required spaces and features. As an outline of space needs and area requirements, this program resulted with a square footage tabulation consistent with the existing building area. The next step was to confirm this programmatic fit within the existing building configuration through a series of iterative space planning exercises. This was followed by the development of conceptual floor plans and a site plan confirming that the existing building and site accommodate the SE Sheriff's Precinct program of space needs and site development needs.

Existing Site

- The project site at 125 Veterans Road, Stoughton, is an existing County facility that formerly housed Human Services offices. The corner site currently allows for access to and from Veterans Road on the west boundary of the site. State Highway 51 borders the north boundary of the site.
- Located on the east side of Stoughton, the property to the north and across Highway 51 is an undeveloped commercial site. The property to the east is a single family residence. To the south is multifamily residential property. To the west, across Veterans Road is a commercial automotive repair facility.
- The building, with an approximately 5,050 SF footprint, sits

near the central-north part of the 1.8 acre site. The building is elevated approximately one-half level above grade, with the grade bermed up on the north, south and east sides.

- The current paved site drive and parking consists of approximately 10,000 SF, accommodating approximately 25 cars. The paving is of poor quality and does not meet accessible parking standards.
- The site slopes gently to the south. Although there is no existing on-site storm-water management, there is adequate space to accommodate new on-site storm-water facilities.
- The site landscape consist primarily of mowed grasses, some overgrown shrubs of varying species and conditions, and mature trees also of varying species and conditions. There is a public sidewalk on the north boundary and two sidewalks connecting existing parking to the building entrance/exits.

Existing Building

- The existing building was built circa 1980 as a financial services office building, and consists of two levels totaling approximately 10,100 SF.
- The building is wood-framed with a below grade concrete foundation. The exterior cladding of wood siding and stone veneer appears to be original. The gable-formed roof, with a gabled dormer on both the north and south sides is finished with asphalt shingles. Existing clad wood windows are mostly

STUDY APPROACH

operable, and appear to be original to the building as well. Entrance doors are aluminum storefront with full-lite glass.

- The building has had issues of water intrusion in the lower level. The County has worked separately on this issue and have mitigated the issue for the time being. From our site observations, improved grading around portions of the building should also help to drain storm-water away from the building as part of the overall site work.
- The building was remodeled in 1998 by the County at which time a passenger elevator was added to allow accessibility to both levels. The elevator is to remain, however, to control access, it will require upgrading of electronic access controls.
- The interior consists mostly of wood framed walls with drywall and wood doors and trim. The lower level floor is concrete slab-on-grade, the upper level is plywood over wood joists. Joists are supported by steel pipe posts and beams. The roof structure is wood trusses with vaulted framing, adding vertical interest to some upper level areas.
- The current lower level mechanical room is enclosed within concrete masonry unit walls. Mechanical systems include five natural gas-fueled forced air furnaces, and standard natural gas-fueled water heaters. The building is serviced by an existing water softener system and an existing security alarm system. Data wiring and telecommunications was added during the 1998 remodel, utilizing CAT5 cable.

Proposed Site Redevelopment

- The site concept design proposes to accommodate another 14 exterior squad car parking stalls in addition to the four interior parking stalls described above. Additionally, a new concrete curb and gutter and asphalt paved parking lot is proposed with 25 stalls, including two accessible stalls.
- The driveway from Veterans Road is proposed to be moved to the south from the current location to be farthest from the street corner intersection as possible.
- The garage addition is intended to match the lower level of the existing building. The existing south sloping grade will accommodate a drive approach from the south, however, the emergency egress to the north will require ramping upward approximately four feet with a paved driveway to the Highway 51 street level.
- A new accessible concrete sidewalk will connect parking to the main building entry.
- Landscape design will accommodate new storm-water management features, including possible rain garden on the north side of the site and a retention facility near the south side.
- A new monument sign and new site/parking lighting are to be incorporated.

STUDY APPROACH

Proposed Remodel and Addition

- A garage addition of approximately 2,822 SF is proposed to be added to the building to accommodate interior parking for four squad vehicles. Parking is to be primarily entered and exited from the south, however, an emergence vehicular egress route is proposed to exit to the north and connect to State Highway 51.
- Mentioned previously, the existing elevator will accommodate accessibility to each level, and will need to be upgraded with new electronic access controls.
- Refer to the Concept Design section of this report for further explanation of proposed concept design features and descriptions.

Sustainable Design

- Sustainability features looked at in this Phase I Remodel Study include the adaptive reuse of an existing building, potential for improved efficiency of the exterior building envelope, and possible incorporation of photovoltaic panels on the south sloping roof.
- Mechanical and Electrical systems are proposed to allow for healthier indoor air quality through better ventilation, improved energy efficiency through improved thermostatic zoning and electronic controls, energy recovery, and high efficiency LED lighting and daylighting controls.

- The design team recommends utilizing the AIA's COTE Top Ten Measures of Sustainable Design as guidance in developing sustainable aspects for the remodel of the SE Sheriff's precinct. Refer to the Sustainable Design section of this report for further detail.

The above represents a summary of the study approach and objectives. Further detailed information is provided on the following pages.

EXISTING SITE



FIGURE 1.1 - EXISTING SITE AERIAL PHOTO

125 Veterans Road, Stoughton, Wisconsin

Veterans Road is to the west (left). State Highway 51 is on the north (top).

Yellow lines indicate approximate site boundaries.

Orange lines indicate approximate topographic contours.

EXISTING PLANS

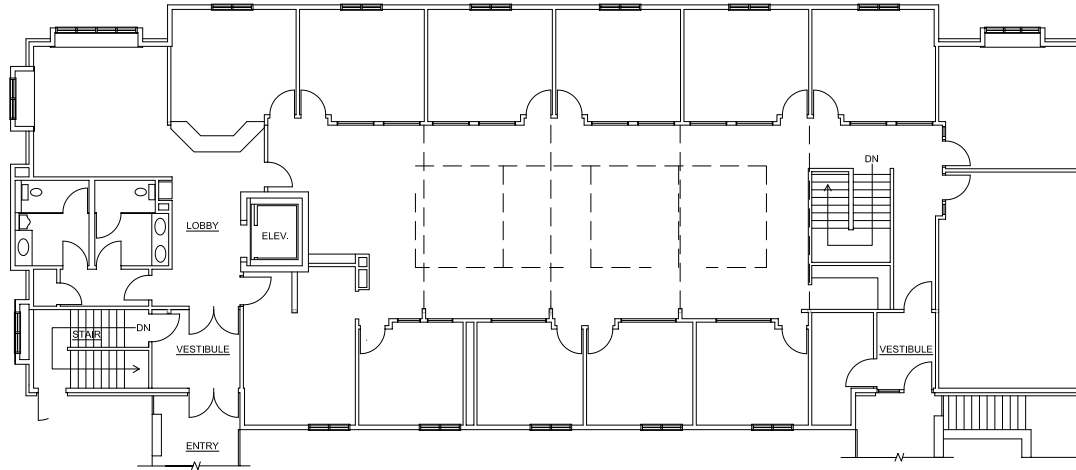


FIGURE 1.3 - EXISTING UPPER LEVEL PLAN

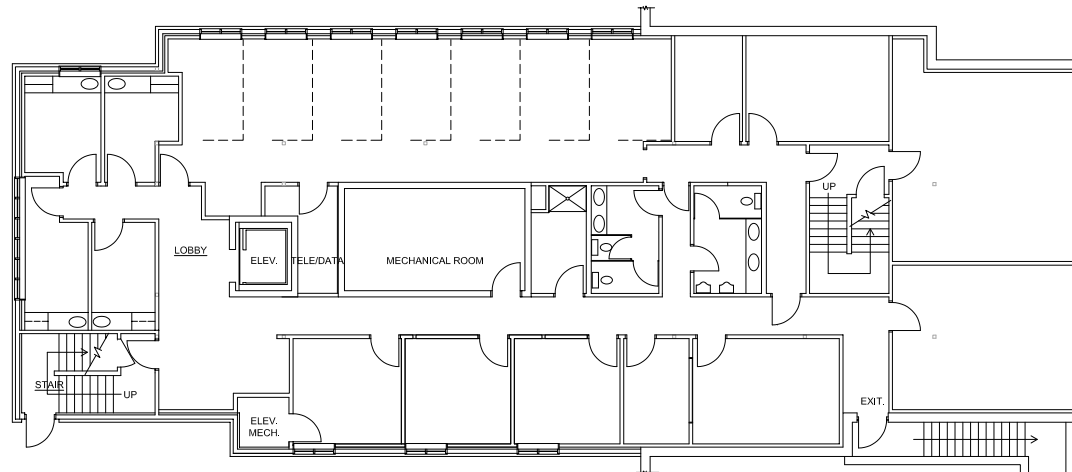


FIGURE 1.2 - EXISTING LOWER LEVEL PLAN

EXISTING PHOTOGRAPHS



FIGURE 1.4 - VIEW TO SW ENTRY



FIGURE 1.5 - NW CORNER



FIGURE 1.6 - UPPER LEVEL - OPEN OFFICE SPACE



FIGURE 1.7 - SE CORNER

EXISTING PHOTOGRAPHS



FIGURE 1.8 - LOWER LEVEL OFFICE SPACE

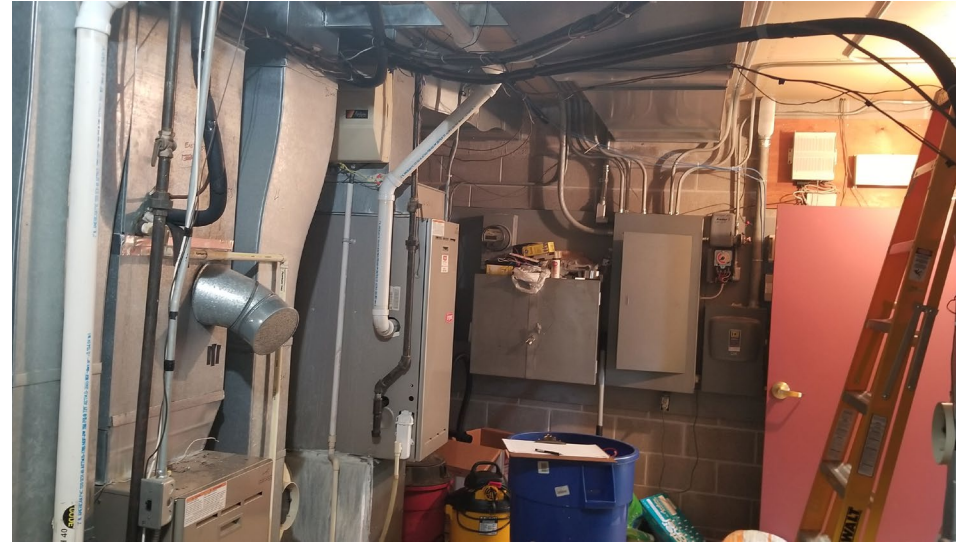


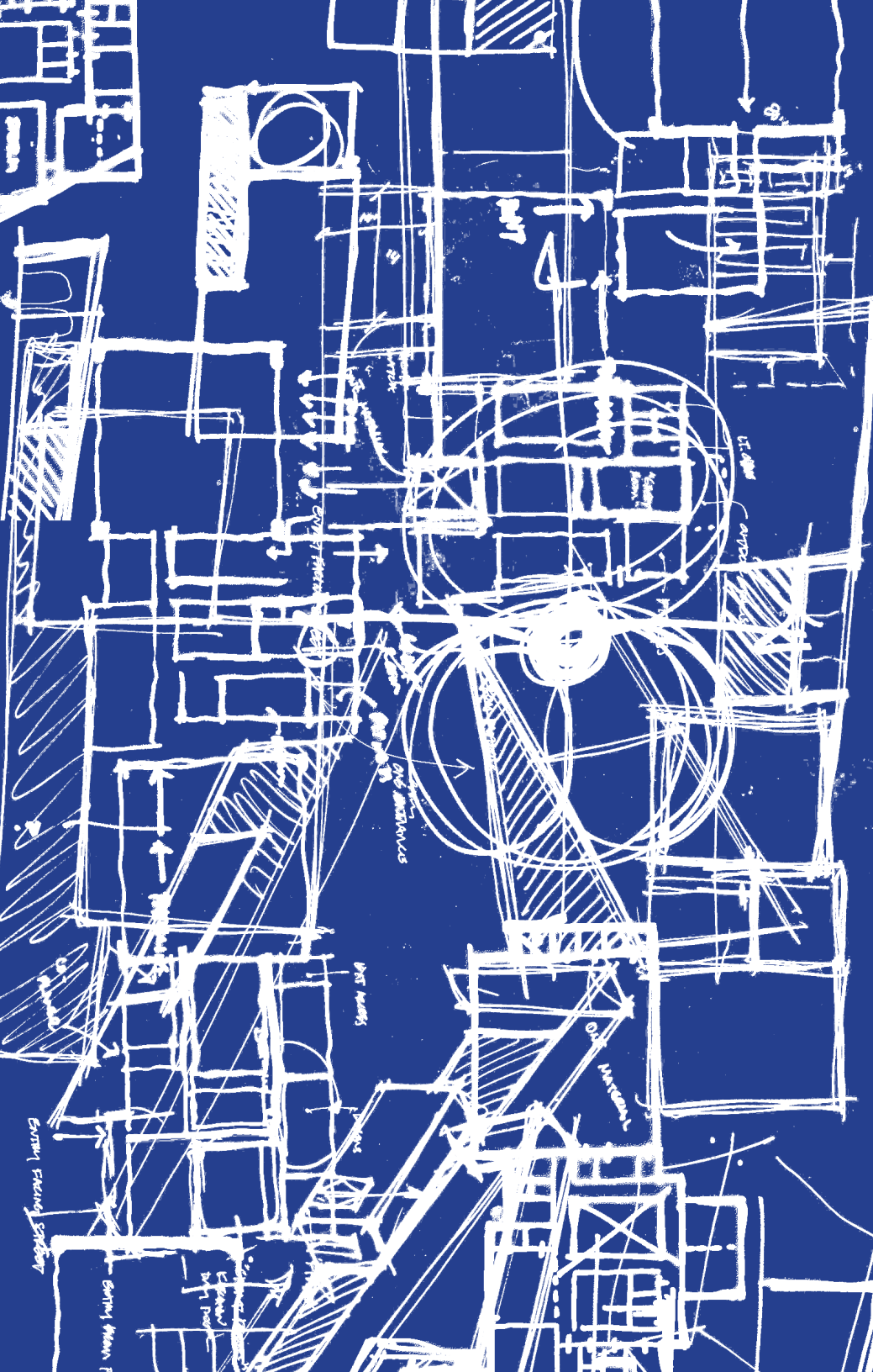
FIGURE 1.9 - LOWER LEVEL MECHANICAL ROOM



FIGURE 1.10 - UPPER LEVEL FLOOR STRUCTURE



FIGURE 1.11 - EXTERIOR HVAC EQUIPMENT



2

SPACE NEEDS ANALYSIS

PROGRAM OF SPACE NEEDS

Space Requirements Worksheet

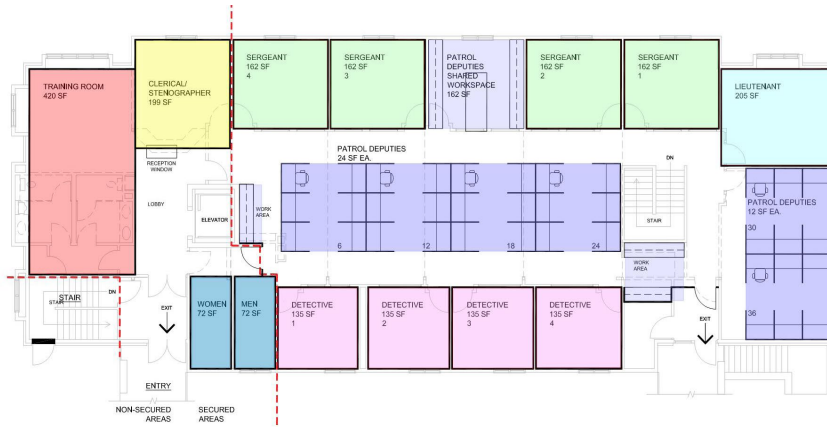
Page 1

	# of Spaces	NSF per Space	NSF Subtotal	NSF Total	% of Total NSF	Remarks
1A Public (Unsecured)				1,258	18.66%	
1 Lobby/Vestibule/Elevator	1	200	200			
2 Vestibule - Existing	1	100	100			
3 Waiting/Reception	1	100	100			
4 Public Restroom - Men	1	64	64			
5 Public Restroom - Women	1	64	64			
6 Waiting Room	1	120	120			
7 Interview Room, Hard	2	80	160			
8 Conference/Training Room	1	450	450			16 - 20 capacity
1B Precinct (Secured)				4,750	70.47%	
1 Clerical/Stenographer	2	120	240			
2 Print/Copy/Mail Room/Work Room	1	500	500			
3 Lieutenant	1	150	150			
5 Sergeant	2	80	160			Shared between 4 Sergeants
6 Patrol Deputy	20	24	480			Shared by 20 Patrol Deputies
7 Patrol Deputies' Shared Workspace	1	400	400			
8 Patrol Deputies' Shared Computer Work Station	4	24	96			
9 Patrol Deputy's Storage	1	200	200			
10 Community Deputies' Work Space	6	64	384			
11 Detectives	2	120	240			Shared between 4 Detectives
12 Pre-Evidence Processing	1	120	120			
14 Break Room	1	300	300			
15 Locker Room - Men	1	400	400			40 large lockers - wired
16 Showers/Changing Room/Restroom - Men	1	240	240			2 showers
17 Locker Room - Women	1	200	200			20 large lockers - wired
18 Showers/Changing Room/Restroom - Women	1	120	120			2 showers
19 Files/Supplies/Storage	1	120	120			10 file cabinets
20 Exercise Room	1	400	400			
1C Building Systems				732	10.86%	
1 Mechanical Room w/ Boiler	1	300	300			
2 Water Service/Fire Protection	1	100	100			
3 Main Electrical Distribution	1	120	120			
4 IT/Telephone	1	100	100			
5 Server	1	48	48			
6 Janitor	1	64	64			
Total Net Assignable Area				6,740	NSF	
Total Net Assignable Area x Circulation Factor (1.30) = Net Occupiable Area				8,762	NOSF	
Total Department Area x Building Grossing Factor (1.15) = Total Building Area				10,076	GSF	Existing Building Area = 10,100 GSF

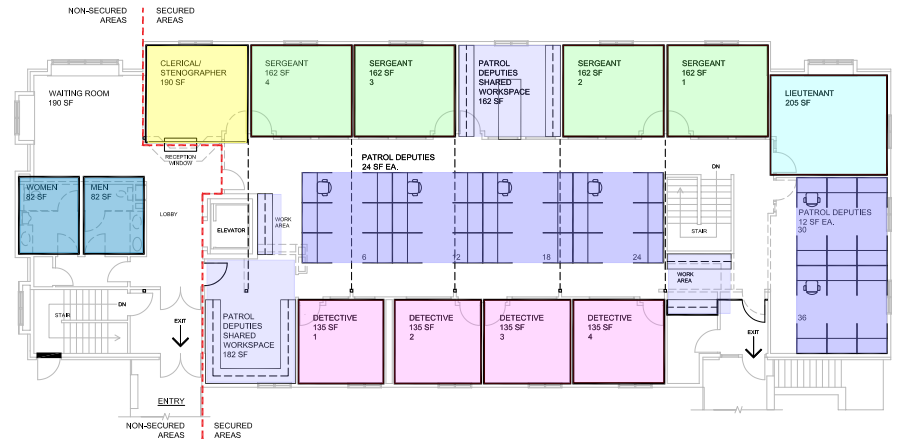
Space Requirements Worksheet

	# of Spaces	NSF per Space	NSF Subtotal	NSF Total	% of Total NSF	Remarks
2A Parking Garage				2,356		
1 Parking Garage	4	434	1,736			14 x 19 stall, 14 x 12 circ. per stall
2 Vestibule and Circulation	1	310	310			
3 Storage	1	310	310			
Optional Storage Mezzanine		TBD				
Exterior Pad-mounted Natural Gas Generator	1	150				Natural Gas Generator
External Dumpster Enclosure	1	180				Masonry with Painted Steel Gate
Total Net Assignable Area				2,356	NSF	
Total Net Assignable Area x Circulation Factor (1.10) = Net Occupiable Area				2,592	NOSF	
Total Department Area x Building Grossing Factor (1.10) = Total Building Area				2,851	GSF	

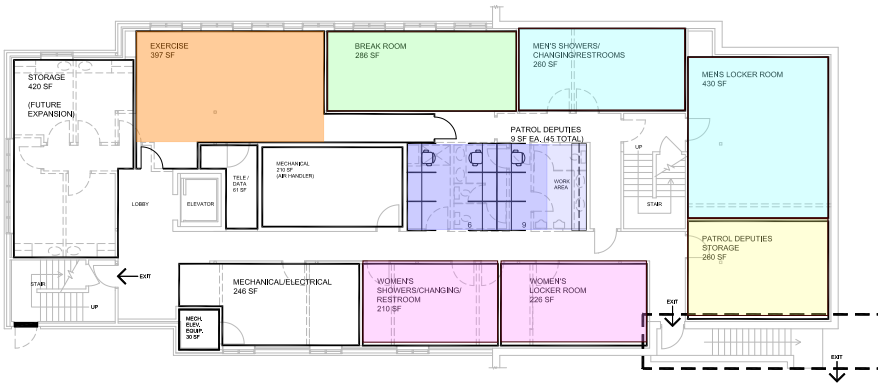
SPACE PLANNING PROCESS



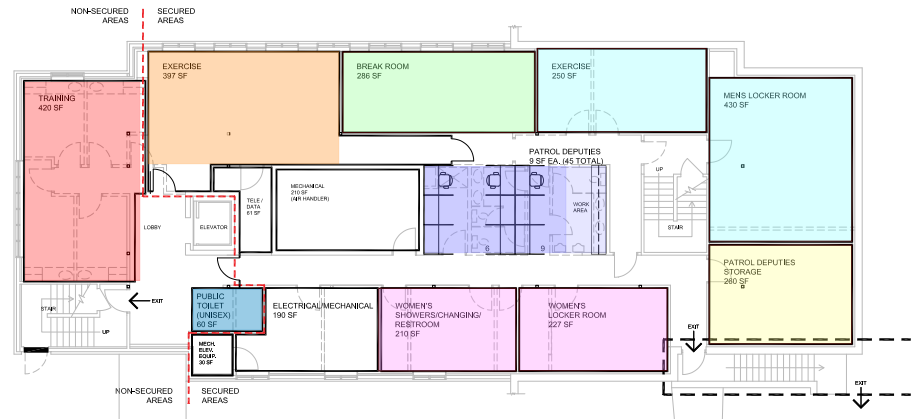
A1.0 - UPPER LEVEL PLAN A



B1.0 - UPPER LEVEL PLAN B

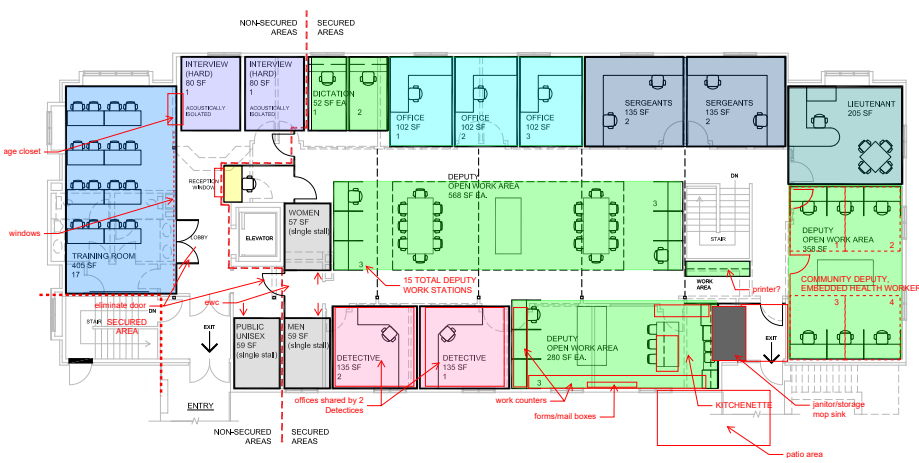


A2.0 - LOWER LEVEL PLAN A

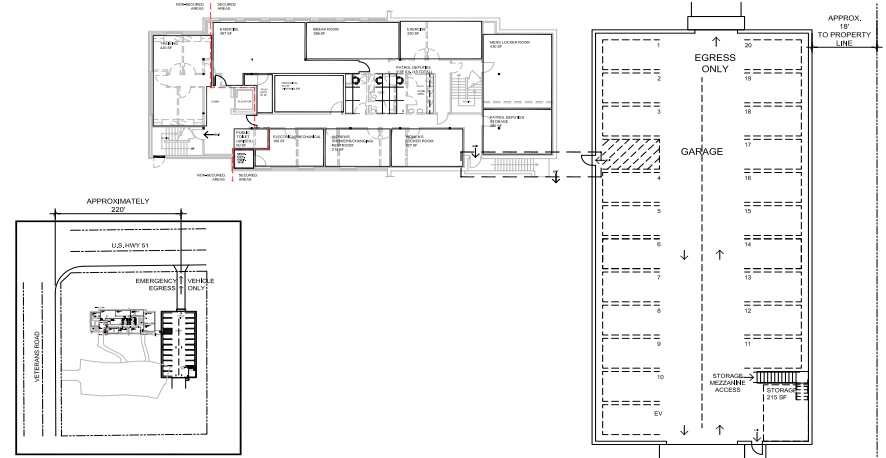


B2.0 - LOWER LEVEL PLAN B

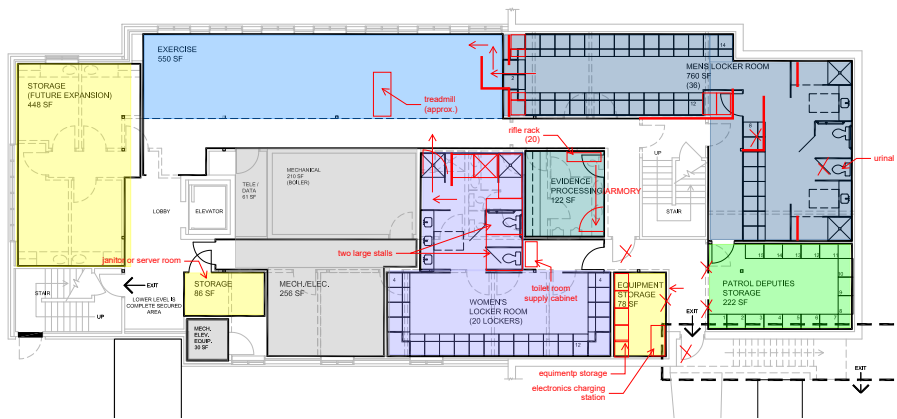
SPACE PLANNING PROCESS



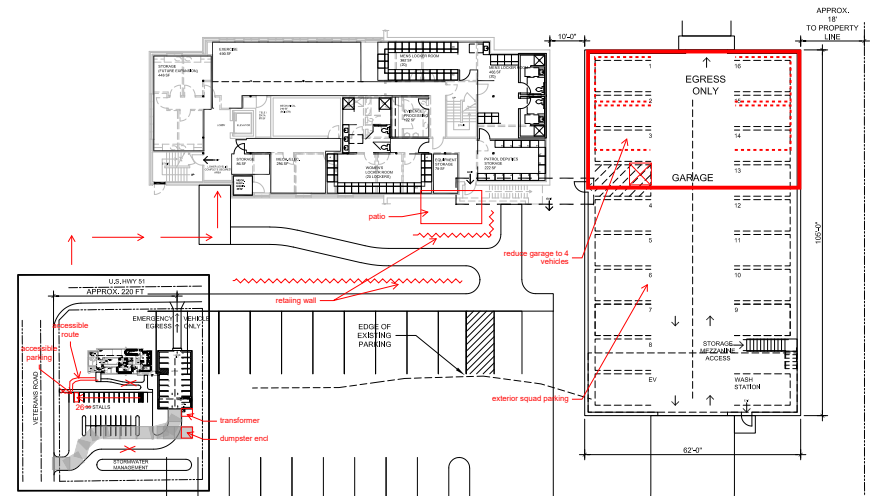
C1.0 - UPPER LEVEL PLAN C



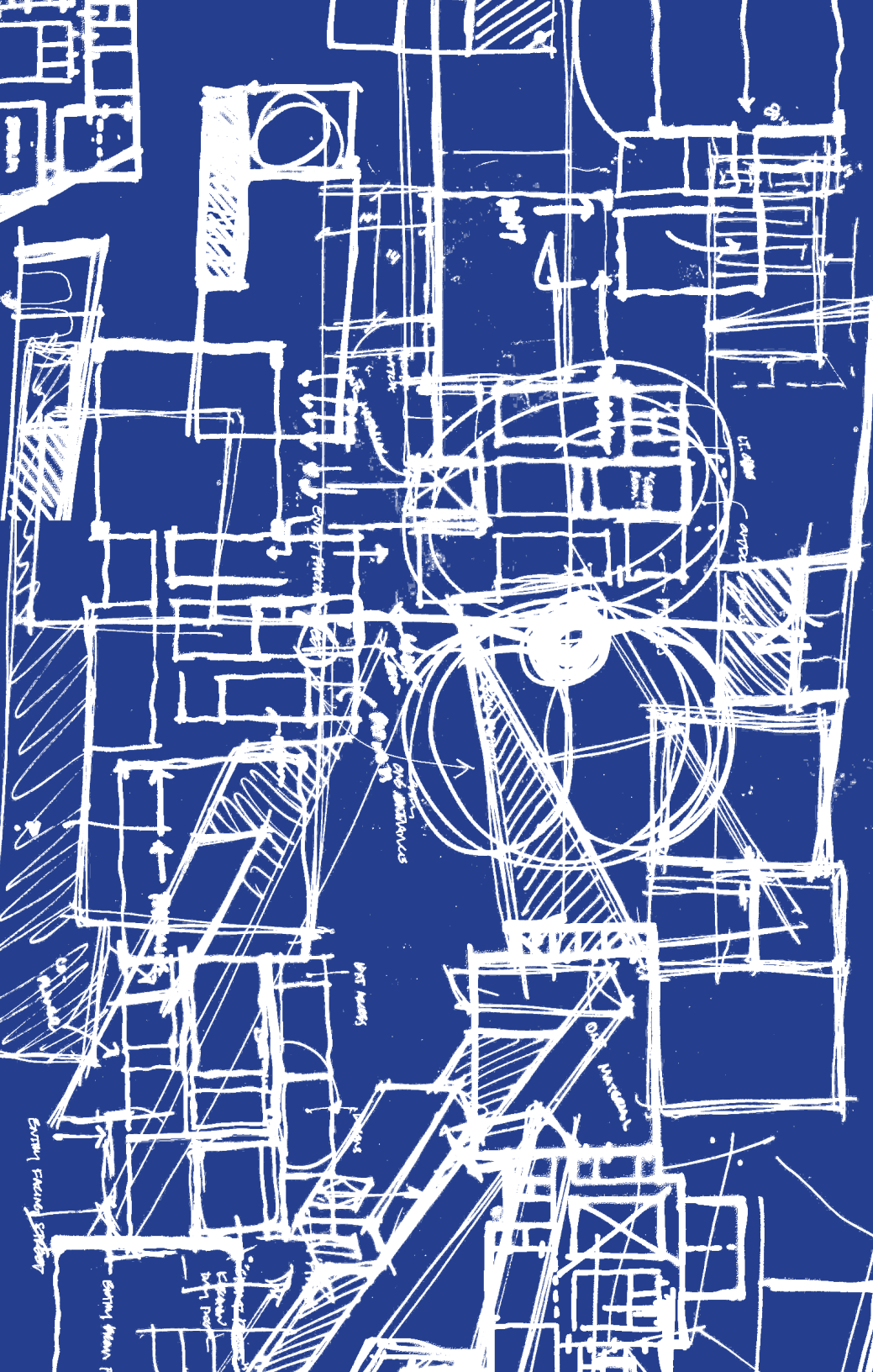
B3.0 - SITE PLAN B



C2.0 - LOWER LEVEL PLAN C



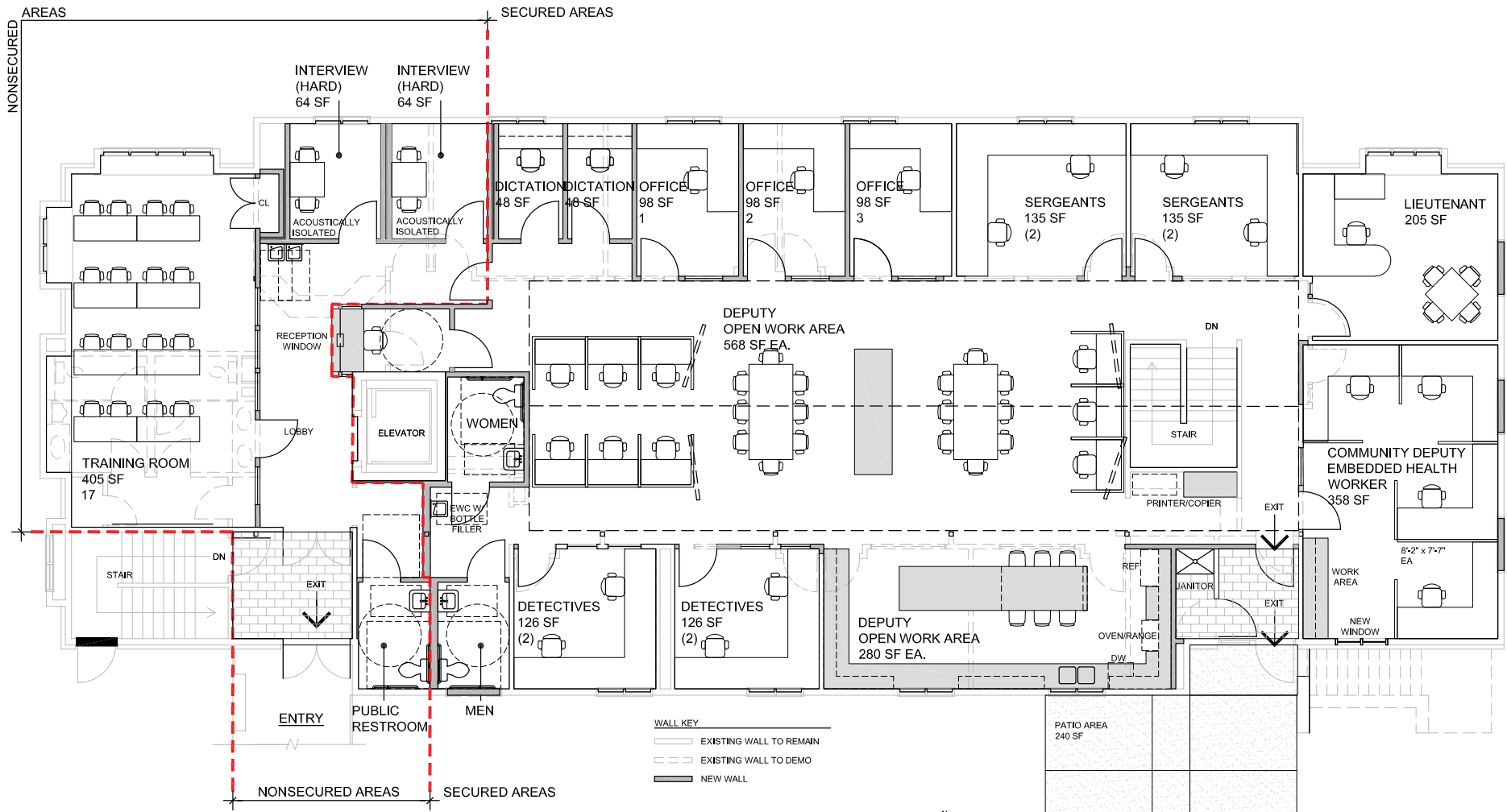
C3.0 - SITE PLAN C



3

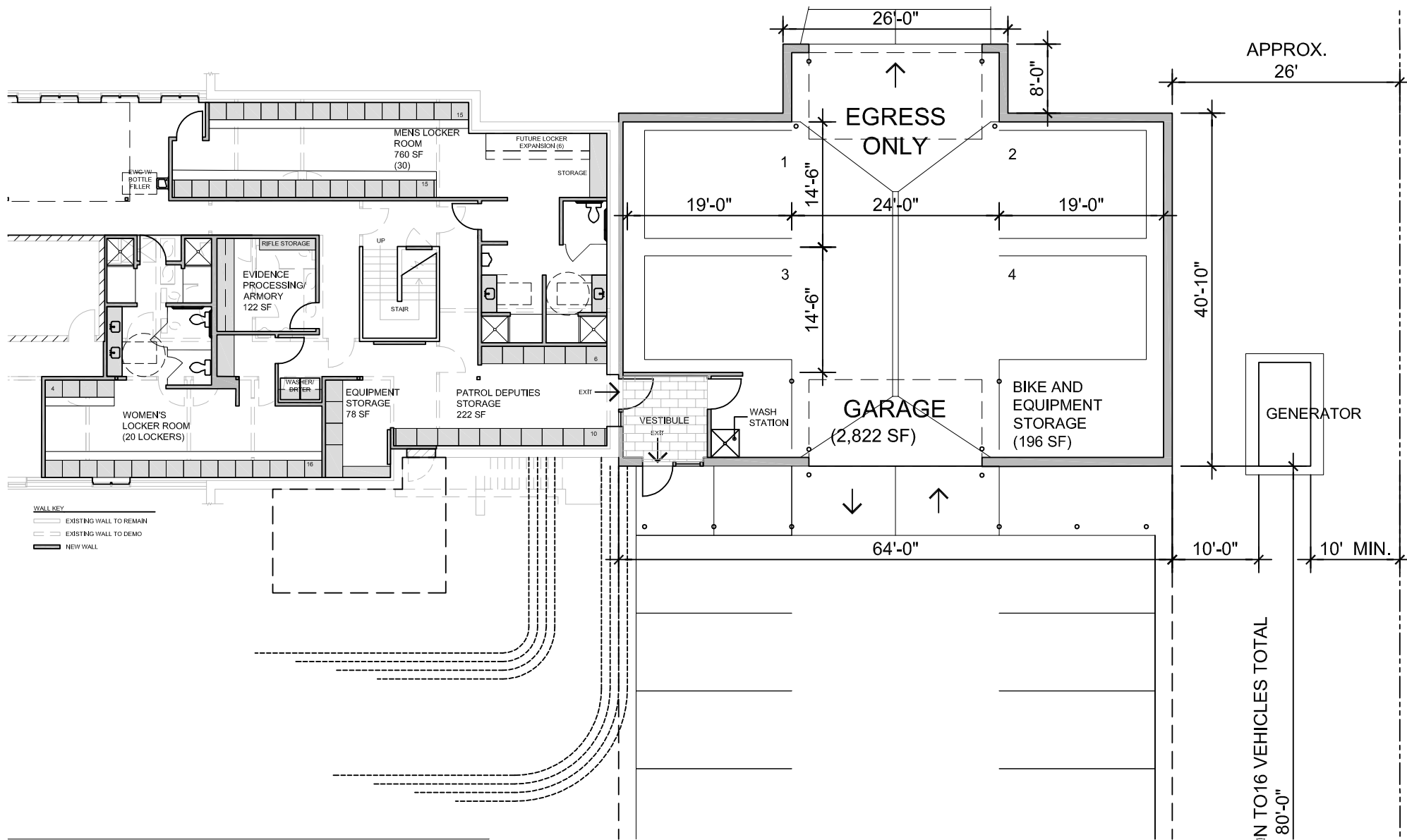
CONCEPT DESIGN

CONCEPT PLAN



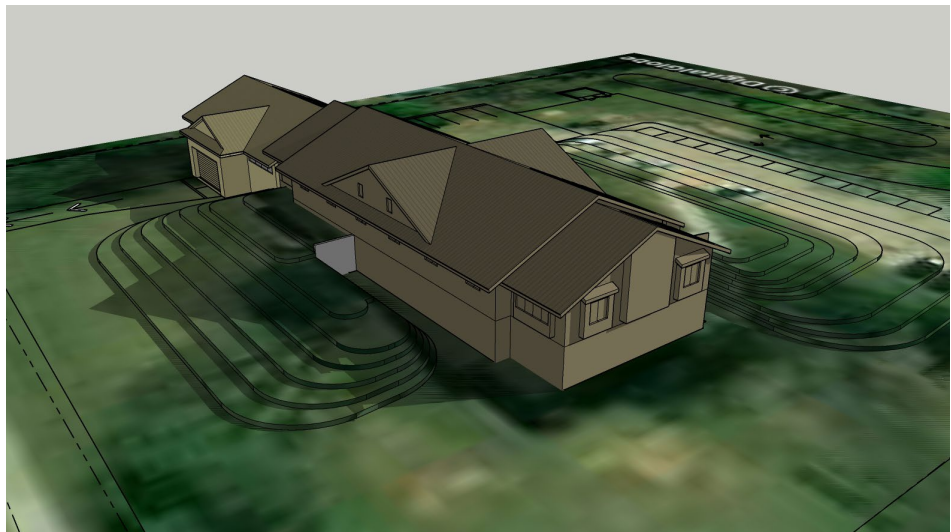
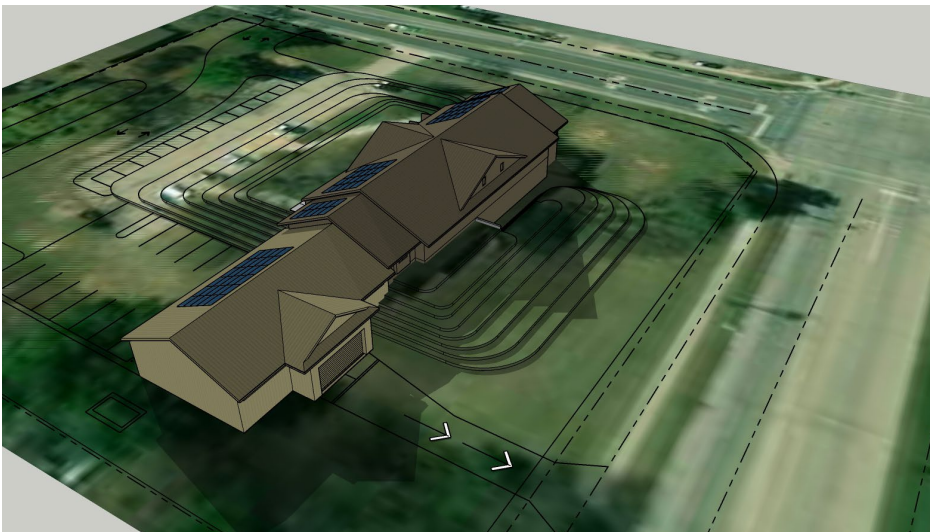
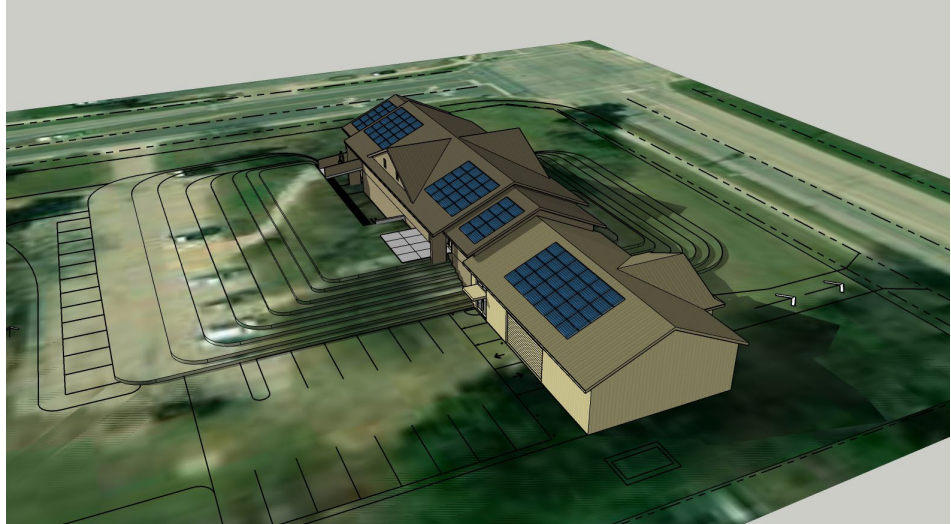
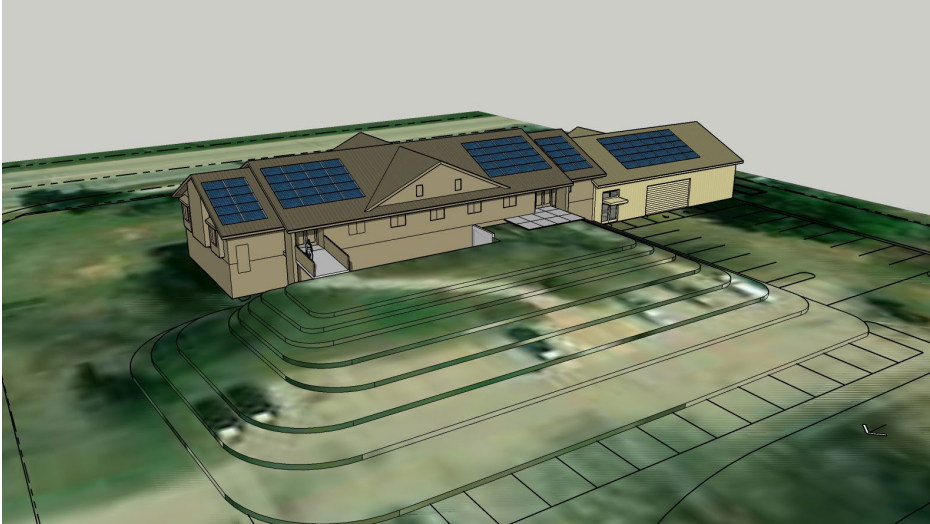
A2 - CONCEPT UPPER LEVEL PLAN

CONCEPT ADDITION



A3 - CONCEPT SQUAD PARKING ADDITION

CONCEPT MASSING



CONCEPT DESIGN

Summary

The concept design for the building remodel for the proposed Dane County Sheriff's SE Precinct generally makes use of the existing building infrastructure in its organization. The proposed concept design utilizes the upper level primarily for public areas, private and shared offices and shared work and meeting spaces. The lower level is proposed to accommodate locker room and shower facilities, fitness space, evidence processing, equipment storage and mechanical spaces.

The existing building was designed with the lower level partially below grade. Finished grade was bermed up around the building to accommodate public access to the main upper level. The insertion of a passenger elevator in 1998 will continue to accommodate barrier free access between the two levels.

The concept design allows the existing structure to remain primarily intact, and as many existing offices and spaces as practical, in an effort to minimize remodel costs. Most plumbing will be removed and reconstructed in order to accommodate new needs and accessibility requirements.

Primary public access will remain at the current building entrance. This area will allow for walk-in service, and for small public or group meetings (5 to 25 persons) but will be separated from secured staff areas.

The existing building accommodates programmed precinct needs, except for weather protected squad parking. A 2,822 square foot addition is proposed to provide sheltered parking for 4 squad

vehicles, with optional expansion shown to accommodate up to 18 vehicles. This addition will align with the lower floor level to provide direct access from the squad garage. Additionally, the squad garage will have a wash station, storage and a mezzanine with space for mechanical equipment and additional storage.

The addition is designed to tie into the existing simple gabled building by extending its length to the east. The addition will be one level but with adequate height to allow for the mezzanine.

The existing building is currently clad with stained wood siding, stone veneer, clad wood windows, and asphalt shingles. Although not visible from exterior examination, there is concern that there may be some moisture damage behind current cladding. This is based on the age of the building and knowledge of construction techniques in practice when the building was built 40 years ago. There is also concern the existing windows have met their useful life after 40 years in service. A complete recladding would allow the installation of a weather barrier and continuous insulation, both common contemporary building practices and code requirements for new construction.

This report includes probable estimated costs for complete recladding, including new weather barrier and continuous insulation, and new windows.

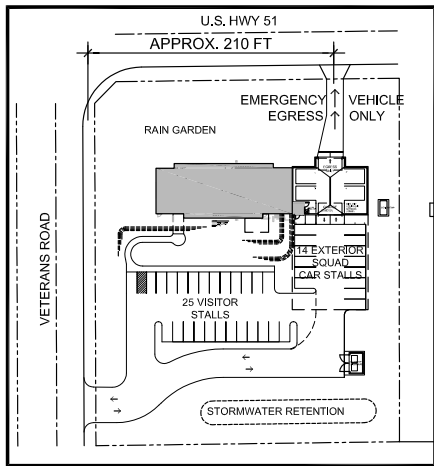
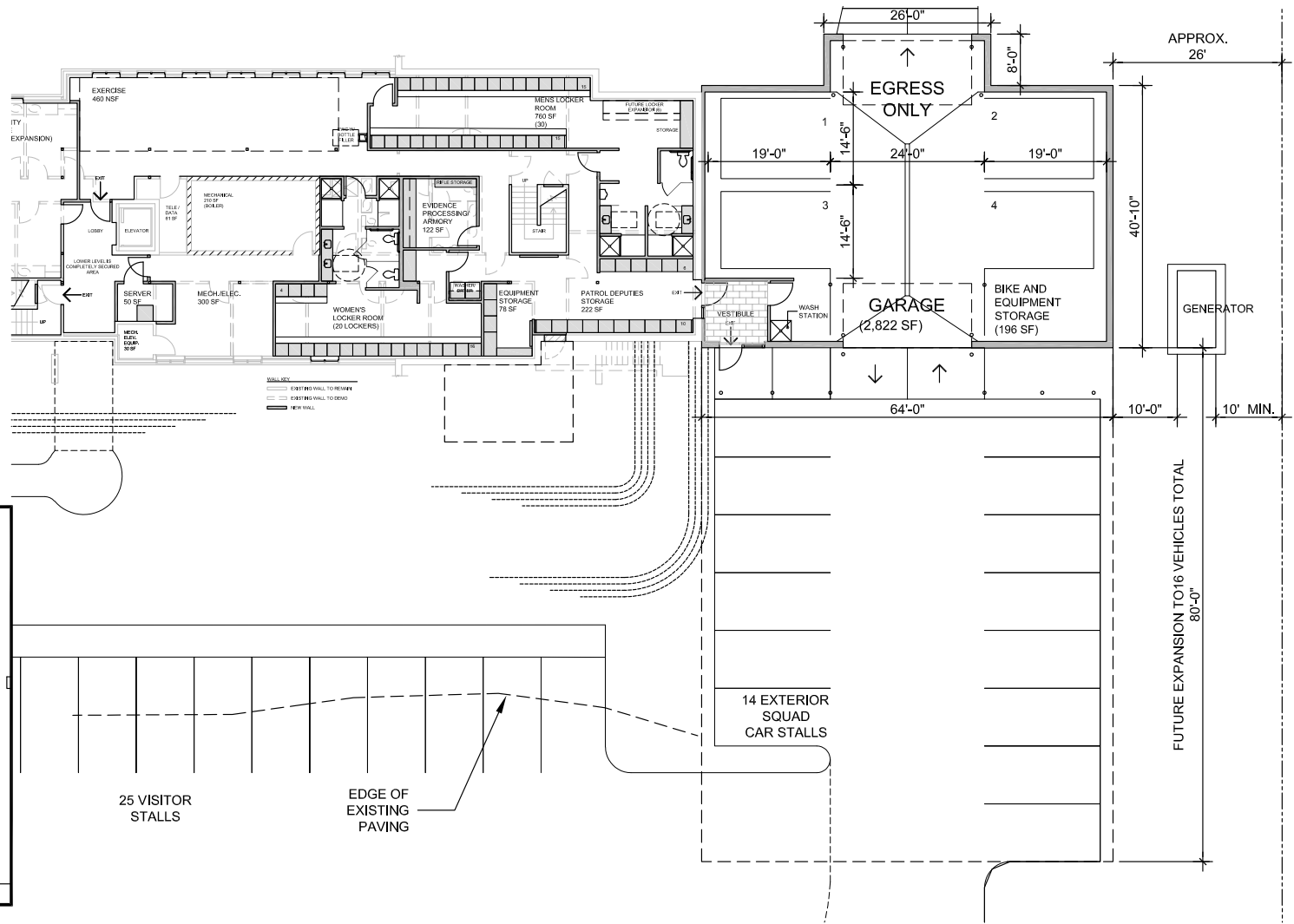
CONCEPT DESIGN (cont.)

The site is proposed to provide vehicle ingress and egress from Veterans Road, and emergency egress only to State Highway 51. New parking will accommodate 14 exterior stalls for squad vehicles, and 25 stalls for public and/or staff parking.

Space has been allocated on the site plan for storm-water management features such as a rain garden and retention basin.

Finally, this study includes one cost alternate for consideration by the county, an externally located natural gas emergency generator. This has been outlined as Alt 1 in the Opinion of Probable Cost.

CONCEPT SITE



SITE KEY PLAN

SCALE: 1" = 100'
1.80 ACRES



GARAGE PLAN

SCALE: 1/16" = 1'-0"
7,936 GSF



B3.0

A4 - CONCEPT SITE PLAN

SUSTAINABLE DESIGN

Overview

One thing that all sustainable buildings have in common is an integrated design process. This means bringing the whole team to the table early in the project to highlight opportunities, set goals, and establish roles and responsibilities for the team through design, construction, and into the occupancy period of the new building.

The project team recommends the following steps at the beginning of the Schematic Design Phase (outside of the scope of this study) to establish a high performance, cost effective project:

- Conduct a workshop with all members of the team invited
- Outline the Owner's Project Requirements (OPN)
- Develop a preliminary Energy Efficiency Measure (EEM) List

The project team recommends utilizing the AIA's COTE Top Ten measures of sustainability as a framework to highlight sustainable design opportunities. The following section offers outlined guidance in developing sustainable objectives and actionable measures:

COTE Top Ten Measures of Sustainable Design

The following section documents the findings of the sustainability workshop using the COTE Top Ten Measures:

- Measure 1 - Design for Integration
- Measure 2 - Design for Community
- Measure 3 - Design for Ecology
- Measure 4 - Design for Water
- Measure 5 - Design for Economy
- Measure 6 - Design for Energy
- Measure 7 - Design for Wellness
- Measure 8 - Design for Resources
- Measure 9 - Design for Change
- Measure 10 - Design for Discovery

Measure 1

Design for Integration



What's the big picture? How does the project demonstrate the intersection of design excellence and sustainable performance?

Measure 2

Design for Community



How does the project make the most of its surrounding community, integrate with it, and give back?

COTE TOP TEN MEASURES

Measure 3

Design for Ecology



How does this project respond, connect and contribute to the surrounding climate & ecosystem, and build a connection to place?

Measure 4

Design for Water



How does the project use water wisely and handle rainfall responsibly?

Measure 5

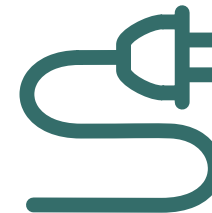
Design for Economy



How does the design show that higher performance can be cost-effective?

Measure 6

Design for Energy



How much energy does the project use, is any of that energy generated on-site from renewable sources, and what's the net carbon impact?

COTE TOP TEN MEASURES

Measure 7

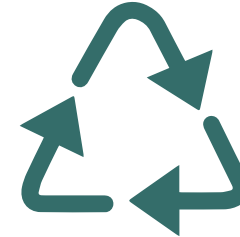
Design for Wellness



How does the project promote the comfort and health of those who spend time in it?

Measure 8

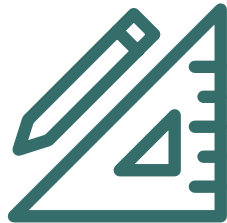
Design for Resources



How were the decision about the materials used based on an understanding of their impact, especially carbon impact?

Measure 9

Design for Change



How does the project design anticipate adapting to new uses, adapt to climate change, and support resilient recovery from disasters?

Measure 10

Design for Discovery



What lessons for better design have been learned through the process of project design, construction and occupancy?

FIRE SUPPRESSION

The existing building is not equipped with a fire sprinkler system. Based on the design team's code analysis outlined in detail on page 39, the proposed remodel and addition does not require a sprinkler system from simply a code-required standpoint. However, a complete sprinkler system is highly recommended to protect occupants, and the County's investment in vehicles, equipment and infrastructure. The cost to sprinkler the building per recommended NFPA 13 requirements has been included in the Opinion of Probable Costs. This will also require the removal of the existing and installation of new water service to the building, also included in the Opinion of Probable Costs.

PLUMBING

The existing plumbing system has a 1-1/4" water service to the building, a 40 MBH tank-type gas water heater (installed in 2003), a water softener, and tank-type water closets. The existing water service is too small for the new domestic water demand that the remodeled building will require, regardless whether tank for flush valve fixtures are provided as part of the remodel.

A new 2" water service is needed for the plumbing demand for the building; however, with the water service needing to be replaced, it is recommended that the new service also be sized for the sprinkler system as part of the base bid. A new 4" service will be brought to the building by the Civil Contractor.

A new water softener and gas-fired instantaneous water heater will be provided. All new domestic water distribution, including a hot recirculation system, will be included. A significant amount of cutting and patching of the lower level slab on grade concrete will be required to install the new lower level plumbing fixtures and sanitary piping. The existing sanitary service is anticipated to be 4" and would remain to serve the new fixtures. A sand and oil interceptor will be provided for the garage trench drain.

All new lavatory fixtures will have hard-wired automatic faucets and all new urinals and water closets will have hard-wired automatic flush valves.

The existing building and new addition roofs are drained by a gutter and downspout system and is not included as part of the plumbing scope.

An existing gas service serves and meter are located on the east end of the building where the new addition will be built, so the gas service will need to be relocated and can also be downsized due to the reduced gas loads for the building.

HVAC

The existing HVAC system includes five gas-fired furnaces with remote condensing units located along the north side of the building. Two furnaces condition the lower level and include ductwork routed below slab while the other three furnaces serve the upper level. All furnaces and condensing units would be removed and below slab ductwork abandoned, unless it needs to be removed to facilitate new below slab piping installations.

The new remodeled building HVAC system will include an air-cooled VRF condensing unit located on a mezzanine within the new garage addition. Locating the condensing unit in the heated garage will eliminate most of the heating capacity reduction that would occur in the system when outside air temperatures fall to extremes. The VRF terminal units serving multiple rooms will mostly be ducted units, while single room units could either be ceiling cassettes (where ceilings are flat) or wall-mounted (where ceilings are sloped). Rooms with similar occupancies and exposures will be located on a single zone. The VRF system solution requires less ceiling space than other system options, which works well with the limited floor to structure height on the lower level.

Code required outdoor air and exhaust will be provided by an energy recovery unit located in the basement mechanical room. The unit will include a total enthalpy wheel to provide tempered air to the VRF indoor units. All air will be filtered with MERV 8 and MERV 13 filters prior to passing through the total enthalpy wheel to help protect the wheel from clogging.

The new garage addition will be heating and ventilation only. Heating will be provided by gas-fired infrared heaters hung high in the garage and will maintain the garage at 50-55 deg F. The overhead doors are used infrequently and the garage is mostly unoccupied, so heating systems for thermal comfort (such as radiant floor) or quick recovery

(such as a gas-fired unit heater) are not required.

Garage ventilation will be provided via an exhaust fan and intake louvers with motorized dampers. The exhaust fan and dampers would operate to maintain CO/NO2 concentrations below allowable thresholds or as needed to maintain the temperature in the garage.

Both the gas-fired infrared heaters and the exhaust fan need to be sized according to the rejection of energy that will occur inside the garage from the VRF air-cooled condensing unit. The gas-fired infrared heaters need to be able to keep the garage at 50-55 deg F when the VRF condensing unit is in heating mode and pulling heat from the garage and the exhaust fan and louvers need to be sized to keep the garage temperatures similar to outside conditions in summer when the VRF condensing unit is in cooling mode and rejecting heat into the garage.

All new HVAC systems (including the VRF system) will be connected to Dane County's central building automation system (BAS), which is a Niagara headend. Two BAS vendors will be allowed to bid: CBRE|ESI and Mechanical Technologies, Inc. (MTI).

ELECTRICAL

Power

The existing facility includes a 240-volt, 3-phase, 400-amp power service that terminates into a disconnect switch and splits to serve a 400-amp distribution panel and a 100-amp panel. Each of these panels has a separate utility meter.

The existing 400 and 100-amp panels will be replaced in kind since both of these panels have either past or are near the end of their published service life. The feeder conductors for each of these panels will also be replaced. The 100-amp panel will be sub-fed from the new 400-amp panel so that the building service is consolidated onto one meter. Surge protection will be provided at the 400-amp panel.

All existing wiring devices, lighting and their respective circuit wiring will be replaced. Existing conduits will be reused where feasible.

A 400-amp, service rated, open transition automatic transfer switch will be included. The normal power side of the switch will be powered by the incoming utility service. The secondary power side of the switch will be served by a 200kW, 240-volt, 3-phase natural gas generator sized to power the entire facility. Upon loss of normal power, the transfer switch will signal the generator to start and transfer over once the generator is up to speed and ready to accept load. Once the utility comes back online and after a programmable stabilization period, the transfer switch will automatically return to its normal position. In an effort to save electrical distribution equipment including additional panel boards and transfer switches, the entire facility will be backed by an optional standby generator meaning that life safety systems like emergency lighting and fire alarm will need to have their own redundant backup power capability. Emergency lighting will be powered by local battery. The fire alarm system will have its own battery system for emergency power operation.

Lighting

General lighting in all areas will be LED appropriate for the usage of the space. Lighting (footcandle) levels will be based on Illuminating Engineering Society (IES) Handbook and Owner design requests. Fixture types will be direct/indirect lay-in type in administrative spaces, suspended industrial type in back-of-house spaces, recessed can and suspended linear fixtures in conference rooms, recessed cans in the lobby, hi-bay type fixtures in the garage and indirect lighting supported from the existing structure in the upper level open office area. Task lighting will be provided at open and closed office desk locations as needed.

Lighting in the main public spaces will be controlled through a central lighting control system, similar to a Wattstopper DLM system, that will incorporate dimming modules and switching modules to effectively control light as needed. In all large open office areas where significant daylight is present, photocell-controlled lighting through dimming drivers will be utilized. Dimming controls will be available in all non-transient spaces. On/off control will be provided in corridors and back-of-house spaces. Perimeter offices will utilize photocell-controlled lighting through dimming of fixtures based on natural light available. All of the large open areas will be controlled through a time of day program with local overrides for use after hours.

Stand-alone areas will be controlled through local controls. These areas include but are not limited to private offices, small conference rooms, storage and restrooms. These areas typically will be manual on with manual or automatic off.

SITE ELECTRICAL

Pole mounted lighting will be distributed throughout the property to illuminate the roadways and parking lot areas. Exterior lighting will be designed to minimize light infiltration to the surrounding properties. Power will be provided to a proposed monument sign near the corner of Veterans Road and Highway 51. Energy efficient LED exit signs and life safety egress lighting will be provided by battery pack lighting similar to those already installed throughout the facility. The building will also be backed by an optional standby generator so all lighting should be illuminated even during a power failure.

FIRE ALARM

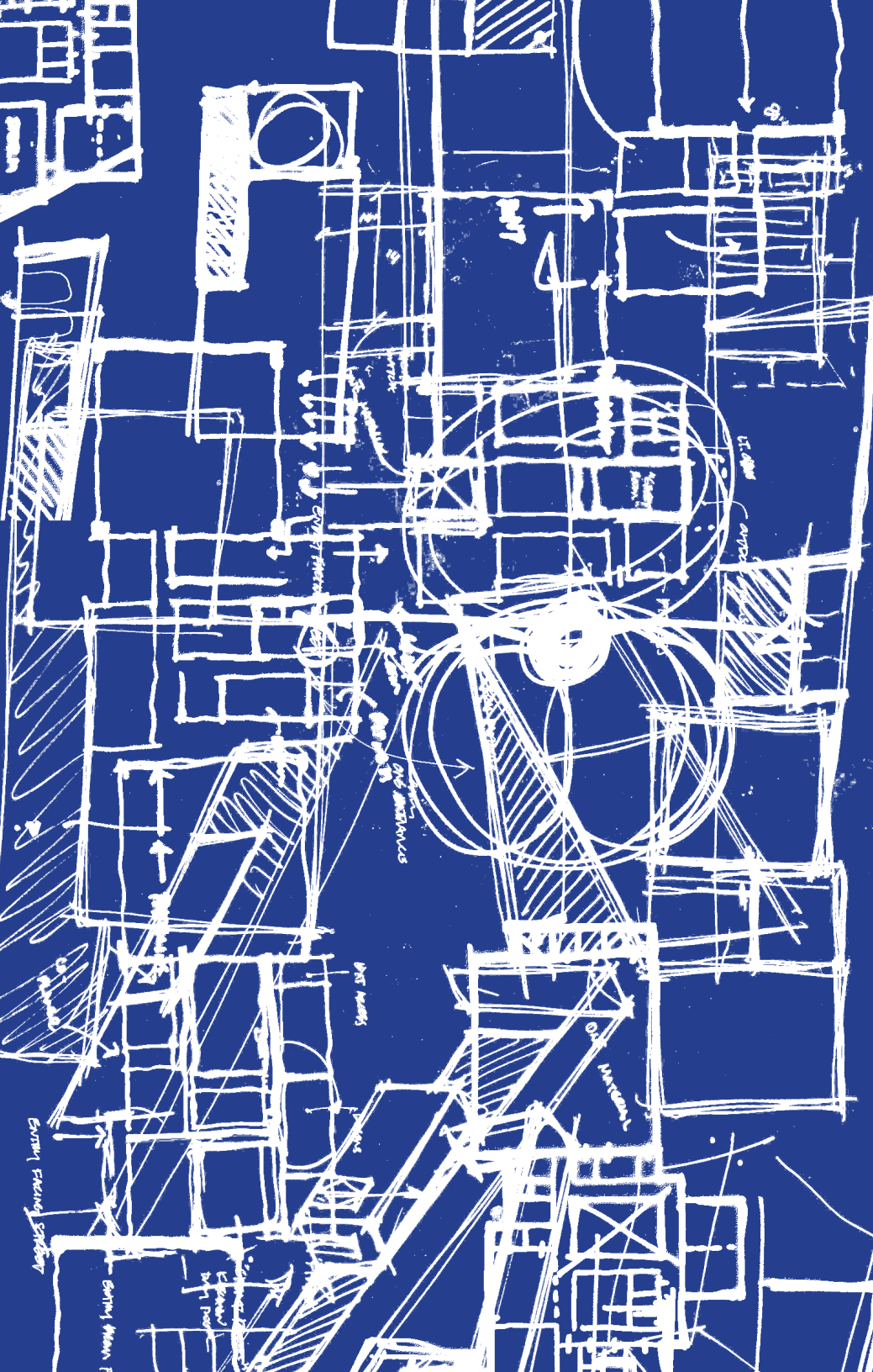
An existing FireLite MS-5UD fire alarm system provides elevator recall, corridor detection and horn type annunciation throughout the facility. The panel is also capable of communicating off-site for monitoring. Existing detection devices such as smoke and heat detectors will be replaced with modern versions and redistributed to accommodate the new space layout including closets and other non-occupied areas. Annunciation devices will be reused where feasible and additional devices will be provided to accommodate the new space layout. Pull stations are currently located near some of the existing exit points and additional devices will be added to comply with current code requirements. The existing system includes an annunciator panel at the main entrance that will remain.

A First Responders Radio Booster system will also be considered as design progresses.

TELECOMMUNICATIONS

A complete voice and data structured cabling system currently serves the facility and is distributed throughout the building using J-hooks. The building entrance facility and distribution room are existing; however, a new room will be provided to allow working space around rack mounted equipment. This existing room is mostly dedicated for network equipment and data cable terminations although the room also includes the main fire alarm panel and an electrical panel-board. The telecommunications system utilizes Cat 5e cabling which will be maintained as much as possible. Cat 6 cable will be used for any new data locations or any relocated device locations that require new cable. Wireless access points will be distributed throughout the building. Standard information outlets will be provided to fixed desk locations and other locations as determined necessary during design.

A security system including card access and intrusion detection will be provided to protect the facility and its' occupants. The access control system will be integrated with the County's existing multi-property security system. A video surveillance system will be provided to monitor the lobby, parking lot, points of entry and other locations as determined during design.



6

CODE ANALYSIS

CODE ANALYSIS

Wisconsin Commercial Building Code

The remodel of the SE Precinct will meet the requirements of the Wisconsin Commercial Building Code which is covered by Wisconsin Statute Chapters SPS 361 to 366, and incorporates the following:

- International Building Code 2015
- International Energy Conservation Code 2015
- International Existing Building Code 2015
- International Fuel Gas Code 2015
- International Mechanical Code 2015
- Adopted portions of the International Fire Code 2015
- ICC/ANSI A117.1 (2009): Standard for Accessibility and Usable Buildings and Facilities
- SPS Chapters 380-387; Plumbing

Essential Facility Classification

IBC 1604.5 outlines risk categories for buildings based on their occupancy. Fire, rescue, ambulance, and police stations (Sheriff's Precinct) and emergency vehicle garages are classified as Risk Category IV - Buildings and other structures designated as essential facilities. This requires building renovations and additions be designed to a higher structural standard to better withstand wind and seismic related conditions.

Storm Shelters

IBC 423 Storm Shelter requirement for buildings providing critical emergency operations is exempted per SPS 362.0423 of the Wisconsin Commercial Building Code.

Emergency Responder Radio Coverage

IBC 916 requires new buildings to provide complete radio coverage. Although this is an existing building, since it is an emergency responder facility, it is recommended that the building be tested at the appropriate construction phase to determine the need for radio amplification.

The following represents preliminary code outline that will provide a guideline for successive design phases:

Occupancy Classification

Primary Occupancy:

- B: Business

Secondary Occupancies:

- S-2: Emergency Vehicle Garage

Occupancy separation:

- 2-Hour (1-Hour if fully sprinklered)

Building Area	Existing	Proposed Garage Addition
Lower Level:	5,050 SF	2,822 SF
Upper Level:	5,050 SF	
Mezzanine:		TBD
Total:		12,922 SF

CODE ANALYSIS

Construction Type

Type VB Construction (Existing)

(Wood-framed, Unprotected, Not Sprinklered)

Fire-Resistance Rating

0-HR Primary Structural Frame

0-HR Bearing Walls Exterior

0-HR Bearing Walls Interior

0-HR Non-bearing Walls Exterior (\leq 30 FT)

0-HR Non-bearing Walls Interior

0-HR Floor Construction and Secondary Members

0-HR Roof Construction and Secondary Members

Fire Protection

Not Sprinklered

(If sprinklered, per IBC 903 Automatic Sprinkler Systems)

Building Occupant Load

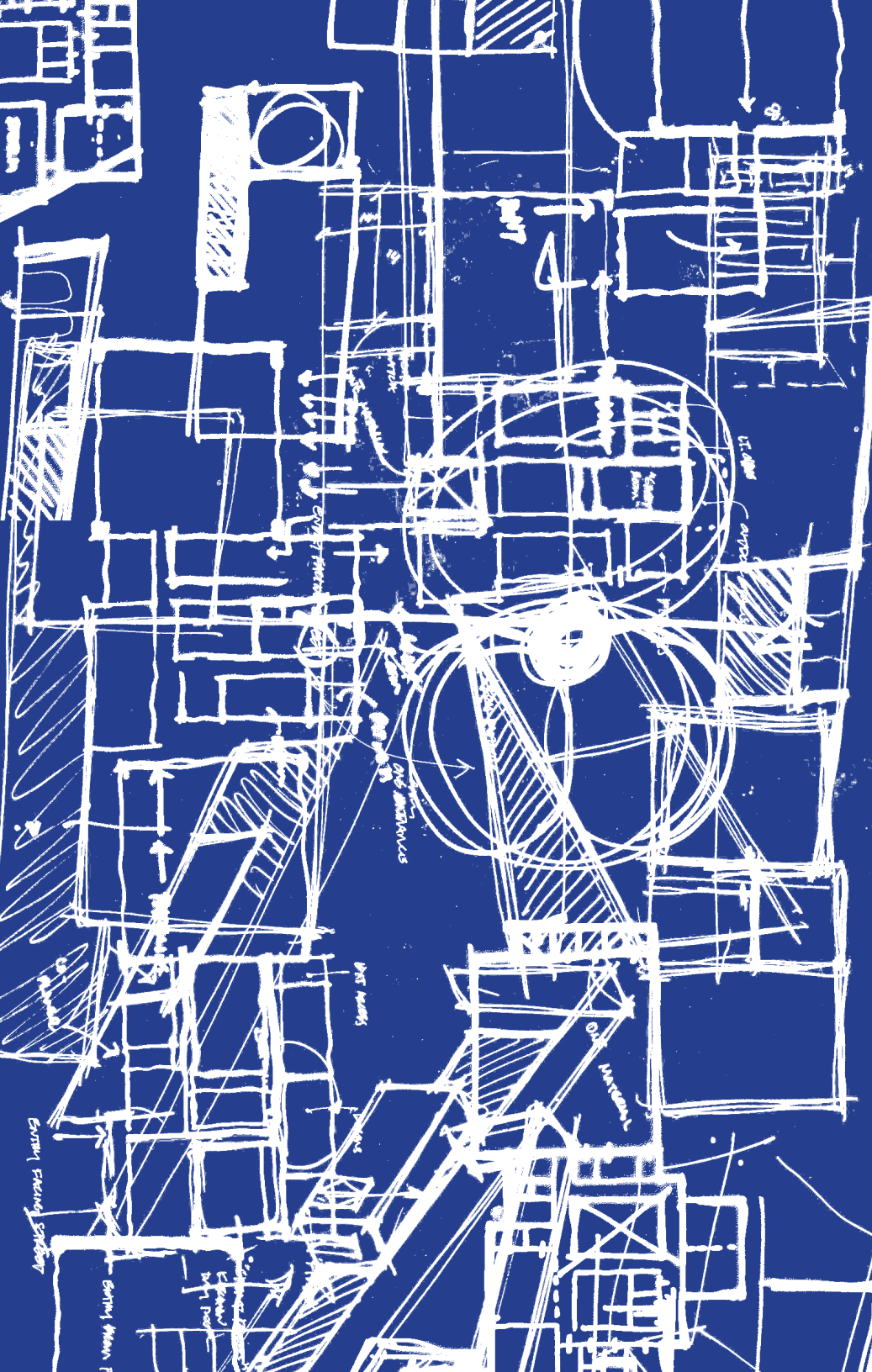
B (100 GSF/Occ.) = 101 Occupants

S-2 (200 GSF/Occ.) = 14 Occupants

Fixture Requirements:

Type	Occ.	W.C.	Lav.	Shower	D.F.	Service Sink
B Occ.	101	5	3	--	2	1
S-2 Occ.	14	1	1	--	--	--
Total	115	6	4	0	2	1

Note that the above number of plumbing fixtures are minimums and do not reflect fixture recommendations as shown on conceptual plans. It is recommended, per concept plans, that the remodel exceed minimum fixture requirements.



7

OPINION OF
PROBABLE COSTS

OPINION OF PROBABLE COSTS SUMMARY

Summary Text

The outline below represents an opinion of probable costs for the Dane County Sheriff's SE Precinct Remodel. This outline recognizes projected costs for the remodel of the existing 10,100 GSF building at 125 Veterans Road, Stoughton, Wisconsin, and a 2,822 GSF squad garage addition, with a projected fall 2020 construction start. These costs include a 15% design phase contingency. Additionally, a natural gas-powered emergency generator connected to the gas utility is included as an alternate probable cost (Alt 1).

Projected costs are summarized as follows:		Alt 1
Total Construction Costs:	\$2,590,718.00	
Alt- Emergency Generator:		\$143,973.00
Owner Engineering Fees (Geotechnical Report and Site Survey):	\$9,400.00	
Total Projected Probable Project Costs:	\$2,600,118.00	\$2,744,091.00
(Excludes Design Fees)		

OPINION OF PROBABLE COSTS

DANE COUNTY SHERIFF'S SE PRECINCT REMODEL STUDY
 125 Veterans Road
 Stoughton, Wisconsin



OPN Architects Project #: 20612000

April 20, 2020

OPINION OF PROBABLE COSTS WORKSHEET

LINE ITEM DESCRIPTION	QTY.	UNIT	Unit Cost	EXISTING	SQUAD	ALTERNATES	
				BUILDING	GARAGE	Emergency	(not used)
				REMODEL	ADDITION	Generator	(not used)
			Cost	Cost	Alt 1	Alt 2	

*** DIVISION 1 - GENERAL CONDITIONS ***							
Refer to General Conditions factor (10%) below				\$0.00			
SUBTOTAL:				\$0.00	\$0.00	\$0.00	\$0.00

*** DIVISION 2 - DEMOLITION ***							
LINE ITEM DESCRIPTION	QTY.	UNIT	Unit Cost	EXISTING	SQUAD	ALTERNATES	
				Cost	Cost	Alt 1	Alt 2
Site asphalt pavement removal	10,125	SF	\$1.80	\$18,225.00			
Site concrete removal	720	SF	\$2.10	\$1,512.00			
Demo lower level concrete slab on grade	610	SF	\$0.95	\$579.50			
Demo existing SE corner lower level concrete exit stair	1	EA	\$4,245.00	\$4,245.00			
Demo existing exterior stone	2,754	SF	\$0.59	\$1,624.86			
Demo existing exterior wood siding	3,126	SF	\$0.83	\$2,594.58			
Demo decorative trusses upper level	5	EA	\$275.00	\$1,375.00			
Demo millwork and trim	5,600	LF	\$0.90	\$5,040.00			
Demo casework	110	LF	\$7.42	\$816.20			
Demo countertops	68	LF	\$3.10	\$210.80			
Demo roof shingles and underlayment	6,980	SF	\$0.90	\$6,282.00			
Demo existing gutters and downspouts	246	LF	\$1.25	\$307.50			
Demo existing windows and exterior doors	38	EA	\$29.00	\$1,102.00			
Demo interior doors and windows	64	EA	\$18.00	\$1,152.00			
Dedmo lower level acoustic ceiling tile	3,208	SF	\$0.39	\$1,251.12			
Demo upper level gypsum wallboard ceiling	1,030	SF	\$0.78	\$803.40			
Demo flooring - carpet	7,520	SF	\$0.40	\$3,008.00			
Demo flooring - ceramic tile	529	SF	\$0.95	\$502.55			
Demo interior partitions	750	SF	\$1.88	\$1,410.00			
Demo toilet partitions	5	EA	\$55.00	\$275.00			
Demo wallcovering	1,800	SF	\$0.45	\$810.00			
Demo gypsum wallboard - lower level level to 4'	1,200	SF	\$0.78	\$936.00			
Demo misc., cutting and patching	10,100	SF	\$0.80	\$8,080.00			
SUBTOTAL:				\$62,142.51	\$0.00	\$0.00	\$0.00

PROJECT PROJECTED SCHEDULE

*** DIVISION 3 - CONCRETE ***							
Garage-poured concrete, strip and spread footings	452	SF	\$2.80		\$1,265.60		
Garage-4 ft foundation wall	226	LF	\$85.00		\$19,210.00		
Garage -slab on grade (4")	2,805	SF	\$5.40		\$15,147.00		
Lower level new slab on grade	600	SF	\$5.40	\$3,240.00			
Entry bridge - reinforced cast-in-place	126	SF	\$44.50	\$5,607.00			
Dumpster enclosure footings and frost walls	48	LF	\$85.00	\$4,080.00			
Dumpster enclosureconcrete slab	180	SF	\$5.40	\$972.00			
Transformer concrete pad	126	SF	\$5.40			\$680.40	
Wall replacement - lower level exit closure	25	SF	\$7.10	\$177.50			
Cocnrete slab patio	274	SF	\$5.40	\$1,479.60			
SUBTOTAL:				\$15,556.10	\$35,622.60	\$680.40	\$0.00
*** DIVISION 4 - MASONRY ***							
New thin stone veneer	2,754	SF	\$21.00	\$57,834.00			
Dumpster enclosure - decorative CMU	240	SF	\$14.50	\$3,480.00			
SUBTOTAL:				\$61,314.00	\$0.00	\$0.00	\$0.00
*** DIVISION 5 - METALS ***							
Metal fabrications - guardrails on exterior entry bridge, powdercoated	28	LF	\$149.00	\$4,172.00			
Concrete filled steel pipe bollards, 42" H, painted	18	EA	\$1,200.00		\$21,600.00		
Dumpster Enclosure gates	12	LF	\$216.00	\$2,592.00			
Garage structural steel frame	2,822	SF	\$7.90		\$22,293.80		
SUBTOTAL:				\$6,764.00	\$43,893.80	\$0.00	\$0.00
*** DIVISION 6 - WOOD, PLASTICS & COMPOSITES ***							
Millwork	5,600	LF	\$4.50	\$25,200.00			
Garage - millwork	440	LF	\$4.50		\$1,980.00		
Garage - wood framed mezzanine	780	SF	\$11.80		\$9,204.00		
Garage - roof assembly (except shingles and underlayment)	2,822	SF	\$8.60		\$24,269.20		
Garage - exterior wall framing, ribbed metal siding, wb, insul, vb, gwb	226	LF	\$155.00		\$35,030.00		
Structural anchoring to meet Essential Facility Category IV (IBC 1604.5)	30	EA	\$500.00	\$15,000.00			
SUBTOTAL:				\$40,200.00	\$70,483.20	\$0.00	\$0.00
*** DIVISION 7 - THERMAL & MOISTURE PROTECTION ***							
Asphalt shingles (30 year), self-adhered rubberized asphalt underlymnt	6,980	SF	\$2.72	\$18,985.60			
Garage - asphalt shingles (same as above)	3,820	SF	\$2.72		\$10,390.40		
Standing seam metal roof, painted, self-adhered underlmnt (\$6.20/SF)	6,980	SF	\$3.48				
Garage - asphalt shingles (same as above) (\$6.20/SF)	3,820	SF	\$3.48				
Roof edge aluminum fascia and soffit	480	LF	\$3.05	\$1,464.00			
Garage - roof edge aluminum fascia and soffit	212	LF	\$3.05		\$646.60		
Aluminum gutters and downspouts	246	LF	\$6.30	\$1,549.80			

OPINION OF PROBABLE COSTS

Continuous Insulation upgrade	5,880	SF	\$1.16				
Weather barrier upgrade - spunbonded polyethylene	5,880	SF	\$0.27				
Ribbed metal panel siding	3,126	SF	\$3.80				
Misc. flashing, caulking, fire stopping	10,100	SF	\$0.31	\$3,131.00			
Garage - misc. flashing, caulking, firestopping	2,822	SF	\$0.31		\$874.82		
SUBTOTAL:				\$25,130.40	\$12,604.82	\$0.00	\$0.00

*** DIVISION 8 - DOORS & WINDOWS ***							
Aluminum exit doors (vestibule and exterior, w/ hardware)	7	EA	\$1,500.00	\$10,500.00			
Garage - aluminum exit doors (vestibule and exterior, w/ hardware)	2	EA	\$1,500.00		\$3,000.00		
Garage - overhead doors	2	EA	\$7,900.00		\$15,800.00		
Interior doors (SCWD oak veneer)	31	EA	\$180.00	\$5,580.00			
Bullet resistive steel door	1	EA	\$2,900.00	\$2,900.00			
Bullet resistive transacton window	1	EA	\$4,100.00	\$4,100.00			
Replacement windows - wood clad	34	EA	\$650.00	\$22,100.00			
Tubular skylights	8	EA	\$700.00	\$5,600.00			
Garage - tubular skylights	4	EA	\$700.00		\$2,800.00		
Interior windows	12	EA	\$360.00	\$4,320.00			
Hardware	34	EA	\$375.00	\$12,750.00			
Misc. vents, access doors	20	EA	\$50.00	\$1,000.00			
SUBTOTAL:				\$68,850.00	\$21,600.00	\$0.00	\$0.00

*** DIVISION 9 - FINISHES ***							
Exterior paint (stain existing siding)	3,490	SF	\$0.90	\$3,141.00			
Interior paint (90%), ceramic tile (10%)	10,100	SF	\$1.55	\$15,655.00			
Interior partitions	6,250	SF	\$3.75	\$23,437.50			
Garage - interior parwtitions	160	SF	\$3.75	\$600.00			
Bullet resistive fibergals panels (Level 5, 3/8" thick, concealed in wall)	310	SF	\$32.00	\$9,920.00			
Flooring (80% carpet), ceramic tile (20%), resilient (10%)	10,100	SF	\$8.20	\$82,820.00			
Ceiling - acoustic ceiling tile (lower level)	1,690	SF	\$6.50	\$10,985.00			
Ceiling - gypsum wallboard (lower level)	1,550	SF	\$3.30	\$5,115.00			
Ceiling - gypsum wallboard (upper level)	1,440	SF	\$1.90	\$2,736.00			
Gypsum wallboard - lower level lower 4' replacement	1,200	SF	\$1.42	\$1,704.00			
SUBTOTAL:				\$156,113.50	\$0.00	\$0.00	\$0.00

OPINION OF PROBABLE COSTS

*** DIVISION 10 - SPECIALTIES ***							
Glass marker boards	4	EA	\$500.00	\$2,000.00			
Signage	10,100	SF	\$0.50	\$5,050.00			
Toilet compartments	4	EA	\$490.00	\$1,960.00			
Toilet accessories	5	EA	\$950.00	\$4,750.00			
Fire extinguishers, cabinet	5	EA	\$250.00	\$1,250.00			
Garage - fire extinguishers	1	EA	\$80.00	\$80.00			
Lockers - metal, vented, with bench	50	EA	\$450.00	\$22,500.00			
Patrol deputy storage bins	20	EA	\$300.00	\$6,000.00			
SUBTOTAL:				\$43,590.00	\$0.00	\$0.00	\$0.00
*** DIVISION 11 - EQUIPMENT ***							
Residential appliances, laundry appliances	6	EA	\$750.00	\$4,500.00			
SUBTOTAL:				\$4,500.00	\$0.00	\$0.00	\$0.00
*** DIVISION 12 - FURNISHINGS ***							
Manufactured wood casework, plastic laminate facing - wall	54	LF	\$145.00	\$7,830.00			
Manufactured wood casework, plastic laminate facing - base	72	LF	\$162.00	\$11,664.00			
Manufactured wood casework, plastic laminate facing - full ht. storage	12	LF	\$235.00	\$2,820.00			
Countertops - quartz	110	LF	\$135.00	\$14,850.00			
SUBTOTAL:				\$37,164.00	\$0.00	\$0.00	\$0.00
*** DIVISION 13 - SPECIAL CONSTRUCTION ***							
Division not used				\$0.00			
SUBTOTAL:				\$0.00	\$0.00	\$0.00	\$0.00
*** DIVISION 14 - CONVEYING SYSTEMS ***							
New Electronic Elevator Controls - Upgrade	1	EA	\$9,700.00	\$9,700.00			
SUBTOTAL:				\$9,700.00	\$0.00	\$0.00	\$0.00
*** DIVISION 21 - FIRE SUPPRESSION***							
Exuisting building new sprinkler system	10,100	SF	\$2.75	\$27,775.00			
Squad garage addition new sprinkler system	2,822	SF	\$2.25		\$6,349.50		
SUBTOTAL:				\$27,775.00	\$6,349.50	\$0.00	\$0.00
*** DIVISION 22 - PLUMBING***							
Plumbing demolition	10,100	SF	\$0.50	\$5,050.00			
Existing building plumbing system	10,100	SF	\$12.00	\$121,200.00			
Squad garage addition new sprinkler system	1	EA	\$15,000.00	\$15,000.00			
SUBTOTAL:				\$141,250.00	\$0.00	\$0.00	\$0.00

OPINION OF PROBABLE COSTS

*** DIVISION 23 - HVAC***							
HVAC demolition	10,100	SF	\$0.50	\$5,050.00			
Existing building HVAC system (Air-cooled VRF with ERU)	10,100	SF	\$24.00	\$242,400.00			
Squad garage addition HVAC system (Gas-fired infrared heat & exhaust)	2,822	SF	\$4.00		\$11,288.00		
SUBTOTAL:				\$247,450.00	\$11,288.00	\$0.00	\$0.00
*** DIVISION 26 - ELECTRICAL***							
Electrical Demolition	10,100	SF	\$1.00	\$10,100.00			
Electrical Lighting and Power	10,100	SF	\$23.00	\$232,300.00			
Generator and Automatic Transfer Switch	1	EA	\$100,000			\$100,000.00	
Garage Lighting and Power	2,822	SF	\$5.00		\$14,110.00		
SUBTOTAL:				\$242,400.00	\$14,110.00	\$100,000.00	\$0.00
*** DIVISION 27 - COMMUNICATIONS***							
Telecom Demolition	10,100	SF	\$0.25	\$2,525.00			
Telecom Distribution	10,100	SF	\$3.80	\$38,380.00			
AV Equipment Training Room & Conference Room	1	EA	\$6,000.00	\$6,000.00			
Garage Telecom	2,822	SF	\$0.50		\$1,411.00		
SUBTOTAL:				\$46,905.00	\$1,411.00	\$0.00	\$0.00
*** DIVISION 28 - ELECTRONIC SAFETY AND SECURITY***							
First Responders Radio Booster System	1	EA	\$50,000.00	\$50,000.00			
Fire Alarm Equipment	10,100	SF	\$1.25	\$12,625.00			
Access Control Doors (6 doors + monitoring) & Head End	1	EA	\$24,700.00	\$24,700.00			
Video Surveillance Cameras (5 Exterior, 11 Interior) & Headend	1	EA	\$25,600.00	\$25,600.00			
Garage Access Control and Cameras	1	EA	\$2,700.00		\$2,700.00		
SUBTOTAL:				\$112,925.00	\$2,700.00	\$0.00	\$0.00
*** DIVISION 31 - EARTHWORK ***							
Foundation Excavation	2,805	SF	\$5.35	\$15,006.75	\$15,006.75		
Finish grading	6,000	SF	\$0.35	\$2,100.00			
Construction erosion control	500	LF	\$2.50	\$1,250.00			
Rip rap	20	CY	\$60.00	\$1,200.00			
Inlet protection	4	EA	\$250.00	\$1,000.00			
Gravel construction entrance	1	EA	\$3,500.00	\$3,500.00			
SUBTOTAL:				\$24,056.75	\$15,006.75	\$0.00	\$0.00
*** DIVISION 32 - EXTERIOR IMPROVEMENTS ***							
New water main - trenching	100	LF	\$7.00	\$700.00			
New water main - 4" PVC	100	LF	\$10.00	\$1,000.00			
RCP storm sewer, 12"	210	LF	\$50.00	\$10,500.00			
RCP storm sewer, 8"	150	LF	\$45.00	\$6,750.00			
Storm inlet and manhole	2	EA	\$3,900.00	\$7,800.00			
Pond inlet and outlet structures	2	EA	\$2,100.00	\$4,200.00			
Crushed stone (8") underlayment	22,100	SF	\$0.80	\$17,680.00			
New asphalt paving - 2" binder course	22,100	SF	\$0.80	\$17,680.00			

OPINION OF PROBABLE COSTS

New asphalt paving - 2" surface course	22,100	SF	\$0.80	\$17,680.00			
Saw cut curb for two new driveways	70	LF	\$1.25	\$87.50			
New concrete curb and gutter, 18" wide, 12" base	1,135	LF	\$18.00	\$20,430.00			
New concrete paving, aprons and walkwalks	2,090	SF	\$6.00	\$12,540.00			
Pavement markings	756	LF	\$2.10	\$1,587.60			
Landscape plantings and seeding - allowance	1	EA	\$75,000.00	\$75,000.00			
Monument sign - allowance	1	EA	\$6,000.00	\$6,000.00			
Misc. site traffic signage	8	EA	\$400.00	\$3,200.00			
SUBTOTAL:				\$202,835.10	\$0.00	\$0.00	\$0.00

Construction Subtotal:	\$1,576,621.36	\$235,069.67	\$100,680.40	\$0.00
-------------------------------	-----------------------	---------------------	---------------------	---------------

General Conditions (10%):	\$157,662.14	\$23,506.97	\$10,068.04	\$0.00
---------------------------	--------------	-------------	-------------	--------

Subtotal w/ General Conditions:	\$1,734,283.50	\$258,576.64	\$110,748.44	\$0.00
---------------------------------	----------------	--------------	--------------	--------

Design Phase Contingency (15%):	\$260,142.52	\$38,786.50	\$16,612.27	\$0.00
---------------------------------	--------------	-------------	-------------	--------

Subtotal w/ Design Contingency:	\$1,994,426.02	\$297,363.13	\$127,360.71	\$0.00
---------------------------------	----------------	--------------	--------------	--------

Contractor O&P (10% + 5%):	\$260,142.52	\$38,786.50	\$16,612.27	\$0.00
----------------------------	--------------	-------------	-------------	--------

Subtotal w/ Contractor O&P:	\$2,254,568.54	\$336,149.63	\$143,972.97	\$0.00
-----------------------------	----------------	--------------	--------------	--------

\$223.22	\$119.12	SQUARE FOOT CONSTRUCTION COSTS
----------	----------	---------------------------------------

=

OPINION OF PROBABLE COST - Total Construction (Remodel and Addition):	\$2,590,718.17
--	-----------------------

ESTIMATED DESIGN FEES

*** OWNER ENGINEERING FEES ***

Geotechnical/Soils Report	\$5,600.00
Topographic Survey and Existing Utilities (\$2,600 + \$1,200)	\$3,800.00

SUBTOTAL:

\$9,400.00

Owner has existing CSM

*** DESIGN CONSULTANT FEES ***

Design Consultants Fees (8% to 10% of Construction Costs per R.S. Means Square Foot Costs Data)	
---	--

TBD

Fee to include Architectural and Landscape Design, Structural, Plumbing, HVAC, Electrical, Communications, and Electronic Safety and Security Engineering

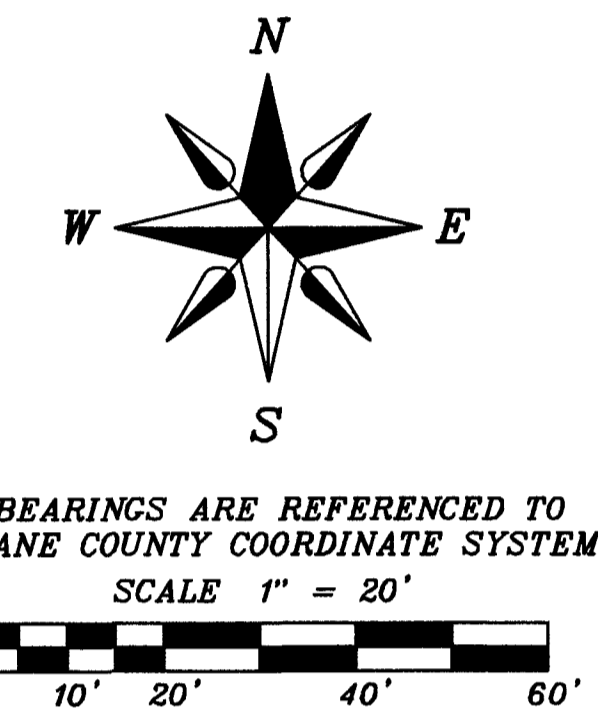
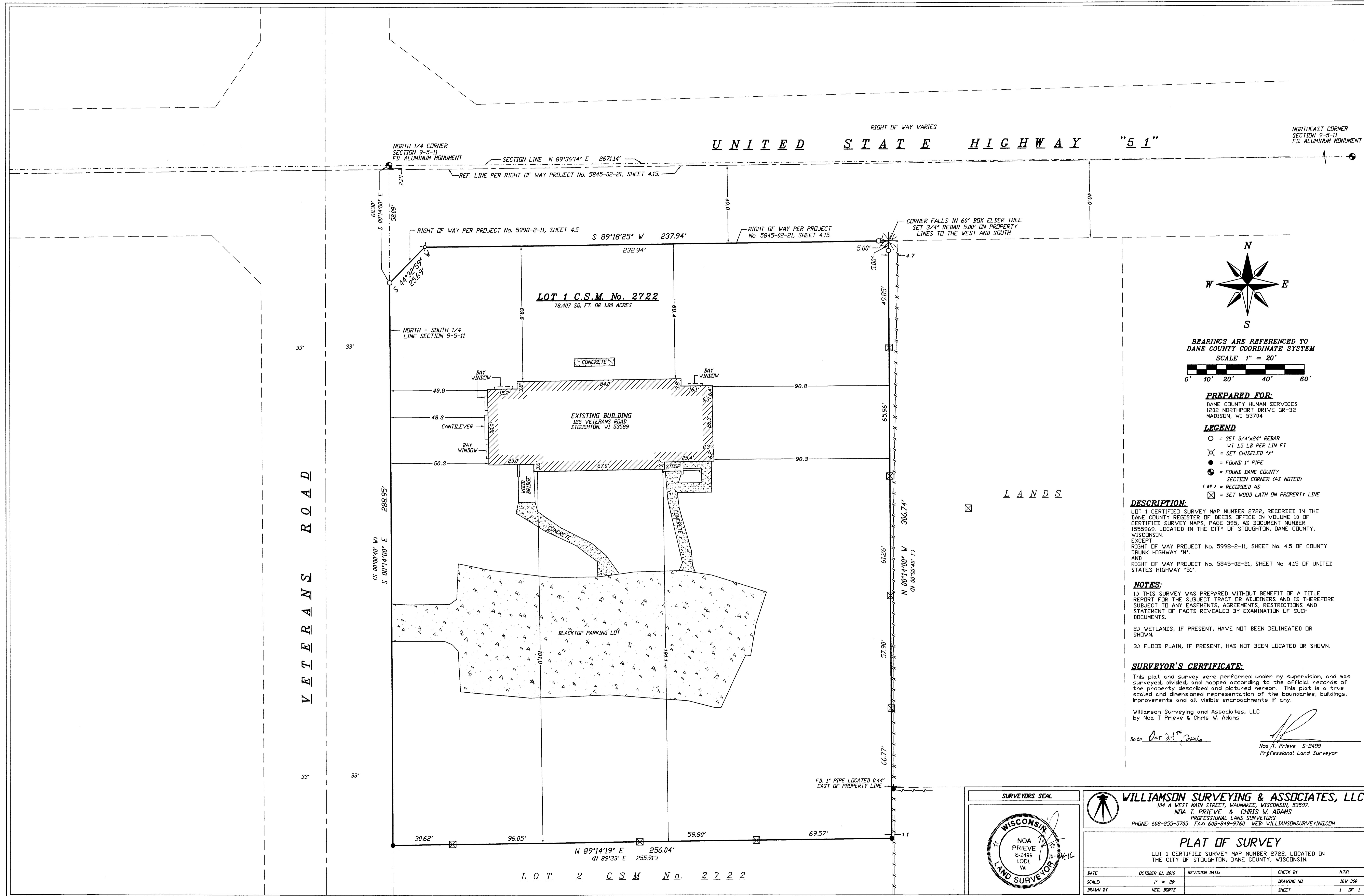
OPINION OF PROBABLE COST - TOTAL PROJECT COST:	\$2,600,118.17
---	-----------------------

\$143,972.97	\$0.00
Emergency Generator	(not used)
Alt 1	Alt 2

Budget estimate costs are based on 2020 values (RS Means Estimating Guide)
 Sales tax not included in figures above
 Budget is based on scope defined in pre-design narrative dated April 20, 2020
 LEED design and certification services not included
 Audio/Visual equipment fees not included



opnarchitects.com



PREPARED FOR:
DANE COUNTY HUMAN SERVICES
1202 NORTHPORT DRIVE GR-32
MADISON, WI 53704

- LEGEND**
- = SET 3/4"x24" REBAR
VT 1.5 LB PER LIN FT
 - ⊗ = SET CHISELED "X"
 - = FOUND 1" PIPE
 - ⊙ = FOUND DANE COUNTY
SECTION CORNER (AS NOTED)
 - (**) = RECORDED AS
 - ⊠ = SET WOOD LATH ON PROPERTY LINE

DESCRIPTION:
LOT 1 CERTIFIED SURVEY MAP NUMBER 2722, RECORDED IN THE DANE COUNTY REGISTER OF DEEDS OFFICE IN VOLUME 10 OF CERTIFIED SURVEY MAPS, PAGE 395, AS DOCUMENT NUMBER 1555969. LOCATED IN THE CITY OF STOUGHTON, DANE COUNTY, WISCONSIN.
EXCEPT
RIGHT OF WAY PROJECT No. 5998-2-11, SHEET No. 4.5 OF COUNTY TRUNK HIGHWAY "N".
AND
RIGHT OF WAY PROJECT No. 5845-02-21, SHEET No. 4.15 OF UNITED STATES HIGHWAY "51".

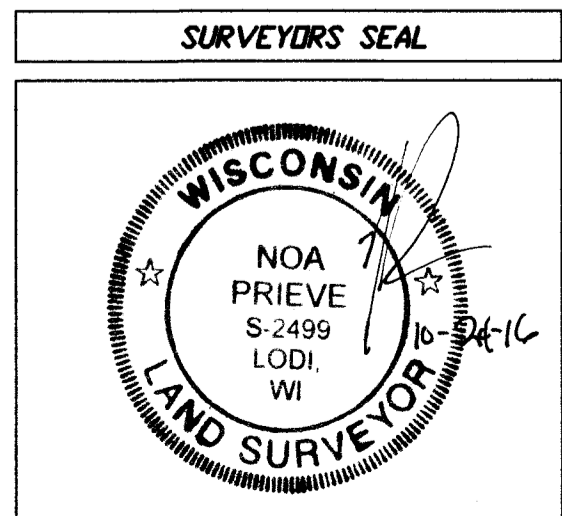
- NOTES:**
- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
 - 2.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
 - 3.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.

SURVEYOR'S CERTIFICATE:
This plat and survey were performed under my supervision, and was surveyed, divided, and mapped according to the official records of the property described and pictured hereon. This plat is a true scaled and dimensioned representation of the boundaries, buildings, improvements and all visible encroachments if any.

Williamson Surveying and Associates, LLC
by Noa T. Prieve & Chris W. Adams

Date Oct 24th 2016

Noa T. Prieve S-2499
Professional Land Surveyor



WILLIAMSON SURVEYING & ASSOCIATES, LLC
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
NOA T. PRIEVE & CHRIS W. ADAMS
PROFESSIONAL LAND SURVEYORS
PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

PLAT OF SURVEY			
LOT 1 CERTIFIED SURVEY MAP NUMBER 2722, LOCATED IN THE CITY OF STOUGHTON, DANE COUNTY, WISCONSIN.			
DATE	REVISION DATE	CHECK BY	N.T.P.
OCTOBER 21, 2016			
SCALE:	1" = 20'	DRAWING NO.	16W-360
DRAWN BY:	NEIL BORTZ	SHEET	1 OF 1