



RESOLUTION # 90-1/08

TO: HONORABLE MEMBERS OF THE LA CROSSE COUNTY BOARD OF SUPERVISORS

ITEM # 15/1
BOARD ACTION

Adopted:
For: unanim
Against: _____
Abs/Excd: 5
Vote Req: _____
Other Action: _____

LEC
CONSTRUCTION
COMMITTEE

Adopted: 1-8-08
For: 6
Against: 1
Abs/Excd: 1

EXECUTIVE
COMMITTEE

Adopted: 1-9-08
For: 8
Against: 1
Abs/Excd: 1

RE: AUTHORIZATION TO AMEND CONTRACT WITH POTTER LAWSON / RIVER ARCHITECTS FOR LAW ENFORCEMENT CENTER (LEC) ADDITION PROJECT

WHEREAS, Resolution 108-4/07 approved the services of Potter Lawson Architects & River Architects with a fixed fee of \$126,000 for Phase I Pre-Design, Design, Pre-Construction; and,

WHEREAS, the scope of the project originally described in the Request for Proposal in March 2007 was significantly expanded following the recommendations of the Carey Report in May 2007, including the need for increased jail programming space, improved sally-port, booking and assessment center, co-location of probation / parole, remodeling part of the existing jail for flexibility and segregation by mental health and gender needs, plus multi-year phasing up to 495 beds; and

WHEREAS, these additional needs dramatically increased the size of the addition from a range of 75,000 to 100,000 square feet (with very limited remodeling) to a final approval of up to 143,900 square feet of new space, plus renovation of up to 12,700 square feet resulting in increased cost estimate of the project construction costs.

NOW THEREFORE BE IT RESOLVED, that the La Crosse County Board approves a contract amendment for an additional \$135,000.

BE IT FURTHER RESOLVED, that the County Board Chairman is hereby authorized to sign the contract amendment on behalf of La Crosse County.

FISCAL NOTE: Per Resolution 108-4/07, funding for Phase I was provided for with \$500,000 in Jail Assessments funds. A portion of this funding has been used to pay for the Carey Report and a major portion of the original Phase I architectural costs. The current balance of \$245,703 is sufficient to cover the remaining Phase I costs and the additional architectural costs.

Date: 1-8-2008

Vicki Burke

LEC CONSTRUCTION COMMITTEE
CHAIR

Cheryl A. Stephen

RECORDING CLERK

Date: January 9, 2008

[Signature]

EXECUTIVE COMMITTEE CHAIR

Cheryl A. Stephen

RECORDING CLERK

Approved _____ Not Approved _____
C/A: 50 1/3/08
F/D: 61 1/3/08

Requested By: Jim Speropulos
Date Requested: January 3, 2008
Drafted By: Gary Ingvalson

Adopted by the La Crosse County Board This 17 Day of January, 2008.

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STATE OF WISCONSIN
COUNTY OF LA CROSSE

I, Marion I. Naegle, County Clerk of La Crosse County do hereby certify that this document is a true and correct copy of the original resolution required by law to be in my custody and which the County Board of Supervisors of La Crosse County adopted at a meeting held on the 17th day of January 2008.

Marion I. Naegle

Marion I. Naegle, La Crosse County Clerk

Potter Lawson / River Architects

Architect Contract awarded for professional work in Two Phases

Phase I - compensation of a fixed fee for preliminary design work

Phase II – compensation based on a % of the project for detail construction design

Phase I	Original Scope	vs.	Expanded Project Scope
	Original Scope described in RFP – due March 14, 2007		Expanded Project Scope following Carey Report completed May 30, 2007
Estimated construction cost	\$11 million		\$23 million + phased expansion up to \$51 million
Estimated square footage	75,000 - 100,000 Very limited remodeling		143,900 plus 12,700 of remodeling existing space
Project Description	Primarily increased Jail Beds, plus unfinished shell space and offices for Justice Sanctions		Following Carey recommendations: significant increase of expectations for jail programming, improved sally-port, booking & assessment center, co-location of probation / parole, remodeling part of existing jail for flexibility & segregation by mental health and gender needs, plus multi-year phasing up to 495 beds.
Sustainability / LEED & Energy Conservation	Highlighted in RFP as desired		The County has indicated this should be a major component, including presentation of choices and options to policy makers for direction
Cost for Phase I	\$126,000 fixed fee approved in Resolution		Requested an additional \$192,000
Staff Recommended			\$135,000

Conclusion: The Architects did not complete formal site development and project refinement that is usually completed in Phase I, in order for detail design to proceed. These items include:

1. Ground floor analysis based upon site survey	5. Final layout of departments on the floor plans
2. Site Plan analysis based upon site survey	6. Engineering (Analysis of existing and New Concepts.
3. Floor Plan Verification of existing conditions	7. Site Development and Building Code Review
4. Programming for Probation and Parole	8. Initial sustainability options and choices

These eight items were not completed because the original time allocated for this purpose was used to support the County's evaluation of a much larger and more complex project than that identified in the original RFP. While some amount of scope increase is to be expected, it would be unreasonable to require the Architect to absorb the entire expense of completing these items in light of an expanded scope as directed by the County.