



RESOLUTION # 10-4/09

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

ITEM #24/4

BOARD ACTION

Adopted:
For: 26
Against: 3
Abs/Excd: 5
Vote Req: MAJORITY
Other Action: 1 ABSTAIN

**AGING & LONG
TERM CARE
COMMITTEE
ACTION**

Adopted:
For: 5
Against: 0
Abs/Excd: 3

RE: SELECTION OF PDC MIDWEST ARCHITECTS FOR PHASE I DESIGN OF AN AFFORDABLE RCAC (RESIDENTIAL CARE APARTMENT COMPLEX) FOR HILLVIEW HEALTH CARE CENTER

WHEREAS, Hillview's mission is to provide for the long term care needs of La Crosse County citizens; and,

WHEREAS, an RCAC will complete the continuum of care for residents; and,

WHEREAS, in 2008 Hillview Health Care Center and Carroll Heights discharged approximately 40 clients to Assisted Living Facilities; and,

WHEREAS, on February 9, 2009 the Aging and Long Term Care Committee approved the issuance of an RFP to select an architect for the Hillview RCAC design; and,

WHEREAS, the County accepted eleven (11) proposals for an initial evaluation; and,

WHEREAS, the four (4) highest evaluated vendors were interviewed by the Hillview Administrator, Hillview Assistant Administrator, Hillview Business Manager, Facilities Director, Finance Director, Purchasing Manager, and a County Board Supervisor; and,

WHEREAS, PDC Midwest was the highest evaluated vendor based on their experience (25+ RCAC facilities in Wisconsin), specializing in long term senior care facilities, cost competitiveness, breadth and depth of project knowledge, and philosophy on resident / tenant focus .

NOW THEREFORE BE IT RESOLVED, that the La Crosse County Board approves the selection of PDC Midwest Architects under the guidance of the Aging and Long Term Care Committee as follows:

Phase I Pre- Design / Design / Pre-Construction	Fixed Fee of \$20,750
Phase II Percentage of Final Building Construction Cost	5%

BE IT FURTHER RESOLVED, that Hillview Health Care Center is authorized to proceed with Phase I and that future approval of the County Board is needed before proceeding to Phase II.

FISCAL NOTE: The initial planning, design costs of \$20,750 will be funded by Org 3580 Account 86050-Other Capital Equipment within the Hillview Health Care Budget. If the County Board authorizes the project to proceed beyond Phase I, the cost of design will be incorporated within the entire project cost.

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RE: SELECTION OF PDC MIDWEST ARCHITECTS FOR PHASE I DESIGN OF AN AFFORDABLE RCAC (RESIDENTIAL CARE APARTMENT COMPLEX) FOR HILLVIEW HEALTH CARE CENTER

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Date: April 13, 2009

Date: April 13, 2009

[Signature]
AGING & LONG TERM CARE
COMMITTEE CHAIR

[Signature]
RECORDING CLERK

	Recommended	Not Recommended	Reviewed Only	
Co. Admin.	<u>SO</u>	_____	_____	Requested By: Pete Eide
Fin. Director	<u>[Signature]</u>	_____	_____	Date Requested: April 6, 2009
Corp. Counsel	<u>WAS</u>	_____	_____	Drafted By: Gary Ingvalson

Adopted by the La Crosse County Board this 21ST Day of APRIL, 2009

STATE OF WISCONSIN
COUNTY OF LA CROSSE

I, Linda A. Stone, 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 21st day of April 2009.

[Signature]
Linda A. Stone, La Crosse County Clerk

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Architect RCAC Evaluation

On March 23, 2009 4 vendors were evaluated by a team consisting of:
 Hillview Administrator
 Hillview Assistant Administrator
 Hillview Business Manager
 Finance Director
 Facilities Director
 Purchasing Manager
 County Board Supervisor

The vendors were evaluated on the following criteria:

- | | |
|--------------------------------|-------------------|
| Category | Evaluation points |
| • Cost | 40 |
| • Vendors approach to project | 35 |
| • Experience of key personnel | 25 |
| • Vendors relevant experience | 40 |
| • References | 10 |
| • <u>Interview</u> | 50 |
| Total evaluation points | 200 |

Category	Possible Points	Miller	PDC	A Architects	Plunket
Cost	40	31	30	27	15
Relevant Experience	40	33	40	33	40
Experience of Key Personnel	25	22	25	15	25
Understanding and approach to project	35	33	35	35	35
References	10	10	10	10	10
Interview	50	36	45	33	40
Total Points	200	165	185	153	165

Estimated Project Cost = \$2.6 million				
Vendor	Phase I Cost	Percent of Estimated Project Cost (Phase II)	Phase II Cost based on Estimated Project Cost	Total Cost of Phase I + Phase II
PDC Midwest	\$20,750.00	5%	\$130,000.00	\$150,750.00
Miller	\$25,000.00	4.85%	\$126,100.00	\$151,100.00
A Architects	\$37,500.00	5%	\$130,000.00	\$167,500.00
Plunket	\$27,000.00	6.5%	\$169,000.00	\$196,000.00

Hillview RCAC Development Schedule – PDC Midwest

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- April 13th Aging and Long Term Care Committee approval of Phase I
- 21st County Board approval of Phase I
- 27th Kick-Off meeting with PDC Midwest
Begin Preliminary Design
- May 11th Aging and Log Term Care Committee update
County Board Update
Design Review
- 18th Preliminary Design Finalization
- 21st County Board Update
- 29th Begin Detailed Budget Development
- June 8th Aging and Long Term Care Committee update
County Board update
Design and Development Report presentation
- June 18th County Board Approval to proceed with Phase II
- 19th Begin Final Design
- July 6th Aging and Long Term Care Committee update
County Board update
- July 16th County Board update
- August 10th Aging and Long Term Care Committee update
County Board update
Final Design Presentation
- 11th Begin Competitive Bidding
- August 20th County Board update
- September 16th County Board update
Presentation of Competitive Bidding Results
- 17th Start of construction activities
- April 16, 2010 Construction Complete
Owner Occupancy