



RESOLUTION # 48-10/10

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

ITEM # 10/9

BOARD ACTION

Adopted:
For: 26
Against: 6
Abstain: 2
Abs/Excd: 1
Vote Req: _____
Other Action: 2/3

EXECUTIVE COMMITTEE ACTION

Adopted:
For: 9
Against: -
Abstain: -
Abs/Excd: -

AGING & LONG TERM CARE COMMITTEE ACTION

Adopted:
For: 5
Against: 1
Abstain: -
Abs/Excd: 2

RE: ACCEPTANCE AND AWARD OF BIDS FOR A RESIDENTIAL CARE APARTMENT COMPLEX (RCAC) FOR HILLVIEW HEALTH CARE CENTER/CARROLL HEIGHTS, AND AUTHORIZING DEBT

WHEREAS, Resolution 86-3/10 dated March 8, 2010 approved the concept of an RCAC on the Hillview Campus; and,

WHEREAS, the County Administrator, Finance Director, and Hillview Health Care Administrator have presented to the Aging & Long Term Care Committee, a procurement construction process timetable that would enable construction to begin in 2010; and,

WHEREAS, Resolution 11-5/10 dated April 12, 2010 authorized Hillview to proceed with soliciting bids for construction of a 30-unit RCAC connecting to Carroll Heights; and,

WHEREAS, construction bids were received and publicly opened on October 7, 2010 with the assistance of PDC Midwest Architects; and,

WHEREAS, bids received are listed below.

Contractor	Base Bid	Alternates	TOTAL
Wieser Bros. General Contractor, Inc.	\$2,763,835	\$24,960	\$2,788,795
Olympic Builders General Contractor, Inc.	\$2,793,045	\$30,700	\$2,823,745
Krupp General Contractors, LLC	\$2,799,900	\$32,733	\$2,832,633
Encore Construction, Inc	3,061,000	\$20,990	\$3,081,990

WHEREAS, there shall be levied on all taxable property in La Crosse County a direct annual irrevocable tax sufficient for the purpose of paying for debt service commencing in the year 2011; and, with the intent that Hillview Health Center and the RCAC will cover all debt costs so that the debt service fund can be reimbursed.

NOW THEREFORE BE IT RESOLVED, that the La Crosse County Board of Supervisors hereby awards the contracts for construction of Hillview's Residential Care Apartment Complex to Wieser Brothers General Contractor, Inc. for a cost of \$2,788,795 in accordance with the bids opened October 7, 2010, and the contract specifications provided by La Crosse County.

BE IT FURTHER RESOLVED, that the County Board Chair is hereby authorized to execute any and all agreements to accomplish said work, after approval by Corporation Counsel.

BE IT FURTHER RESOLVED, that the County Board of Supervisors authorizes a direct annual irrevocable tax if necessary for debt service to be reimbursed by the Hillview Fund.

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FISCAL NOTE: Total project cost not to exceed \$3,378,295 includes Architectural & Engineering, construction, contingency, furnishings and other miscellaneous costs. Hillview's 2010 budget includes \$3,496,300 of which \$1,000,000 will be funded from Carroll Heights Fund Balance and the remainder will be funded by bond proceeds. Borrowing resolutions will be brought forth at a later date.

Date: 10/11/10

Date: 10-13-10

R. Plush

[Signature]

AGING & LONG TERM CARE COMMITTEE CHAIR

EXECUTIVE COMMITTEE CHAIR

Margaret Jordan
RECORDING CLERK

Margaret Jordan
RECORDING CLERK

	Reviewed Only	Recommended	Not Recommended	
Co. Admin.	_____	_____	_____	Requested By: Pete Eide
Fin. Director	_____	_____	_____	Date Requested: October 7, 2010
Corp. Counsel	_____	_____	_____	Drafted By: Gary Ingvalson
Board Chair	_____	_____	_____	

Adopted by the La Crosse County Board this 21ST Day of OCTOBER, 2010

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 October, 2010.

Linda A. Stone
Linda A. Stone, La Crosse County Clerk

10/8/2010

**Hillview/Carroll Heights
Assisted Living Facility**

Direct Development Costs	<u>Project Budget</u>	<u>Bid Costs</u>
Building Construction, Renovation & Site Work	2,804,229	2,788,795
Furniture & Equipment	275,000	275,000
Miscellaneous & Contingency	140,268	153,772
Total Direct Development Costs	\$3,219,497	\$3,217,567
Indirect Development costs		
Architectural & Engineering Phase 1 **	26,150	see note
Architectural & Engineering Phase 2	160,974	147,128
Reimbursables (Fees, Approvals, Soil Borings, etc.)	13,600	13,600
Total Indirect Development Costs	\$200,724	\$160,728
TOTAL PROJECT COST	\$3,420,221	\$3,378,295

Per Resolution #10-4/09, Phase 1 A&E costs were paid out of Hillview's Capital Improvement Budget. These costs would have been paid even if the project did not go forward, so they are not included in the total bid costs listed above.

HILLVIEW RCAC ALTERNATES

10/13/2010

<u>Description</u>	<u>Cost</u>	<u>Comments</u>
Alternate 1 Bathroom Heaters	\$6,125	No heaters were included in the base bid.
Alternate 2 Window Trim (additional cost, if any, for beige)	\$0	Base bid included white trim around windows.
Alternate 3 Sheet vinyl flooring in dining room	-	Base bid included carpet in the dining room. Alternates 3 & 4 were either/or. Cost of this alternate was \$1,930. Rejected this alternate.
Alternate 4 Plank vinyl flooring in dining room	\$1,010	Base bid included carpet in the dining room.
Alternate 5 Vinyl flooring in kitchenettes	\$11,070	Base bid included carpet in kitchenettes
Alternate 6 Simulated stone around fireplace	<u>\$6,755</u>	Base bid included drywall around fireplace.
TOTAL COST OF ACCEPTED ALTERNATES	\$24,960	