

**RESOLUTION  
ROCK COUNTY BOARD OF SUPERVISORS**

The General Services Committee  
INITIATED BY



Brent Sutherland, Director of  
Facilities Management  
DRAFTED BY

The General Services Committee  
SUBMITTED BY

May 14, 2021  
DATE DRAFTED

**Retaining Venture Architects for Architectural and Engineering Services for Sheriff's Office Law Enforcement Services/Jail Renovation Project and Amending the Facilities Management 2021 Capital Budget**

1 **WHEREAS**, Rock County Master Plan called for Phase I addition to the Sheriff's Office  
2 allowing for the replacement of the 1924 Pinehurst Building in 2022; and Phase II renovation  
3 and addition to the existing Jail in order to meet the required program needs with no specific  
4 year identified; and,

5  
6 **WHEREAS**, a needs assessment conducted in 2020 identified the need to combine both  
7 phases of conceptual design; and,

8  
9 **WHEREAS**, Rock County Sheriff's Office, Facilities Management, and Venture Architects  
10 completed the conceptual design for Phase I and Phase II which unified operations for a more  
11 efficient building design, improving collaboration, safety, and flexibility; and,

12  
13 **WHEREAS**, Resolution #21-2B-199 approved a contract with Venture Architect in the amount  
14 of \$3,080,000 at the February 25, 2021, County Board meeting and was based upon the  
15 original Phase I engineering plan; and,

16  
17 **WHEREAS**, the need to combine Phase I and Phase II results in a need to add \$3,080,000 for  
18 architect/engineering services to complete the project that is estimated in the conceptual  
19 design stage at \$96,600,000; and,

20  
21 **WHEREAS**, the adopted capital project budget for 2021 is \$4,360,000 and was to originally  
22 cover Phase I architect/engineering services; and,

23  
24 **WHEREAS**, awarding \$3,080,000 in additional architect/engineering services leaves a budget  
25 shortfall of \$1,800,000 which would come from Prior Years Sales Tax.

26  
27 **NOW, THEREFORE, BE IT RESOLVED** by the Rock County Board of Supervisors duly  
28 assembled this 27<sup>th</sup> day of May, 2021 that a contract for  
29 additional architectural and engineering services be awarded to Venture Architects, of  
30 Milwaukee, WI. in the amount of \$3,080,000.

31  
32 **BE IT FURTHER RESOLVED**, that approval of this resolution also approves moving forward  
33 with both phases as one project for a total cost of \$96,600,000.

34  
35 **BE IT FURTHER RESOLVED**, that the Facilities Management 2021 Budget be amended as  
36 follows:

<u>ACCOUNT/DESCRIPTION</u>	<u>BUDGET</u> <u>5/14/2021</u>	<u>INCREASE/</u> <u>(DECREASE)</u>	<u>AMENDED</u> <u>BUDGET</u>
<u>Source of Funds</u>			
18-1835-0000-475000	0	\$1,800,000	\$1,800,000
Prior Years Sales Tax			
<u>Use of Funds:</u>			
18-1835-0000-67200	\$4,360,000	\$1,800,000	\$ 6,160,000
Capital Improvements			

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Respectfully submitted,

GENERAL SERVICES COMMITTEE

/s/Robert Potter  
Robert Potter, Chair

/s/Tom Brien  
Tom Brien, Vice Chair

/s/Dave Homan  
Dave Homan

absent  
Brent Fox

/s/William Wilson  
William Wilson

LEGAL NOTE:

The County Board is authorized to take this action pursuant to secs. 59.01 and 59.51, Wis. Stats. Professional services are not subject to bidding requirements of sec. 59.52(29), Wis. Stats. As an amendment to the adopted 2021 County Budget, this Resolution requires a 2/3 vote of the entire membership of the County Board pursuant to sec. 65.90(5)(a), Wis. Stats.

s/Richard Greenlee

Richard Greenlee  
Corporation Counsel

ADMINISTRATIVE NOTE:

In addition to awarding a contract for architectural and engineering services and amending the budget, the resolution will result in the bidding of the entire \$96 million project at one time. As noted in the resolution, this is intended to ensure the project is completed in a uniform manner, and will likely save money in the long term due to increased construction and remobilization costs in future years. Because the project may span three years, it may be possible to fund the project in two separate debt issues, which could be for 15- or 20-year terms. Given the size of the potential debt issue(s), debt repayment will result in a larger than typical increase in the debt service tax levy in the first year or two before leveling off and then decreasing as outstanding debt from other projects is retired.

*/s/Josh Smith*

Josh Smith  
County Administrator

FISCAL NOTE:

This resolution approves a transfer of \$1,800,000 in prior year sales tax collections to help fund architectural and engineering services for the LES/Jail renovation process.

*/s/ Sherry Oja*

Sherry Oja  
Finance Director

# Executive Summary

## Retaining Venture Architects for Architectural and Engineering Services for the Sheriff's Office Law Enforcement Services/Jail Renovation Project and Amending the Facilities Management 2021 Capital Budget

This resolution addresses the following three items:

1. Describes the change in original project phasing from a needs assessment report.
2. Awards a contract to Venture Architects of Milwaukee, Wisconsin, in the amount of \$3,080,000 for additional architectural and engineering services for the Sheriff's Office Law Enforcement Services/Jail Renovation Project.
3. Amends the 2021 budget to reflect the additional architectural and engineering services.

### **Master Plan Project Phases & Needs Assessment**

The Facilities Master Plan priority schedule, previously approved by the County Board, divided the Sheriff's facilities into 2 phases. Phase I covered the replacement of the Pinehurst Building which in addition to housing the Huber inmate wing also houses the patrol division and administrative functions. Phase II covered the balance of the Sheriff's facility needs, predominantly the corrections areas.

After the completion of the Master Plan, a needs assessment was conducted that revealed the need to combine Phase I and Phase II. It was identified that Jail programs were functioning within the Pinehurst Building. Therefore, a conceptual design was completed for both phases. The design team (Sheriff's Office, Facilities Management and the architect) unified operations for a more efficient building design improving collaboration, safety, and flexibility. An emphasis was placed on providing programming space for inmates to reduce recidivism and promote successful reentry into the community. The design also brought the Emergency Management Bureau including the Emergency Operations Center, the Community Corrections Bureau, and the Training Bureau into the new building from their current satellite locations. The new design is completely unified making it essential that Phases I and II be completed as one project. The estimate for the conceptual design is \$96,600,000, which includes the engineering costs of \$6,160,000.

### **Venture Architect Contract Award**

Resolution #21-2B-199 approved a contract with Venture Architect in the amount of \$3,080,000 at the February 25, 2021 County Board meeting and was based upon the original Phase I engineering plan. As described in the prior section, the need to combine Phase I and Phase II results in a need to add another \$3,080,000 to allow the architect to complete the engineering/architect services for the project that is estimated in the conceptual design stage at \$96,600,000.

### **Amend the Facilities Management 2021 Capital Projects Budget**

The adopted capital project budget for 2021 is \$4,360,000 and was to originally cover Phase I architect/engineering services. The February resolution awarded \$3,080,000 and this resolution awards \$3,080,000 in additional architect/engineering services, leaving a budget shortfall of \$1,800,000 which would come from Prior Years Sales Tax.