



## Contract Amendment - Change Order #2

2/1/2019

Scott Carlson  
DANE COUNTY DEPT. OF PUBLIC WORKS, HIGHWAY  
& TRANSPORTATION  
1919 Alliant Energy Way  
Madison, WI 53713-1400

Project Name: Dane County Jail Consolidation  
DCPW Project number: 318003  
Project Location: 115 W Doty St, Madison, WI  
M&H Project number: 4215400-161957.01  
Mead & Hunt Project Manager: Chris Harp

Subject: Amendment No. 02

Dear Scott Carlson:

The above-referenced PROJECT requires an Amendment. The work in this Amendment is in addition to the Scope of Services stated in the original contract between the CLIENT DANE COUNTY DEPT. OF PUBLIC WORKS, HIGHWAY & TRANSPORTATION and the CONSULTANT (Mead & Hunt, Inc.) dated 5/24/2018.

The CLIENT agrees that the CONSULTANT shall provide professional consulting services for the PROJECT as set forth in this Amendment and the CLIENT shall provide payment for those services as provided for in this Amendment.

A detailed description of our understanding of the Amended PROJECT Scope of Services, Schedule, and Compensation is provided below.

### **Reason for Amendment**

The CONSULTANT was contracted for to provide architectural and engineering design services to consolidate the Dane County Jail for a fee of \$4,625,000 including Change Order#1 for the PSB South Tower Addition Option design study. The contract needs to be modified to extend the Pre-Design Phase Schedule to study three Alternative Design Options. The Contract states in section 4.D. Additional Services that the A/E is to provide a written Agreement Change Order detailing the reasons for the change. The amended scope changes are as follows:

### **Amended Scope of Services**

The Three Alternative Design Options to be studied are:

- 1) **CCB & PSB Renovations & Greenfield Site Option**
  - a. Full Renovation of the 6<sup>th</sup> and 7<sup>th</sup> floors of the City County Building (CCB) for housing Maximum and Medium Level inmates.
  - b. Partial Renovation of the Public Safety Building (PSB) to house medical and mental health inmates and services.

- c. This option will structurally investigate if any additional floors/space can be added to the top of the existing PSB.
  - d. Create a new facility on a greenfield site owned by the County for housing Huber Work Release Minimum Security Level Inmates. Vacate Ferris Huber Center (FHC).
  - e. The cost estimate will include the costs to rehouse inmates during construction at a jail outside of the County. This cost will be provided by the County.
  - f. Identify the classification and number of beds for the jail system.
- 2) **PSB Renovation & Greenfield Site Option**
- a. Partial Renovation of the Public Safety Building (PSB) to house Huber Work Release Minimum Security Level Inmates. Vacate FHC.
  - b. Create a new facility on a greenfield site owned by the County for housing Maximum and Medium Level inmates including medical and mental health housing and services. Vacate 6<sup>th</sup> and 7<sup>th</sup> floors of the CCB.
- 3) **All Greenfield Site Option**
- a. Build a single consolidated jail (minimum, medium, maximum, medical and mental health and Huber Work Release Housing on a county owned or purchased Greenfield site. Repurpose or sell the PSB, vacate 6<sup>th</sup> and 7<sup>th</sup> floors of the CCB and vacate the FHC.
  - b. Analyze adding a new sally port at the existing Courthouse.
  - c. Estimated value from sale of PSB to be provided by the County for this design study.
  - d. Estimated cost for transportation of inmates to and from Courthouse to be provided by the County / DCSO.

Additional Clarifications:

- The three alternative design options will be compared to the South Tower Addition Design Option that was completed in December of 2018 as part of Change Order #1 work. This option is still under consideration.
- The Greenfield Site in this study is assumed to be on a County Owned Property. The design options developed will not be specific to a site as that is a decision that will come later when and if one of these options are accepted for further design.
- Besides staffing projection costs, this AE team will not be providing operational costs (non-construction related costs) as part of this initial study. If desired by the County later, a consultant can be added for an additional fee to assist the County in determining the total operational costs for these Alternative Design Options.

The Scope of Services for the PROJECT is amended as follows:

During Pre-Design Phase:

- Continue to provide overall team project management and consultant coordination services.
- Provide organization, agendas, meeting notes, presentations and attendance for additional meetings and design workshops related to completing the planning of the three alternative design options. We anticipate three design study review meetings with the County and one joint presentation to the PP&J / Project Review Committee at completion of this study.
- Participate in the planning of three alternative design options.
- Provide narratives and concept drawings of options and Coordinate with the Construction Manager / Cost Estimator (Gilbane / Concord) related to design assumptions to be included in the three design cost estimates.
- Mead & Hunt Add \$54,000.00
  - Principal = 32 hours @ \$250.00 per hour = \$7,950.00

- Project Manager = 174 hours @ \$198.00 per hour = \$34,450.00
- Senior Engineer = 32 hours x \$168.00 per hour = \$5,300.00
- Project Assistant = 59 hours x \$90.00 per hour = \$5,300.00
- Labor = \$53,000.00
- Expenses = \$1000.00

Subconsultant Services:

- HDR to provide additional architectural planning services and structural engineering services. See attached Contract Amendment request letter. Add \$46,000.00
- Potter Lawson to provide additional architectural planning services. See attached Contract Amendment request letter. Add \$72,000.00
- MJ Martin, Inc. to provide staffing plan cost projections for each of the three design options based on the work he previously completed for the PSB South Tower Addition Option. Add \$14,000.00

Estimated Reimbursable Expenses (only billed for actual amount spent):

- No Geotech and/or site survey work requested for this work.

**Total Fee for Change Order: \$186,000.00**

**Anticipated Deliverables**

Design Option Report / Presentation to include:

- Tabular High-Level Space Needs Departmental Program Summary for each Design Option (Potter Lawson with support from HDR)
- Jail Bedcount / Cell Summary for each Design Option (Potter Lawson with support from HDR)
- Conceptual blocking and staking departmental layouts for each Design Option (Potter Lawson with support from HDR)
- Proposed Project Design Schedule for each Design Option (Mead & Hunt)
- Review and Input into Cost Estimates prepared by Gilbane / Concord for Capital Project Costs (Mead & Hunt, Potter Lawson and HDR)
- Staffing Plan Cost Projections for each Design Option (MJ Martin)
- Structural Analysis of the existing PSB as it relates to the Existing Facilities Renovation Option (HDR Structural)

**Amended Schedule**

Mead & Hunt proposes the following revised dates to complete the work for this PROJECT:

- See attached proposed schedule for Alternative Options Study.
- Increase Contract completion end date from March 31, 2022 to September 30, 2022
- Extend Pre-Design Phase /  
Complete Alternative Design Options Study: Complete by April 15, 2019
- SD Phase (3 Months): April 16, 2019 to July 15, 2019
- DD Phase (4 Months): July 16, 2019 to November 15, 2019
- CD Phase (4 months): November 16, 2019 to March 15, 2020
- Bidding (3 Months): March 16, 2020 to June 15, 2020
- Construction (24 Months - estimated): June 16, 2020 to June 15, 2022

Scott Carlson

2/1/2019

Page 4

- Commissioning (3 Months): April 15, 2022 to June 15, 2022

**Amended Compensation**

Form of compensation for work in this Amendment will be in accordance with the *Terms and Conditions* of the existing CONTRACT. The DANE COUNTY DEPT. OF PUBLIC WORKS, HIGHWAY & TRANSPORTATION will pay Mead & Hunt an increase of \$186,000.00 for the work performed under this Amendment. This Amendment results in a revised contract amount of \$4,811,000.00 for the total PROJECT.

**Authorization for Amendment**

The Amended Scope of Services, Schedule, and Compensation stated in this amendment are valid for a period of thirty (30) days from date of submission. If authorization to proceed is not received during this period, this amendment may be reviewed and modified by Mead & Hunt.

Signatures of authorized representatives of DANE COUNTY DEPT. OF PUBLIC WORKS, HIGHWAY & TRANSPORTATION and Mead & Hunt shall amend the existing Agreement (original CONTRACT and all previous amendments, if applicable) between the two parties, and receipt of one signed copy shall be considered authorization to proceed with the work described in this Amendment. All services will be performed in accordance with the *Terms and Conditions* of the original CONTRACT and amendment, if applicable. If a written or verbal Authorization to proceed is not received by Mead & Hunt, Inc. within fourteen (14) days from the date of issuance, and a signed copy of this Change Order / Amendment is not received by Mead & Hunt, Inc. by March 18, 2019, Mead & Hunt, Inc. may stop work on the above services.

Respectfully submitted,

MEAD & HUNT, Inc.



Christopher C. Harp, AIA  
Project Manager