



November 4, 2020

To: All Invited Environmental Inspection and Testing Firms

Re: Racine County Secure Residential Care Center for Children and Youth
Request for Proposal – Environmental Inspection and Testing Services

Gilbane Building Company, on behalf of Racine County, invites proposals from Environmental Inspection and Testing firms to provide investigation and testing services for existing buildings and soils as indicated herein for the Racine Residential Care Center for Children and Youth (SRCCCY) project.

RFP responses (Technical Qualifications) and Price Proposals must be submitted with the RFP response. The outside envelopes must be marked “Request for Proposal for Environmental Inspection and Testing – Racine County SRCCCY” and shall include all information required pursuant to this RFP.

Racine County requests that candidates limit the length of their submittals per the page requests (one-sided) not including dividers and attachments. Copies of the Technical Qualifications and Price Proposal must be submitted accordingly: six (6) hard copies and one (1) electronic copy of requested material to:

Ms. Debra Ladwig
Purchasing Manager
Racine County Finance
730 Wisconsin Avenue
Racine, Wisconsin 53403
Debra.ladwig@racinecounty.com

In the lower left-hand corner write
“Proposal for Environmental Inspection and Testing - SRCCCY,
Due: 11/24/2020.”

100% Complete Technical Qualifications and Price Proposals are due 2:00 pm CDT on Tuesday, November 24, 2020 at the above address. Submittals received after this deadline will not be considered.

For any questions regarding this RFP, please contact:

Jon Scholz, Operations Manager
Gilbane Building Company
E-mail: jscholz@gilbaneco.com



1 INTRODUCTION INSTRUCTION TO RESPONDENTS

| | |
|--------------------------------------|-----------------------------|
| Information Session | October 28, 2020 at 10:00am |
| Request for Proposal Issue Date | November 4, 2020 |
| Vendor Questions Due | November 11, 2020 by 2:00pm |
| Addendum/Questions Answered | November 13, 2020 by 4:00pm |
| Proposal Due | November 24, 2020 by 2:00pm |
| Interviews (if needed) | December 8 and 9, 2020 |
| Notice of Award to Selected Proposer | December 14, 2020 |

1.1 RESPONDENT’S QUESTIONS: Respondents are reminded and encouraged to carefully examine the RFP documents upon receipt. If the Respondent does not fully understand the RFP or is doubtful as to the County’s or Gilbane Building Company’s ideas or intentions concerning any portion of the RFP, the respondent shall submit any/all questions by 2:00 pm CDT on November 11, 2020 via email to jscholz@gilbaneco.com.

Answers to all questions will be sent to known Respondents in the form of an addendum and posted on Racine County’s website www.racinecounty.com under Bids/Proposals by 4:00 pm CDT on November 13, 2020. Phone calls or direct contact with Racine County are **not permitted**.

1.2 ADDENDA: Any changes made to the RFP after posting will be issues via addenda to all known Respondents and if necessary, and extension will be made to the proposed opening date. The original RFP and any addenda will be posted to the Racine County Website (www.racinecounty.com) under Bids/Proposals. Respondents are responsible for checking this website for any future addenda prior to the opening date. All addenda must be signed and returned with your submitted proposal as specified in the addenda. Respondents who do not return the addenda may have their proposals rejected.

1.3 METHOD OF PROPOSAL: Respondents must include all required information in the RFP. All submitted documents must be typewritten or printed in ink. Proposals written in pencil shall be rejected. Failure to meet any requirements listed in this document may be cause for disqualification of the proposal. To facilitate the evaluation process, the respondent is encouraged to organize the proposal into distinctive sections as described under Section 6 Technical Proposal Submission Requirements.

1.4 INCURRING COSTS: Racine County is not liable for any costs incurred in replying to this RFP.

1.5 SUBMISSION OPENING: Respondents are advised that there will **NOT** be a public opening for this RFP. Proposals received by the date and time of closing will be opened administratively by specific members of the County and at a time subsequent to the closing. On the specified closing date, only the names of the Respondents submitting a response shall be made available.

1.6 WITHDRAWAL OF PROPOSALS: Proposals may be withdrawn on written or electronic request received from vendor prior to time and date fixed for proposal opening. Negligence on the part of the vendor in preparing their proposal response confers no right for withdrawal of the proposal after it has been opened. Withdrawn proposals will be returned unopened prior to the time and date set for proposal openings.

1.7 AMENDMENTS TO PROPOSALS: Each vendor will be allowed a period of forty-eight (48) hours after the time and date set for receipt of proposals to notify the County in writing of a material mistake in the proposal. Failure of vendor to notify the County in the manner

and within the time limit specified above will constitute a waiver by the vendor of all rights and remedies relative to a material mistake.

Formal proposal amendments thereto or requests for withdrawal of proposal received by Racine County after time specified for opening will not be considered.

- 1.8** PROPOSALS BINDING 90 DAYS: Unless otherwise specified, all submitted responses shall be binding for ninety (90) calendar days following specified due date.
- 1.9** PROPRIETARY INFORMATION: All vendor-supplied materials, including the vendor's proposal, become the property of Racine County. Racine County will work with vendors to meet their confidentiality requirements, provided that they are within reason. All vendor confidential material must have each page clearly marked as confidential. Wisconsin 'Open Records Laws' apply.

2 INTRODUCTION

Racine County is seeking proposals from qualified firms to provide environmental inspection and testing services for the development and implementation of a new Residential Care Center for Children and Youth at the property described in Exhibit D to the RFP.

The project total budget for hard and soft construction costs is anticipated to be \$41,200,000, includes an estimated total construction cost of this project is \$34,800,000.

The project team includes the following firms:

- Owner – Racine County
- Owner's Representative | Construction Manager Advisor – Gilbane Building Company
- Architect and Engineer of Record – Ramlow/Stein+TreasorHL

This is a Request for Proposal, not an Invitation for Bid, and responses will be evaluated on the basis of the relative merits of the Proposal, in addition to price.

Racine County has decided to engage the services of an Environmental Inspection and Testing firm to perform investigation and testing services for existing buildings and soils to inform pending building design and construction. The purpose of this Request for Proposal is to identify experienced Environmental Inspection and Testing firms with the best combination of qualifications and proven practice to deliver the logs and reports efficiently and effectively with respect to time, cost, and function.

3 PROJECT DESCRIPTION

Racine County was awarded a grant for design and construction from the State of Wisconsin. The proposed design is a 48-bed facility, approximately 70,000 square feet, co-locating an SRCCCY and Detention Center. Both male and female youth from Racine and surrounding southeastern Wisconsin counties including Kenosha, Walworth, Washington, Ozaukee, Waukesha, Rock, and Jefferson will be served.

The Project Program (Exhibit E) is a draft for work that has been completed to date. Given that 85% of Wisconsin's juvenile correctional placements originate from the Southeastern region of the state, Racine County Human Services Department (RCHSD) is strategically placed to serve the needs of the community. The state-of-the art facility will incorporate a trauma informed approach, offering rehabilitative programs including mental health and substance abuse treatment.



Selected site is at 1717 and 1720 Taylor Avenue, Racine Wisconsin (Exhibit D – Site Plan and Exhibit F – Case History). Racine County is purchasing the additional land in preparation for this new project. Additional parking and relocated parking will need to be incorporated with the project for both the new SRCCCY and the existing Racine County Human Services Building requirements.

The primary goals of RCHSD’s SRCCCY will be to provide safety for the community while increasing educational achievements and reducing the recidivism rate of youth served within the juvenile justice system. RCHSD’s existing 180/365 program (Alternatives to Corrections through Education, or “ACE”) demonstrates superior outcomes with regard to recidivism. Seventy-five percent (75%) of Racine ACE youth do not receive felony charges within one year of ACE completion compared with 0% Racine youth in the first 6 months of discharge from a correctional setting. ACE also boasts significant educational outcomes for youth who complete the 21-week program. The average credits earned by Racine youth placed at Lincoln Hills is 0.5 credits over an approximately 12-month placement period whereas Racine youth who successfully complete the ACE program earn an average of 4.5 high school credits. RCHSD plans to increase educational offerings in the SRCCCY by expanding the school day from 3 hours per day to 7 hours and incorporating vocational and technical certifications and career pathway opportunities through our Workforce Solutions Division and community partnerships. RCHSD is presently in discussions with Racine Unified School District to begin extending the school day in the coming academic year end, with the added classroom space afforded by the new SRCCCY, provide a full day of school experience for youth in our facility. The increased educational and vocational preparation enables youth to return to the community better prepared to participate in their own future and become productive members of their communities. You’ll find the attached exhibits, listed in section 3 of this RFP, further quantify the projects requirements.

A summary of the proposed schedule for the project is as follows, subject to adjustments as the design phase progresses:

| Phase | Timing |
|-----------------------|--------------------------|
| Design | October 2020 - June 2021 |
| Construction Start | May 2021 |
| Construction Complete | July 2022 |

3.1 Evaluation Criteria

Final Evaluation will include, but not be limited to the following: relevant similar project experience, strength of proposed project team, ability to produce quality complete documents on time, ability to meet the Economic Inclusion Plan, work as an integrated team, and general project approach; along with overall value of the proposal as a whole.

Following the submission of proposals, Racine County will short list firms that will be invited to a personal interview prior to final selection.

RFP selection will be based on the following criteria and weights:

| Criteria | Weight |
|---|---------------|
| Project Team Experience | 20% |
| Firm Experience | 20% |
| Project Understanding/Approach | 20% |
| Fee Proposal | 20% |
| The ability to meet the Economic Inclusion Plan (Exhibit I) | 20% |
| | 100% |

If an acceptable agreement cannot be reached within two weeks of the initial selection, Racine County will initiate negotiations with the next highest rated firm.

4 SCOPE OF ENVIRONMENTAL INSPECTION AND TESTING SERVICES

The Environmental Inspection and Testing scope of work shall include but not be limited to the following list of services:

4.1 ASBESTOS CONTAINING MATERIAL AND HAZARDOUS WASTE/SPECIAL WASTE INSPECTIONS AND TESTING

4.1.1 Perform an asbestos and hazardous materials inspection in compliance with applicable governing rules and regulations for the existing buildings located on the 1720 Taylor Ave site (see Exhibit D Site Plan).

4.1.2 Collect samples of suspect asbestos containing materials ('ACM') and provide assessment in accordance to the USEPA's Asbestos Hazard Emergency Response Act ('AHERA') standards. Samples collected to be submitted to International Asbestos Testing Laboratory ('IATL') laboratory for analysis.

4.1.3 Perform a Hazardous/Special Waste Survey Inspection to identify hazardous waste and/or special wastes including but not limited to circuit boards (old electrical equipment); oil-filled devices; lead containing items and mercury containing materials.

4.1.4 Perform inspection of painted surfaces in the buildings for the presence of lead by XRF analysis.

4.1.5 Prepare a report summarizing the findings of the inspection and its limitations. Inspection Report to include:

4.1.5.1 Prepare a site sketch documenting the locations of the sampling and quantity of identified ACM in each building.

4.1.5.2 Document special/hazardous materials including fluorescent and high intensity discharge lamps; possible lead containing items; lead-based paint; mercury containing items; oil filled items; ozone depleting chemicals; chemicals remaining on-site and/or other regulated items observed.

4.1.6 Abatement Design (Drawings and Specifications):

4.1.6.1 Prepare abatement technical specification and bid documents for the abatement of ACM, hazardous/special waste items, and materials bearing lead-based paint.

4.1.6.2 Prepare a construction cost estimate for the abatement work and attend one (1) pre-bid meeting for the asbestos abatement.

4.1.6.3 Submit, on behalf of Racine County, the required WDNR Notification for Demolition.

4.1.7 Project Management/Clearance Testing:

- 4.1.7.1 Attend pre-construction and progress meetings as needed during duration of abatement work.
- 4.1.7.2 Perform final visual inspections of abatement areas to confirm proper completion of work including daily on-site visits during the duration of the abatement scope to visually inspect abatement methods and ensure compliance with specifications.
- 4.1.7.3 Collect clearance air sampling following completion of abatement activities and coordinate any required inspections with authorities having jurisdiction over abatement or hazardous materials.
- 4.1.7.4 Develop of a final report documenting all activities and laboratory reports for all air samples collected and on-site observations.

4.2 CONTAMINATED SOILS INSPECTION AND TESTING

- 4.2.1 Perform investigative work at 1717 Taylor Ave and 1720 Taylor Ave, see Exhibit D, as required to identify the potential and delineate extent for soil and groundwater contamination.
- 4.2.2 The land parcels at the 1717 Taylor Ave. have undergone previous Phase II investigations to receive a Final Case Closure Decision with Continuing Obligations from the WDNR and a Phase II investigation has recently been completed for 1720 Taylor Ave. as detailed in Exhibit F. Advise Owner of DNR requirements and regulations with recommendations as applicable to the sites identified.
- 4.2.3 The following are examples of conditions which will require consultants' recommendations and services:
 - 4.2.3.1 Assist the Owner in preparing required notifications and requests to the DNR as necessary.
 - 4.2.3.2 Perform additional soil borings, samples, groundwater monitoring, and testing as necessary to delineate extent of contaminated soil and any effects on groundwater.
 - 4.2.3.3 Soil contamination remains at previous test pit locations TP-14E, TP-14W, TP-14N, and TP-14S at site adjacent to north side of 1717 Taylor Ave (Parcel 1 in Exhibit D) with delineation of contaminated soil previously identified to extend into Parcel 1; and at previous test pit TP-8 at the south side of 1717 Taylor Ave. (Parcel 2 in Exhibit D).
 - 4.2.3.4 Prepare notification to DNR for written approval prior to any changes to the existing barrier in place over the previously identified contaminated areas at Parcel 1 and 2.
 - 4.2.3.5 Advise if notification to DNR of potential for residential exposure is required. If so, prepare and submit notification to determine if additional response actions are warranted for Parcels 1 and 2.
 - 4.2.3.6 Per continuing obligations letter, perform sampling and analysis of soil in this area to confirm if contaminants remain at Parcels 1 and 2.

5 CONTRACT AWARD

- 5.1 The successful Environmental Inspection and Testing firm will be required to execute a standard Owner and Consultant agreement AIA C103-2015. The Owner Agreement is included with this RFP. Any exceptions to this agreement must be submitted with your proposal.

6 TECHNICAL PROPOSAL SUBMISSION REQUIREMENTS

The proposer shall submit the following information in the order and format indicated below.

- 6.1 **COVER LETTER**
Provide a cover letter introducing your firm and proposal.
- 6.2 **COMPANY OVERVIEW**
Provide an overview of the company detailing the total number of professional staff, the history of the company, the ownership structure and the office responsible for this project as a minimum.
- 6.3 **FIRM EXPERIENCE**
Provide four (4) examples of projects which you feel best represent your firm's experience with similar sites. Include site size and description, type of Environmental Inspection and Testing services provided, and all other pertinent project facts.
- 6.4 **PROJECT STAFFING REQUIREMENTS** - Describe the Proposed Project Team, including the Team Members, the organization, and the responsibilities of each team member. Provide an organization chart showing the staffing proposal for the key individuals assigned to the Project Team. List the title of the position, the name and qualifications of the individuals to be assigned and the level of involvement of the individuals assigned (Full-time or Part-time).
- 6.5 **ECONOMIC INCLUSION INTENT** - Submit the Letter of Intent Form and Workforce Inclusion Commitment Form WF-01DPS, included in Exhibit I - EIP, outlining the structure of the team and how you will achieve the local and diversity goals identified in the EIP.
- 6.6 **PROJECT UNDERSTANDING / APPROACH**
Provide your approach for managing and executing the project:
- 6.6.1 Briefly state your understanding of the services to be provided and required to develop on the sites identified.
 - 6.6.2 Include details of notifications, investigations, and testing assumed.
 - 6.6.3 Provide a site plan depicted location of proposed borings assumed.
 - 6.6.4 Describe use of technology to perform scope.
- 6.7 **PRICE PROPSAL** – As described in Section 7
- 6.8 **INSURANCE** - All proposals must include either a description of respondent's insurance or a certificate of insurance outlining respondent's insurance policies which evidence compliance with the requirements listed in Exhibit G Sample AIA C103-2015 Standard Agreement Owner and Consultant will be met or exceeded.

7 PRICE PROPOSAL SUBMISSION REQUIREMENTS



Under separate cover as detailed above, attach the lump sum fee to the proposal for the cost of the Environmental Inspection and Testing services. Include current rate schedule for labor, subsurface exploration, and testing inclusive of the specific rates requested below.

7.1 Provide the following cost breakdown at a minimum:

BASE PROPOSAL

7.1.1.1 ACM Investigation (\$) _____

7.1.1.2 ACM PM/Clearance Testing (\$) _____

7.1.1.3 Contaminated Soils Inspection/Testing (\$) _____

7.1.2 TOTAL COST OF ENVIRONMENTAL INVESTIGATION AND TESTING SERVICES:

7.1.2.1 Total Cost of Services (7.1.1.1 Through 7.1.1.3)
(\$) _____

ALTERNATE PROPOSAL #1:

Change in pricing, if applicable, should building be located on Parcel 2 and parking located on Parcel 1 and 3.

7.1.3 ADD / DEDUCT (\$) _____

ALTERNATE PROPOSAL #2:

Change in pricing, if applicable, should building be located on Parcel 3 and parking located on Parcel 1 and 2.

7.1.4 ADD / DEDUCT (\$) _____

7.2 **UNIT RATES** (ensure the following are included in rate sheets described in Section 7 above):

7.2.1 Unit Rate per Additional 20' Boring (\$/ea) _____

7.2.2 Unit Rate for Additional 1' in Depth of Boring (\$/ft) _____

7.2.3 Unit Rate for Decrease 1' in Depth of Boring (\$/ft) _____

7.2.4 Additional Trip/ACM Testing During Construction (\$/ea) _____

7.2.5 Additional Trip/Soil Testing During Construction (\$/ea) _____

Firms are encouraged to direct any questions via email to jscholz@gilbaneco.com by 2:00 pm CDT on November 11, 2020. Such inquiries, with the necessary responses, will be shared with all solicited firms via email by 4:00 pm CDT on November 13, 2020. Phone calls or direct contact with Racine County are **not permitted**.

Thank you for your time and interest in Racine County's new Secured Residential Care Center for Children and Youth.

Respectfully,

Jon Scholz

Operations Manager
Gilbane Building Company

Attachments:

- Exhibit A – Design Scope Checklist – N/A
- Exhibit B – Design Deliverables Checklist – N/A
- Exhibit C – Project Schedule
- Exhibit D – Site Plan – 1717 Taylor Avenue and 1720 Taylor Avenue
- Exhibit E – Project Program
- Exhibit F – 3 Parcels - Case History and Closure Justification Reports
- Exhibit G – Sample AIA C103-2015 Standard Agreement Owner and Consultant
- Exhibit H – DRAFT DOC Chapter 347
- Exhibit I – Economic Inclusion Plan
- Exhibit J – Technology Requirements
- Exhibit K – Previously Issued Addenda
- Exhibit L – Professional Services Info Session Slides – 10/28/2020