



November 4, 2020

To: All Invited Geotechnical Firms

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

Gilbane Building Company, on behalf of Racine County, invites proposals from Geotechnical Engineers to provide geotechnical investigation and engineering services 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 Geotechnical Services – 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](mailto:Debra.ladwig@racinecounty.com)

In the lower left-hand corner write  
“Proposal for Geotechnical Services - SRCCCY,  
Due: 11/24/2020.”

**100% Complete** Technical Qualifications and Price Proposals are due by 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](mailto:jscholz@gilbaneco.com)

# 1 INTRODUCTION INSTRUCTION TO RESPONDENTS

## 1.1

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

- 1.2** 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](mailto: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](http://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**.

- 1.3** 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](http://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.

- 1.4** 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.

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

- 1.6** 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.

- 1.7** 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.

- 1.8** 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.

**1.9** PROPOSALS BINDING 90 DAYS: Unless otherwise specified, all submitted responses shall be binding for ninety (90) calendar days following specified due date.

**1.10** 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 Geotechnical Investigation and Engineering 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 a Geotechnical Engineering firm to perform investigations, logs, and reports to inform pending building design. The purpose of this Request for Proposal is to identify experienced Geotechnical Engineering 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:

<b>Phase</b>	<b>Timing</b>
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:

<b>Criteria</b>	<b>Weight</b>
Project Team Experience	20%
Firm Experience	20%
Engineering Approach / Project Understanding	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 GEOTECHNICAL ENGINEERING SERVICES**

The Geotechnical Engineer's scope of work shall include but not be limited to the following list of services:

- 4.1** The specified investigation shall be completed, and the associated logs and report(s) delivered to the Owner and the Architect within twenty one (21) calendar days after written authorization to proceed is received, barring circumstances beyond Geotechnical Engineer's control which force a delay. In such an instance, the Geotechnical Engineer will inform the Owner of the cause of the delay.
- 4.2** Property Information
  - 4.2.1** Common Description:
    - 4.2.1.1** 1717 Taylor Ave. Racine, WI 53403
    - 4.2.1.2** Parcel C 1717 Taylor Ave. Racine, WI 53403
    - 4.2.1.3** 1720 Taylor Ave. Racine, WI 53403
  - 4.2.2** The Owner has the title to this property and the right of entry for this subsurface investigation. The property lines and means of access to the 1717 Taylor Ave 1720 Taylor Ave lots are included in Exhibit D and Exhibit F.
  - 4.2.3** The present owner is: Racine County
  - 4.2.4** A contact will be assigned to the Geotechnical Engineer after award for scheduling site access and making necessary arrangements.
- 4.3** Site plan dated April 2013 for 1717 Taylor Ave, site plan dated 11/17/2003 for Parcel C, and a site plan dated 9/9/2020 for 1720 Taylor Ave showing existing soil boring locations and logs are included in Exhibit F.
- 4.4** The design phase has just begun and so preliminary design and building placement are not fully developed. In general, the building is anticipated to have a footprint of 50,000SF with a significant portion being two stories. Elevators will be included. Currently the thought would be to have the building located on 1717 Taylor Ave. but the possibility of locating the building at 1720 Taylor Ave. is also being evaluated. The remaining lot that the building is not placed on would be used for parking.
- 4.5** Benchmarks on each lot will be established by the company awarded the Surveying RFP.
- 4.6** The Geotechnical Engineer is responsible for determining the final location of all existing sub-surface utilities, including private utilities, at each boring location.
- 4.7** It is assumed up to twelve (12) borings will be needed for the building, twelve (12) for site, and two (2) for stormwater management issues but respondent to advise in proposal response if additional are recommended based on preliminary building info available. Provide unit price for each type to adjust contract up or down as required.
  - 4.7.1** For site borings, analysis for pavement design including recommended pavement thickness and California Bearing Ratio to be provided.

- 4.7.2** For stormwater management borings, provide stormwater infiltration testing in accordance with Technical Standard 1002 “Site Evaluation for Stormwater Infiltration (WDNR Conservation Practice Standards”. Infiltration capacity of soils classified in accordance with DNR Tech Standard 1002.
- 4.8** The location and depth of the borings proposed by the Geotechnical Engineer shall be shown on a sketch accompanying the Geotechnical Engineer’s proposal. If the Geotechnical Engineer finds it necessary to change the location or depth of any of these proposed borings, the Owner, Architect, and Construction Manager shall be notified and a new location or depth shall be agreed upon between the Architect and the Geotechnical Engineer.
- 4.9** A separate contract will be written for hazardous material and testing of soils to determine existence or extent of contaminated soils.
- 4.10** If unusual conditions are encountered, including but not limited to unanticipated materials which cannot be penetrated by standard sampling equipment, the Geotechnical Engineer shall immediately consult with the Owner, Architect, and the Construction Manager.
- 4.11** The Geotechnical Engineer shall advise the Owner, Architect, and the Construction Manager as to any further exploration and testing required to obtain information that the Geotechnical Engineer requires for a professional interpretation of subsoil conditions at the building and paving site and shall perform such additional work as authorized by the Owner after consultation with the Architect and Construction Manager. The extent of exploration undertaken shall be consistent with the scope of the Project as indicated by the information given above.
- 4.12** Drilling and sampling will be performed in accordance with applicable ASTM (American Society of Testing and Materials) standards and other standards, including, but not limited to ASTM standards D1586, D1587 and D2133.
- 4.13** The samples shall be preserved, and field logs prepared either by a Geotechnical Engineer or by an experienced soils technician acting under the supervision of a Geotechnical Engineer.
- 4.14** The Geotechnical Engineer shall contact the Owner and all utility companies for information regarding buried utilities and structures, shall take all reasonable precautions to prevent damage to property both visible and concealed, and shall reasonably restore the site to the condition existing prior to the Geotechnical Engineer’s entry. Such restoration shall include, but not be limited to, backfilling of borings, patching of slabs and pavements, and repair of lawns and plantings. Each boring should be temporarily plugged pending additional groundwater readings. At the completion of the groundwater readings, the borings shall be permanently plugged, including patching of slabs and pavements.
- 4.15** Remove boring spoils from Owner’s property and dispose of properly.
- 4.16** All data required to be recorded according to the ASTM standards or other standard test methods employed shall be obtained, recorded in the field and referenced to boring numbers; soil shall be classified in the field logs in accordance with applicable ASTM standards and other standards, including, but not limited to, ASTM standard D2488, but the classification for final logs shall be based on field information, plus results of tests, plus further inspection of samples in the laboratory by the Geotechnical Engineer preparing the reports.

- 4.17** Include with the report a chart illustrating the soil classification criteria and the terminology and symbols used on the boring logs:
- 4.17.1** Identify the ASTM standards or other recognized standard sampling test methods utilized.
  - 4.17.2** Provide a plot plan giving dimensioned locations of test borings.
  - 4.17.3** Provide vertical sections for each boring plotted graphically presented showing number of borings, sampling methods used, date of start and finish, surface elevations, descriptions of soil and thickness of each layer, depth to loss or gain of drilling fluid, hydraulic pressure required or number of blows per foot (N value for each sample) and, where applicable, depth to wet cave-in depth to artesian head, groundwater elevation and time when water reading was made and presence of gasses. Note the location of strata containing organic materials, wet materials or other inconsistencies that might affect engineering conclusions.
  - 4.17.4** Describe the existing surface conditions and summarize the subsurface conditions.
  - 4.17.5** Provide appropriate subsurface profiles of rock or other bearing stratum.
  - 4.17.6** Estimate potential variations in elevation and movements of subsurface water due to seasonal influences.
  - 4.17.7** Report all laboratory determinations of soil properties including standard penetration tests, unconfined compression tests for any cohesive soils, water content, liquid limit, plastic limit, and density/unit weight.
- 4.18** The Geotechnical Engineer shall analyze the information developed by investigation or otherwise available to the Geotechnical Engineer, including those aspects of the subsurface conditions which may affect design and construction of proposed structures, and shall consult with the Architect and the design and engineering requirements of the Project. Based on such analysis and consultation, the Geotechnical Engineer shall submit a professional evaluation and recommendations for the necessary areas of consideration including, but not limited to:
- 4.18.1** Foundation support of the structure and slabs, including bearing pressures, bearings elevations, foundation design recommendations and anticipated settlement.
  - 4.18.2** Anticipation of, and management of, groundwater for design of structures and pavements.
  - 4.18.3** Identification of possible groundwater problems.
  - 4.18.4** Recommendations regarding foundation drainage system.
  - 4.18.5** Lateral earth pressures for design of walls below grades, including backfill, compaction and subdrainage, and their requirements.
  - 4.18.6** Foundation system recommendations including applicable required design information and minimum dimensions for wall footings and spread footings.
  - 4.18.7** Soil material and compaction requirements for site fill, construction backfill, and for the support of structures and pavements.



- 4.18.8 Subgrade modules for design of pavements or slabs.
  - 4.18.9 Determination of need for vapor retarders, and location of retarders, beneath the slab on grade.
  - 4.18.10 Temporary excavation and temporary protection, such as excavation sheeting, underpinning and temporary dewatering systems.
  - 4.18.11 Stability of slopes.
  - 4.18.12 Analysis of soils to ascertain presence of potentially expansive, deleterious, chemically active or corrosive materials or conditions, or presence of gas.
  - 4.18.13 Expected total and differential systems.
  - 4.18.14 Recommendations for pavement and base thickness and type including recommendations for pavement sub-base evaluation and remediation and pavement sub-base drainage.
- 4.19 Economic Inclusion Goals per Exhibit I - Economic Inclusion Plan
- Business Inclusion Goals for Professional Services:
- a. Racine County based Business 5%
  - b. Targeted Businesses 5% Combined
- Workforce Inclusion Goals for Professional Services:
- a. Racine County Resident Work Hours 10%
  - b. Targeted Workforce Work Hours 25% Combined
- 4.20 Exhibits
- 4.20.1 Exhibit A – Design Scope Checklist – N/A
  - 4.20.2 Exhibit B – Design Deliverables Checklist – N/A
  - 4.20.3 Exhibit C – Project Schedule
  - 4.20.4 Exhibit D – Site Plan – 1717 Taylor Avenue and 1720 Taylor Avenue
  - 4.20.5 Exhibit E – Project Program
  - 4.20.6 Exhibit F – 3 Parcels - Case History and Closure Justification Reports
  - 4.20.7 Exhibit G – Sample AIA C103-2015 Standard Agreement Owner and Consultant
  - 4.20.8 Exhibit H – DRAFT DOC Chapter 347
  - 4.20.9 Exhibit I – Economic Inclusion Plan
  - 4.20.10 Exhibit J – Technology Requirements
  - 4.20.11 Exhibit K – Previously Issued Addenda
  - 4.20.12 Exhibit L – Professional Services Info Session Slides – 10/28/2020

## 5 CONTRACT AWARD

- 5.1 The successful Geotechnical Engineering firm will be required to execute an AIA C103-2015 Standard Agreement Owner and Consultant. 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 three (3) examples of similar size projects which you feel best represent your firm's experience. Include project size, type of Geotechnical services provided, and all other pertinent project facts and project reference.
- 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 ENGINEERING APPROACH / PROJECT UNDERSTANDING**
  - 6.6.1** Briefly state your understanding of the services to be provided and a positive commitment to perform the services as defined in the request for proposal.
  - 6.6.2** Describe use of technology to perform scope.
  - 6.6.3** Provide a site plan depicted location of proposed borings.
  - 6.6.4** If additional borings over what is described in 4.7 are recommended, please expound on quantity and reasoning.
- 6.7 PRICE PROPOSAL** – 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**

Attach the lump sum fee to the proposal for the cost of the geotechnical investigation and engineering services (including the furnishing of all materials, apparatus, labor and any required insurance) for soil and rock boring and other exploration procedures, sampling, field and laboratory testing, preparing and submitting boring logs and report(s). 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 Field Services (\$) \_\_\_\_\_

7.1.1.2 Laboratory Testing Services (\$) \_\_\_\_\_

7.1.1.3 Engineering Services (\$) \_\_\_\_\_

**7.1.2 TOTAL COST OF GEOTECHNICAL ENGINEERING SERVICES:**

7.1.2.1 Total Cost of Services (7.1.1.1 Through 7.1.1.3)

(\$) \_\_\_\_\_

**ALTERNATE PROPOSAL #1:**

**Provide Alternate for Twelve (12) Additional Borings at Potential Building Location**

7.1.3 Additional Borings (\$) \_\_\_\_\_

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) \_\_\_\_\_

Firms are encouraged to direct any questions via email to [jscholz@gilbaneco.com](mailto: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