



SAUK COUNTY
PARKS + RECREATION

April 8, 2024

Design/Engineering Services for the Design and Construction of a Maintenance Building at White Mound County Park

Clarifying Questions – Responses

1. Could you please send me the RFP for the White Mound County Park Maintenance Building?

The RFP can be found using this link: <https://www.co.sauk.wi.us/parksandrecreation/designengineering-services-design-and-construction-maintenance-building-white>

2. Is welding and painting a need or a want?

Welding and painting are both considered a need. Our hope is to provide indoor painting and welding.

3. What's the desired height of the new maintenance building?

We would like to have a minimum of a 14' overhead door, with an approximate 16' ceiling.

4. How was the budget developed?

The construction budget(s) listed in budget documents were rough, internal estimates. A budgeted cost has not been established for the construction of the maintenance building.

5. What is the purpose of the existing straw shed?

The straw shed is used for storage of equipment and firewood.

6. Are you looking to add more space for additional vehicles or equipment?

Yes, we would like to plan for additional vehicles and equipment.

7. What type of structure is the existing maintenance building?

The existing structure is a laminated 2" x 6" pole building.

8. How many employees does the existing maintenance building serve?

There are 3 full-time employees and 5 seasonal employees that will be using the building.

9. Is there a bathroom in the existing maintenance building?

No, there is no bathroom in the existing maintenance building.

10. Are you planning on a lift for vehicle repairs?

Yes, a lift would be desired for minor vehicle repairs.

11. Are you open to selling the existing maintenance building?

The thought was to keep the existing maintenance building, however we would consider all options.

12. From previous projects in the park, what type of soil do you typically find?

We typically find rocky clay throughout other projects in White Mound County Park.

13. Do you have any water issues in the existing maintenance building?

No, we have not encountered any water issues in the existing maintenance building.

14. Has an approximate project cost been established?

A budgeted cost has not been established for the construction of the maintenance building.

15. Is there an overall area being targeted for the building?

Yes, we're planning for the new maintenance building to be kept in the same vicinity with the existing building.

16. Will the area near the existing buildings serve as the site for the new building?

Yes.

If so,

a. Will the existing septic system be re-used? Will it be expanded? It's unknown if the septic system can be used, as this septic system has never been used for the current maintenance building. This will be determined through the design and engineering process.

b. Will the existing well be re-used?

It's unknown if the current well is sufficient. This will also be determined through the design and engineering process.

17. Is a vehicular fueling station to be assumed in the program?

We currently have a fuel dispensing tank and would like to consider all options.

18. When will the County post the answers to questions received?

The clarifying questions and responses will be posted to the Sauk County website, under the Bids and RFPs webpage, no later than Tuesday, April 9, 2024.

19. I saw in the White Mound County Park Master plan prepared in 2022, there is a budget listed of \$750,000 for the construction of the maintenance building. Is that still an accurate budget?

This was only an estimate at that time. A budgeted cost has not been established for the construction of the maintenance building.

20. What is the approximate proposed building area?

We're planning for the new maintenance building to be kept in the same vicinity with the existing building.

21. It is mentioned to consider the existing septic, well and fuel tank – Regarding those systems we have these questions:

a. What is the age of the current septic system and what does it serve?

The current septic system is approximately 20 years old. It once served a 4-bedroom household residence, but no longer serves anything.

b. Are there any details of the current system, holding tank size, etc.?

These details can be made available during the design and engineering process.

c. Is it anticipated a new system will be required for this facility or an assessment of the existing to see if it can be used?

It's unknown if the septic system can be used, as this septic system has never been used for the current maintenance building. This will be determined through the design and engineering process.

d. If a new system is anticipated, should it be assumed all soils investigations for the design should be included in the proposal?

If the proposer believes geotechnical services are necessary, it should be included as an optional price.

e. What is the condition of the well and what does it serve?

It's unknown if the current well is sufficient. The current well serves an RV dump station and existing maintenance building.

f. Is a new well intended for this building, or an assessment of the existing and possible usage of for the proposed building?

It's unknown if the current well is sufficient. This will be determined through the design and engineering process.

g. Should well assessment services be included in the proposal?

If the proposer believes well assessment services should be included, it should be included as an optional price.

h. Does the owner have a current well contractor that could be utilized for information, assessment, and design or is an independent consultant desired?

Ray Meyer Sales and Service, based out of Loganville, Wisconsin, is frequently contracted for repairs and maintenance. However, Sauk County is open to all options.

i. For the fuel tank, when taking into consideration for proposed design, is this regarding location only with the fuel tank to remain, and now additional scope regarding the fuel tank intended, or is an assessment of the condition of the existing tank, its accessories and functionality, and possible relocation, replacement, etc. intended?

We would like to consider all options with regard to accommodating design needs.

22. Additionally – The proposal says the existing shop/storage building should be taken into consideration when meeting the Department's needs. Is the intent to reuse this building and add-on or alter it to meet the Department's need and code compliance or build new?

We are open to an addition or a separate building. One intent is to add an overhead garage door to the west end of the existing building, which should be taken into consideration to accommodate design needs.

23. Are there existing plans available of the existing maintenance building?

Existing plans are not available for the existing maintenance building.

24. If we end up proposing a new building structure, is it to be in the immediate area of the existing maintenance building, and surrounding structures?

We're planning for the new maintenance building to be kept in the same vicinity with the existing building.

25. How many maintenance staff will be using this building?

There are 3 full-time employees and 5 seasonal employees that will be using the building.

26. How many vehicle repair bays should be planned for?

1-2 repair bays would be sufficient.

27. What equipment will the wood shop need to accommodate? Is a dust collection system required?

Limited wood working is completed, and a dust collection system would not be necessary.

28. How many welding booths will be needed? What welding gases will be needed? Will there be gases stored inside the building?

1 welding booth is desired for stick, TIG and oxyacetylene welding. Our hope is to provide indoor welding.

29. To what extent is landscape desired, minimal restoration for construction, or more elaborate screen plantings, foundation plantings, etc.?

Minimal landscape restoration is desired.

30. What is the current electrical service to the maintenance area (Voltage, phase, etc.)

The current electrical service is a 240-volt, single phase, 200-amp service. The transformer is located approximately 110' east of the existing maintenance building.

31. Wetlands and wetland soil indicators appear to be adjacent to the maintenance area. Is a current (last 5 years) wetland delineation available or should a wetland delineation be included in the proposal?

No, a wetland delineation has not been completed within the last 5 years. If the proposer believes a wetland delineation is needed, it should be included as an optional price.

32. Are there any current known challenges within the maintenance yard area besides those listed for the current building.

Terrain and limited space may be the biggest obstacle for this project.

33. Given the scope and budget of the project, storm water management does not appear to be required, is there any thoughts from the owner on this given the sustainability comments?

The maintenance building must be in accordance with any available code.

34. I have attached a google map aerial image below. Is this the area of the existing maintenance building?

This is the area of the existing maintenance building. Please note that the fuel tank location is incorrect, and the correct location has now been displayed with a yellow star (see map below).



35. I was out to the park recently and it appears there is a building/structure that is no longer there. What was that building?

That structure was an old barn which was removed in 2020.

36. Do you anticipate another Addendum to be issues formally answering our questions and any other questions that may come in from other firms?

Yes, we'll be releasing a document with all questions received. We hope to have it ready by the evening of Monday, April 8 or morning of Tuesday, April 9. We plan to email to all firms who've asked questions, but it will also be available on our website: <https://www.co.sauk.wi.us/parksandrecreation/designengineering-services-design-and-construction-maintenance-building-white>

37. Has an overall building square footage been established? Even if it is just a ballpark number that would be helpful.

An approximate ballpark number would be 4,500 square feet, but we are open to considering all options.

38. Without a construction budget, we are wondering if it would it be acceptable to submit a percent of construction as the fee proposal?

Unfortunately, a percentage of construction as the fee proposal will not be accepted. However, there is an amount of \$85,000 that has been budgeted for the design/engineering services.

39. Will the questions and answers from all submitting consultants be posted for review before the RFP is due?

The clarifying questions and responses will be posted to the Sauk County website, under the Bids and RFPs webpage, no later than Tuesday, April 9, 2024.

40. Do you have a desired maintenance building size?

An approximate ballpark number would be 4,500 square feet, but we are open to considering all options.

41. Would your new maintenance building cover all 16 properties? Or would it only serve White Mound County Park?

The new maintenance building would serve all properties managed by Sauk County Parks and Recreation.

42. Are there other types of equipment at your other properties?

A majority of our equipment and supplies are housed in the existing building. The only significant piece of equipment that is stored elsewhere (due to it's large size) is an aquatic weed harvester.

43. Do you have an asset list that you can provide?

Yes, an asset list can be provided during the design and engineering phase.

44. What type of vehicle repair does your staff complete?

Minor vehicle repair and maintenance, such as tire rotations, oil changes and brake repair.

45. What type of fire protection are you planning for?

The design must meet fire protection codes.

46. What is the size of your existing maintenance building?

The existing maintenance building is approximately 40' x 80'.

47. Should we include an optional price for soil testing and/or surveying?

If the proposer believes geotechnical and surveying is necessary, it should be included as an optional price.

48. Are you planning for an automated wash bay?

No automated wash bay is necessary, however, appropriate drainage should be considered.

49. Does your staff plan to weld and paint indoors or outdoors?

Our hope is to provide indoor painting and welding.

50. Can the budget be found on your website? Does the budget include construction costs as well?

Yes, the budget for the design and engineering can be found on the Sauk County website. There is also a projected estimate for the construction that was estimated during previous budget cycles.

51. Do you have an ideal location in mind?

We have a general idea of where the building should go, which is in the same vicinity as the existing building.

52. Do you think the current well will be sufficient for the new maintenance building? Do you know the gallons per minute?

It's unknown if the current well is sufficient. The gallons per minute is also unknown.

53. How much overhead clearance are you looking for?

We would like to have a minimum of a 14' overhead door, with an approximate 16' ceiling.

54. Why is the existing building non-compliant?

There is no ventilation and restroom facilities in the existing building.

55. Would you be willing to clear the brush behind the existing buildings for a possible location of the new maintenance building?

Yes, if necessary.

56. Can the pile of fill located behind the existing maintenance building be used?

Yes, there is a pile of fill located near the construction area if necessary. The amount of fill is unknown.

57. Are you looking for outdoor parking stalls?

Yes, approximately 10 parking stalls would be needed. The existing parking area can be taken into consideration to accommodate design needs.

58. Are you open to extending or adding on to the existing building?

We are open to an addition or a separate building. One intent is to add an overhead garage door to the west end of the existing building, which should be taken into consideration to accommodate design needs.

59. What type of building methods will be considered?

All types of building methods will be considered, provided that it's economical to design and build.

60. What size water service is available to the site?

The water service is unknown, but to be determined in the design/engineering process.

61. If building is under requirements by code to have sprinkler system, can that be omitted?

The design must meet fire protection codes. If no fire suppression is required, then it would not need to be included in the design.

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