



ARCHITECTURE, ENGINEERING, & ENVIRONMENTAL SERVICES SECTION

CONSULTANT RETENTION / CONSULTANT SELECTION APPROVAL

Date:

I. PROJECT DESCRIPTION

Project Title:

Project No.:

Agreement Type:

Lump Sum - Not-To-Exceed **Type "A" or "D" Agreement**

Lump Sum - Not-To-Exceed **Type "B" Agreement – Annual**

Actual Cost - Not-To-Exceed Fee **Type "B" Agreement – Annual**

Actual Cost - Not-to-Exceed Fee **Type "C" Agreement**

II. CONSULTANT SELECTION PROCEDURE



III. RECOMMENDED CONSULTANT SELECTION

Consultant:

ANTICIPATED NTE FEE:

IV. D/TBE UTILIZATION

Approved D/TBE Participation Recommendation Form (D/TBE-12 Form if 0% goal) or "D/TBE" Utilization Report (D/TBE-14 Form approved by CBDP office) are attached.

V. FISCAL NOTE

VI. FEDERAL FUNDING

This project includes federal funding and meets the requirements of AMOP 14.80.44.

VII. SPECIAL NOTES

VIII. COVID19 PREPAREDNESS PLAN

Check the box to confirm the Unit Head has approved the Consultant COVID19 Preparedness Plan and the PM has notified the vendor in writing of approval, copying the project file, Unit Head, and Director of AE&ES.

PREPARED BY:

Attachments: Consultant Scope of Work w/Task-Hours Matrix

Approved D/TBE Participation Form

1684 Form (14.80.76.F1)



Project Approach

PROJECT UNDERSTANDING

As a collaborative team, we look forward to working together to find and deliver creative solutions that will secure the long-term future of golf at Whitnall Park (WPGC) and Milwaukee County. To offer a quick glimpse into our thought process and creative approach, we have prepared some preliminary observations that demonstrate our understanding of the project at WPGC. After touring the golf course, reviewing all documents provided and participating in the pre-proposal meeting, we understand these to be the overriding goals of a proposed improvement program at WPGC:

- **Secure the future of Whitnall Park and the Milwaukee County golf portfolio.** Further establish Whitnall Park as a cornerstone of the City's golf portfolio by updating infrastructure and freshening its appeal, while celebrating the character and history of the (near) 100-year-old course.
- **Improve golfer interest.** Get golfers more engaged in the golf course by providing interest, challenge and memorability, while also keeping golfers hopeful that they can score and have fun. Provide a product that appeals to all demographics from the novice to the expert golfer.
- **Modernize features and realize efficiencies of maintenance.** Make the course more efficient to maintain at a high level by providing excellent turf-growing conditions, particularly in terms of drainage and irrigation, and building new features with modern construction materials and techniques.
- **Explore "outside the box" opportunities.** Review opportunities to make meaningful routing changes to provide space for practice facilities (added revenue) and improvements to the overall variety of the golf holes, e.g., 5, 6 and 7, that elevate the golfer experience and improve pace of play.
- **Evaluate timing and impacts.** Analyze all factors influencing costs and timing, including any regulatory limitations, the golf economy and the potential downtime for construction work.

With that in mind, we've recorded some initial observations on how we might realize some of the above goals and what some constraints might be.

THE MILWAUKEE COUNTY GOLF PORTFOLIO

As the most popular golf course in the County's portfolio, we understand Whitnall Park's value as a revenue producer and local favorite, and our aim is to preserve and enhance that status. That said, we believe WPGC could still be positioned better to cater to more user types, from advanced beginner to elite amateurs, with the ability to accommodate fun family/couple events, corporate outings or County Championships.

OPPORTUNITIES

- Provide flexibility in course setup, primarily within the teeing system, to cater to beginners, families, ladies and seniors, but also to skilled, low-handicap players.
- Elevate course conditioning to further sustain WPGC as the crown jewel of the County.
- Provide adequate practice areas, e.g., driving range and short game, for revenue gain but also to cater to the younger, practice-minded demographic.
- Re-imagine some holes to make space for practice facilities and to address pace of play issues (5,6 and 7) and/or safety issues (9 and 18).
- Look at alternative opportunities to engage golfers (and non-golfers) pre- and post-round, including patio space, putting lawn and other fresh changes that increase revenue outlets.

PRACTICE/GOLFER EXPERIENCE

Any study at WPGC must consider the addition of adequate practice areas. In a recent study conducted by ASGCA and Sports and Leisure Research Group, practice area improvements ranked as the number one goal of master plan development. Golfers these days are looking for options, whether that is an adequate place to warm-up, extend their golf experience before or after a round, or to seek alternative play areas when time is limited. We've seen a proliferation of "short golf" and practice area development at public and private clubs throughout the Midwest aimed at extending revenue opportunities while also enhancing the experience of the golfer.



OPPORTUNITIES

- Review options for hole reconfiguration, e.g., 1, 9, 10, and 18, or use of ancillary areas to allocate space for a full-sized range area.
- Look at area immediately surrounding the clubhouse, including possible relocation of tees, for expanded putting, short game and outdoor patio opportunities.
- Assess all safety and aesthetic considerations and any possible barrier needs.
- Also consider impacts on other park uses, such as birding trails or cross-country skiing routes.

ACCESSIBILITY AND CONFIGURATION

Access and approach are key elements to the fundamental experience of arriving at and spending time at Whitnall Golf Course. In addition to golf specific amenities, this team will devise a plan which redesigns the clubhouse turn-around, improves the golf cart parking area and provides for an outdoor patio/staging area south of the existing clubhouse. It is recognized that the current configuration is confusing to some and can result in vehicles traversing

areas that may be busy with pedestrians. Appropriate signage, marking and design techniques can help to eliminate this confusion, while placemaking elements can help to better define the space.

PRELIMINARY RESEARCH ON FLOODPLAIN AND WETLANDS

The FEMA Flood Insurance Rate Map (FIRM) shows several holes at Whitnall Park to be located within a flood hazard area. Site improvements within the golf course must meet the regulatory requirements for floodplain and floodway improvements. These requirements include compensatory flood storage provisions and hydraulic conveyance preservation through the entire flood zone. Elevating tees, greens or fairways can be approved through Wisconsin DNR and the County, but offsetting flood volume expansion must be accomplished within the course.

FEMA mapping and floodplain mapping found on the MCLIO GIS website will be compared and confirmed with SEWRPC mapping or other available data.



It is our understanding that the County holds a diversion permit, and this RFP contemplates the potential replacement or improvement to the existing water diversion and irrigation system. SEH's experienced natural resources staff will guide you through the permitting process to identify those activities requiring permits, the timing of those permits and the difficulty in obtaining those permits. For example, the replacement of structures below the ordinary high-water mark may be exempt or may qualify for general permit, but it generally would be an easier permitting process to replace those structures. Whereas increasing the pumping rate and volume would require modifications to the diversion permit under s. 30.18, Wis. Stats., and would involve a more extensive permitting process and an evaluation of impacts to the aquatic resources and public trust resources. Regardless of the permitting needs, the experienced SEH natural resources staff and biologists will guide you through the regulatory process to achieve the purpose and goals of the project.

SEH has succeeded with a number of similarly challenged projects and found opportunities early only on in the planning process to earmark potential problems and fast track permits. Developing a permit strategy, which includes concept floodplain calculations and understanding earthwork cut/fill volumes, is critical in the early stages to help in determining design goals, timing, phasing and costs.

WATER UTILITY

Well-versed utility engineers will provide an initial evaluation of options to bring municipal water service to the clubhouse and maintenance facilities. Considerations here will include the jurisdiction from which the water is drawn, tapping fees and an estimate of construction costs to install and maintain water laterals.

WATER ON, WATER OFF (DRAINAGE AND IRRIGATION)

Late, great architect Pete Dye always said the three most important elements of any golf course design are, "Drainage, Drainage and Drainage!" Being able to control the removal and application of water is critical for healthy turf. Thus, drainage and irrigation are the biggest keys to the success of any plan at Whitnall Park. That's why our team includes consultants who specialize in both (SEH and EC Design). Quitno Golf Designs and Michael J. Benkusky have also spent a lot of time in recent years working on projects that involve water.

At WPGC, our focus will be on moving water off playing surfaces to out of play areas and into mainline drainage system(s) so that we can quickly and efficiently recover from storm events. We'll also look at upgrades to the irrigation water source and piping systems to realize maximum efficiencies in water delivery.



OPPORTUNITIES

- Determine macro and micro solutions to water management, including floodway re-engineering (if needed or where possible) and updated drainage systems for quicker storm recovery. Review all recommendations to ensure permit feasibility.

- Develop irrigation study to determine opportunities for new water source infrastructure (pond and deep well) and irrigation system.

GREENS

During our site visit at the pre-proposal meeting, we noticed that the majority of the greens are in reasonable agronomic condition, but several (7-10) need addressing for severe slopes or safety issues. Golfers today expect great greens, which means consistency, trueness of roll and variety of design. We look forward to reviewing the greens at WPGC further and offering strategies to improve maintenance efficiency and the ability to provide a consistent product, whether that includes complete reconstruction, resurfacing, drainage improvements or a combination of efforts.



Example of expansion and adjustment in lieu of rebuilding.

OPPORTUNITIES

- Preserve the unique character of the greens, especially those dating back to the original design. Build any new greens to a similar style and evaluate construction techniques to match profiles with those remaining for consistency of maintenance.
- Review agronomic condition and slopes of all greens and discuss enhancement strategies, including internal drainage, expansion, resurfacing or rebuilding.
- Consider resurfacing options to update to modern, more stress-resistant bentgrass.

BUNKERS

Understanding that green reconstruction can be costly, we often look at potential strategies for redeveloping the surrounds of greens to provide a fresh look and strategy, such as alteration of bunker size and position and/or use of shortgrass slopes, mounds and hollows while keeping the green surface itself intact. We'll look into any historic imagery of the golf course to see how things have changed over the years and whether any historic features are



Modern construction techniques can significantly reduce daily and long-term maintenance labor.

worth restoring. Overall, the bunkers at WPGC definitely need updating to modern construction standards and a consistent style.

OPPORTUNITIES

- Update bunkering around the greens and along fairways to add greater variety and set up strategic angles.
- Limit overall quantity between 15-20 bunkers but reposition to maximize effectiveness.
- Incorporate grass features to create more interesting recovery options and less sand maintenance.
- Review styling and any inspiration from historic imagery but build with modern, more sustainable techniques, including use of aggregate liners and quality sand.
- Review additions, removal and/or re-positioning to accommodate modern hitting distances.

TEES

We're seeing a ton of interest in forward teeing programs these days, allowing courses to cater to a variety of users and playing abilities. Today's golfer wants to have options to play at distances that suit his or her game; this makes the game more fun, gives golfers more hope of scoring and improves pace of play. Our master plan study will look at rebuilding the existing tees (leveling and expansion) and options for additional tees to maximize user enjoyment and flexibility in course setup.



An example of 'Life Tees' built right into the fairway.

OPPORTUNITIES

- Incorporate “Life Tee” system that provides graduated set of markers for golfers to learn on, graduate back and then move forward again as they age.
- Expand and/or level tees to maximize space and aesthetics.
- Present a consistent look to provide great first impression.

MAINTENANCE (LABOR) CHALLENGES

Labor remains the most significant cost to operators, continuing to dwarf other factors as the biggest impact on maintenance budgets. Finding available (and quality) candidates is tough, and 82% of facilities cite this as the most significant impact on their facility’s financial health. Our goal at Whitnall Park is to provide creative solutions that make the course more interesting to play while being more efficient to maintain on a limited labor force.

OPPORTUNITIES

- Make the course less prone to storm damage and turf failure.
- Make storm clean up quicker, more efficient and more effective.
- Manage trees and shade issues to maximize turf health.
- Provide the tools needed to present the course in premium shape on a daily basis.
- Build features to last, e.g., bunkers, premium turf choices and drainage.
- Reduce maintained turf area.

OTHER CONCERNS DURING RENOVATION

Looking beyond the scope for this proposed effort, we will determine a physical solution to all of the above issues. Our

master plan process is comprehensive and will consider all implementation opportunities and challenges, including:

- Construction costs – Current supply chain issues, material costs and qualified contractor availability
- Timing – Timing and phasing can yield wildly different bids and construction schedules.
- Downtime – Disruption to golfer base, loyalty and direct lost revenue
- Marketing and Communication – Importance of continued outreach and communication with the public as to the what and why

PROJECT APPROACH

Based on the above, the following scope of services illustrates our methodology for developing and implementing the Master Enhancement Strategy for the Whitnall Park Golf Course.

DESIGN DEVELOPMENT

PROGRAMMING

To begin the planning process, we will meet with golf course staff and appropriate committee(s) to discuss the scope, goals and objectives of the overall course enhancement plan. From this, we’ll develop a program outline to summarize the goals and general purpose of the study and work as a reference guide for the development of schematic design ideas. The program will also identify preliminary budgets, timelines and key roles of the County in the planning process. During programming, we’ll also ascertain necessary base mapping information, which includes:

- Current and historic aerial and topographic information
- Green surface mapping
- As-built information, specifically irrigation and drainage
- Pertinent utility and boundary information

GOLF COURSE ANALYSIS

We will conduct an extensive onsite evaluation to review all physical features of the golf course, including tees, fairways, greens, bunkers, paths, trees, course landscaping, circulation patterns, irrigation coverage, practice facilities, clubhouse surrounds and maintenance area(s). Our evaluation will also consider the functionality of the golf course, including pace of play, variety, strategy, maintenance inefficiencies, flooding issues, ingress and egress as they relate to the overall golfing experience.

In addition to consideration of floodplain modifications and storage, our natural resources scientists will help identify and assess the condition of any trees slated for removal for reasons of playability or navigation.

EXISTING CONDITIONS

In an assessment of existing conditions, this team will collaborate with Milwaukee County to further identify problem spots such as those which remain wet, those which are navigational pinch points or those which otherwise offer opportunity for improvement.

A complete survey of all existing green surfaces and their immediate surrounds (25 ft.) will be undertaken using a GPS survey rover by the SEH team. This survey will allow the production of a three-dimensional CADD surface, which can be used to accurately portray contours to an interval of 0.25 ft.

PRELIMINARY RE-ROUTING STUDY

Prior to schematic design, we'll prepare a conceptual routing study for the redevelopment of golf holes, including hole adjustments for practice facilities and potential flood storage or drainage improvements. This study will help to determine the feasibility of incorporating all or any of the concepts into the greater master plan. We'll visit to review the concept(s) in the field with staff and make any revisions as needed.

SCHEMATIC DESIGN

Using the analysis, programming and routing study as a guide, we will prepare comprehensive design concept(s). These concepts will be initially presented as an overall schematic plan drawn at a scale of 1 in. = 100 ft.

- **The plan will include mapping** of typical shot distances from the various tees to indicate prime landing areas, which will help to validate bunker and/or tee removals, additions and adjustments.
- **Supplemental to the plan**, we will also develop up to three "before and after" images and/or perspectives depicting proposed changes in photo-realistic format. These images can be used in public announcements or clubhouse postings to inform the County stakeholders and golfing community.

IRRIGATION DESIGN

Irrigation design services would run concurrently with schematic design. Subconsultant EC Design has prepared the following list of services for assessing the irrigation system.

- Meet with the County and design team to assess the existing water supply and irrigation system.
- Review as-built drawings.
- Evaluate pump station with all associated equipment (general integrity of station).
- Historical site E.T. (evapotranspiration) calculation for pond storage requirements and pipe delivery.
- Assess hydraulic piping (mainline and lateral sizing), power sources, isolation valves and condition of components, as well as current irrigation demands.
- Current breakdown and observation of product application (sprinklers and controllers).
- Follow up report and review with owner and team with recommendations for renovations.

INGRESS, EGRESS AND CIRCULATION

The first impression that a golfer will encounter is the parking, circulation and approach to the clubhouse. This will need to be explored with options to create an intuitive, safe and enjoyable experience. MCP recently completed several improvements at Brown Deer Park, and some of those elements can potentially be considered during the SD/DD phases of the project. The pedestrian areas around the clubhouse should be inviting and provide a sense of arrival for the golfer. There are many opportunities to enhance the outdoor spaces around the clubhouse and create a destination for golfers to sit outside and dine or enjoy a drink before and after a round, and these spaces will need to be designed with sensitivity to the cart/golfer circulation around the clubhouse and pro shop.



We will evaluate all areas of the property to enhance features and improve pace of play.

PHASING AND COST ESTIMATING

With plan approval, we will prepare preliminary quantity estimates, materials and methods, which we'll use to prepare a Probable Cost of Construction. These numbers are intended for determining project feasibility and budgeting and will be based on implementation strategies developed with the Owner, including:

- Determination of in-house or contracted construction approach
- Phasing strategies based on course impacts, County budgets
- Assessment of permitting requirements and timing
- Application of any local prevailing wage rates (if required) for contracted labor

Given the niche character of golf course construction and irrigation design, it may be optimal to split the project into three separate lets—Golf Course Features, Irrigation Implementation and Clubhouse/Approach Amenities. As the project evolves, this team can leverage local and industry knowledge to advise on the best approach toward obtaining the best bid, highest quality and most reliable execution of the produced plan set.

REVIEW

We will submit the Design Development plans, images and costs to the County via hard copy and digital media and follow with a site meeting(s) to review the program, analysis and concepts at the staff level. Based on feedback, we will prepare necessary revision(s) to the schematic design prior to Construction Document preparation.

MANAGING PROJECT RISK

Together, this team will work to mitigate project risk throughout the life of the design delivery. Utilizing the Risk Register and AMOP guidelines, we'll work with stakeholders to identify risks to project delivery and completion. The risk register will be presented at the kickoff meeting, with the 90% submittal and at the pre-construction meeting.

CONSTRUCTION DOCUMENT PREPARATION

CONSTRUCTION PLANS

Following approval to proceed from the County, we'll begin preparation of the construction documents for the golf course and ancillary area improvements, which will include:

- **Demolition, Clearing and Layout Plans.** Indicates removal of designated vegetation and man-made elements and established control points for project layout.

- **Grading and Feature Drainage Plans.** Indicates detailed grading and subsurface drainage of all golf course features.
- **Green Detail Plans.** Indicates green sizes, break points and intended slopes for greens construction, expansion and/or recontouring.
- **Minor Drainage Plans.** Indicates size and location of all minor drainage including catch basins, manholes, gravel sumps and tie-in locations.
- **Irrigation Plans.** Complete design of new irrigation components and water source infrastructure upgrades.
- **Restoration and Cart Path Plans.** Indicates type and location of seed and/or sod, haul road repairs, cart path additions/repairs and general site cleanup.
- **Landscaping and Civil Plans.** Placemaking fixtures and amenities, as well as site restoration, access and utility facilities.
- **Construction Details and Project Implementation Strategy.** Indicates graphically how the work is to be performed in terms of material, size and relationships and lays out all construction activities, staging and work sequencing.

PERMITTING

We will provide the above documents and applications to the necessary regulatory agencies for permit review, including attendance at any per-submittal meeting(s) necessary with the various agencies. We will prepare revisions to construction documents as needed to satisfy permitting agency requests and secure permits for the project.

FINAL COST ESTIMATING AND SPECIFICATIONS

We'll prepare a final estimate of construction to reflect any changes in the project scope, materials and/or timing of the project; conduct a site visit to review the final plans and costs; and finalize the County's overall project implementation timing. We'll then prepare technical specifications and bidding documents to be incorporated into the County's front-end documents and assist with the development of any itemized bid form(s). All documents will be in digital form to the County.

Actual bidding and construction observation services are not included in this proposal and will be negotiated once the timing and scope of the project are determined.

We are excited to once again team with Milwaukee County to help preserve and enhance this great recreation asset. As a team, we bring the niche and broad-scale experience required by a project such as this. Should the project require architectural or mechanical/electrical design and coordination, SEH can also support these efforts with experience and licensed architects and engineers.



Technical Scope

Whitnall Golf Course Irrigation
P545-02530

Technical Scope

1. Design Development and Permit Review

A. Prepare topographic mapping of existing contours, basic site analysis and aerial imagery

SEH surveyors will use GPS robotic survey to map the existing Greens and a 25-foot border to a level of detail suitable for 0.25' contours. This collected topography will be tied into publicly available LiDAR contours at a 1' interval. These contour intervals have been deemed suitable as a basis of design for golf features and the irrigation system. This mapping will be utilized to assess slope analysis, points of drainage, floodplain and wetland mapping, existing irrigation data, site utilities, tree survey and other pertinent information.

B. Preliminary tour of golf course to determine existing conditions

In addition to our attendance at the pre-proposal meeting, our on-site kickoff meeting will provide another opportunity to view the course in action and to formulate preliminary design solutions, objectives and opportunities.

C. GPS Survey of existing greens and immediate surrounds

See item 1.A.

D. Provide agency coordination and permit applications for required plan reviews and permits. Investigate, develop and incorporate into the planning and construction documents elements necessary to comply with permit conditions.

SEH Engineers and Scientists will provide agency coordination, coordinate plan reviews and prepare permit applications.

E. Provide erosion control planning and design for all aspects of the projects. File all necessary agency notices, such as WDNR Notice of Intent, etc., if applicable.

See item 1.D.

F. Potential permit change or WDNR approval for use of water from Mallard Lake

See item 1.D.

G. Schedule, attend and facilitate a project design kickoff meeting. The consultant shall be prepared to attend monthly meetings (at a minimum) to review the project status with their design team and the work group as necessary to address planning and design issues.

SEH will work with Milwaukee County to schedule a design kickoff meeting, on site. SEH will also host monthly progress meetings to review project status, refine design objectives and discuss current issues.

H. Submit three (3) hard copy sets and an electronic file of various reports, project manuals and construction plans for review and comments at each level of project development.

SEH to deliver three hard copy sets and an electronic submittal of all reports, manuals and plans. Review shall take place at 50% completion and 100%

completion – and as requested by Milwaukee County. SEH will also deliver AutoCAD Civil3D linework and 3D surface for contractor use.

I. Managing Project Risk

- 1. Identify, track and mitigate risk*
- 2. Complete and present Risk Register as provided for in AMOP 14.80.33*
- 3. Collaborate with stakeholders to identify frequency of risk register review*

H. Complete restoration plans by a licensed LA and golf course designer

SEH, raSmith, Benkusky and Quitno Golf Designs will collaborate to deliver restoration plans including vegetation establishment, construction sequencing and phasing, site clean-up and access plans.

2. Design Development and Construction Document Preparation

A. Complete review of all existing project information.

All existing project information will be reviewed by the SEH project manager and design discipline design leads and designers as necessary.

B. Complete Demolition, Clearing and Layout Plans

Demolition and Clearing Plans to include removal of vegetation, man-made elements and existing impervious surfaces where designated.

Layout Plans to include project control points, associated reference points and scalable attributes.

C. Complete Grading and Feature Drainage Plans

Grading and Drainage plans to include overland flow and discharge as well as sub-surface drainage elements for all golf course features.

D. Complete Irrigation Plan

Irrigation Plan to include size and location of all irrigation elements and controls as well as hydraulic calculations, structural or electrical mechanical elements as needed.

E. Complete Asphalt Cart Path Plan

Detailed Layout and Profile of 10' wide asphalt cart plan and required drainage elements. Porous pavement shall be considered.

F. Complete Golf Course Amenity Plan

Milwaukee County preferred amenities such as benches by the Park People and other signage, benches trash receptacles, washing stations and patio furniture

shall be included in placemaking plans. An outdoor patio shall be designed south of the clubhouse to welcome arriving golfers and provide a staging and socializing areas.

Ingress/Egress and the driveway loop near the clubhouse shall be re-engineered to enhance the approach experience, provide clarity of intent and better define the intended placemaking.

G. Complete Minor Drainage Plans

Sizing and location of all drainage elements including catch basins, manholes, erosion control, gravel sumps as well as associated tie-in and overflows as needed.

H. Complete Restoration Plans

raSmith, SEH, Michael J. Benkusky and Quitno Golf designs will collaborate to deliver restoration plans which include vegetation design, seed/sod recommendations as well as construction sequencing, staging, access and site cleanup.

I. Compete Perspectives and Graphics

As part of the Golf Course Master Plan Deliverable, we'll provide at least three perspectives for Milwaukee County Parks to share with the public and stakeholders.

J. Complete Construction Details

Plans to be delivered to a level of detail suitable for bidding and construction.

K. Coordinate impacts to parks and Milwaukee County staff - construction access, staging, temporary equipment relocation, scheduling around events, etc.

SEH will coordinate impacts to parks, scheduling around events and maintenance operations based on input and review from all disciplines and Milwaukee County. A traffic control / construction access plan will be completed as part of the construction documents.

L. Complete technical specification in CSI format for inclusion into the Milwaukee County assembled project manual. Prepare the schedule of prices for the bid form for electronic bidding.

This team will provide complete technical specifications in CSI format for inclusion into the project manual and prepare a schedule of prices for electronic bidding. Additionally, SEH does have experience with virtual on-line bidding.

M. Complete a final pre-bid engineer's probably construction cost estimate.

A final construction cost estimate will be completed based upon the final design set forth in the construction documents. Where available, unit prices will be

drawn from proximal installations of design components in similar quantities. Where recent pricing is not available, this team will connect with contractors and rely on our vast experience in design, estimating and bidding to establish estimated unit costs.

3. QA/QC PLAN

A. A Preliminary Quality Control Plan has been provided as part of this document.

A.1 QA/QC Team

The quality control team is comprised of technical experts, who are not assigned to the project on an on-going basis. We also welcome review and review meetings with Milwaukee County at these and other critical milestones.

A.2 QA/QC Milestones

Draft Technical Review

At approximately 50% design development, each discipline will have a QA/QC review by the discipline specific reviewer set forth in the QA/QC plan. Required outside agency reviews will be initiated.

Final Technical Review

Nearing design completion, prior to submittal to The County, each discipline will undergo a discipline specific review and a cross-disciplinary review. Bidability, Constructability, Operability, Environmental and Sustainability principles will be considered by all disciplines.

Final Estimate Review

4. Project Deliverables

A. Existing Conditions Report

B. Complete Design and Construction Documents (Possible Split into Separate Plan Sets)

B.1. Existing Conditions

B.2. Construction Details

B.3. Removal Plan

B.3.a Removals Ingress/Egress/Turn-A-Round

B.3.b Removals Clubhouse Patio Placemaking

B.3.c Removals Driving Range and Golf Amenities

B.3.d Removals Existing Irrigation

B.4. Site Layout

B.4.a Site Layout Ingress/Egress/Turn-A-Round

B.4.b Site Layout Clubhouse Patio Placemaking

B.4.c Site Layout Driving Range and Golf Amenities

B.4.d Site Layout Irrigation

B.5. Planting & Vegetation Plan

B.5.a Vegetation Plan Ingress/Egress/Turn-A-Round

B.5.b Vegetation Plan Clubhouse Patio Placemaking

B.5.c Vegetation Plan Driving Range and Golf Amenities

B.5. Grading Plan / Profiles

B.5.a Grading Ingress/Egress/Turn-A-Round

B.5.b Grading Clubhouse Patio Placemaking

B.5.c Grading Driving Range and Golf Amenities

B.5.d Profiles Irrigation

B.6. Drainage

B.6.a Grading Ingress/Egress/Turn-A-Round

B.6.b Grading Clubhouse Patio Placemaking

B.6.c Grading Driving Range and Golf Amenities

B.7. Traffic Control / Construction Access / Sequencing

C. Golf Planning & Design

C. 1. Whitnall Park Golf Course Master Plan

C.1.a Narrative

C.1.b Mapping

C.2.c Perspectives

C.2. Reprogramming (All Holes)

C.3. Redesign (7 to 10 Holes, At Least)

C.4. Greens Surface Survey (18 Holes, Practice Greens)

C.3.a Slope Banding & Visualization

C.3.b AutoCAD Surface

C.5. Irrigation Plan with Construction Documents

D. Floodplain and Wetland Mapping

D.1. Exhibit Floodplain and Wetland Mapping

D.2. Impacted Wetlands or Floodplain Elevations

E. Water Utility Reconfiguration

E.1. Conceptual Plan View

E.2. Conceptual Cost Estimate

E.3. Narrative Summation

C. CSI Specifications

D. Estimate of Probable Cost

E. Permitting & Agency Coordination



P545-02530 Whitnall Golf Course Irrigation	Project Manager	Golf Course Designers		Landscape Architect	Civil Engineer	Water Resources Engineer	Permitting Specialist	Natural Resources Scientist	Irrigation Specialists	Suvey	QA/QC
	<i>Stabo</i>	<i>Benkuskys</i>	<i>Quitno</i>	<i>Mortensen</i>	<i>Mickelson</i>	<i>Woznak</i>	<i>Kennedy</i>	<i>Pergande</i>	<i>EC Designs</i>	<i>SEH</i>	<i>Walgrave</i>
	\$160	\$180	\$180	\$180	\$160	\$210	\$155	\$140	LS	LS	\$180
Project Delivery											
Kickoff Meeting and Site Visit	8	8	8	8							
Monthly Progress Meetings (virtual)	12	12	12	4							
AMOP Risk Management Assessment	8				4						
Board / Committee Meetings	12	12	12								
Golf Course Architecture											
Design Development/Master Plan	2	75	75								
MPGC Master Plan Deliverable	2	8	8								
Irrigation Design	8								\$18,750		
Layout/Demolition Plan	2	16	16								
Grading and Feature Plans	2	225	225								
Drainage Plan	12	20	20								
Cart Path Plan	12	8	8								
Golf Course Amenity Plan	2	12	12								
Restoration Plan	4	12	12								
Golf Course Perspectives		12	12								
Construction Details	4	8	8								
Construction Impacts and Staging	8	12	12								
Civil & Landscape Architecture Design											
Ingress/Egress/Turn-A-Round	12			12							
Well to Municipal Water Conversion Concepts	12				16						
Existing Conditions Assessment	12										
GPS Survey Existing Greens	4	8	8							\$5,500	
Agency Coordination & Permitting	4						16				
Floodplain and Wetland Impacts & Mitigation	8					16					
Impacted Tree Survey & Arborist Meeting	8	8	8					32			
Clubhouse Patio Placemaking	8	8	8	32							
Construction Documents & Imagery											
Plans	40			32	4	4	4	8			12
Specifications	20	12	12	12		4	4				12
Estimates	12	8	8	8							
2 Dimensional Handdrawn Renderings		16	16	16							
Total Hours:	238	500	500	124	24	24	24	40	LS	LS	24
Total Fee:	\$38,080	\$90,000	\$90,000	\$22,320	\$3,840	\$5,040	\$3,720	\$5,600	\$18,750	\$5,500	\$4,320
	\$287,170										

MILWAUKEE COUNTY
DEPARTMENT OF ADMINISTRATIVE SERVICES
ARCHITECTURE, ENGINEERING AND ENVIRONMENTAL SERVICES SECTION

PROJECT: WHITNALL GOLF COURSE IRRIGATION
PROJECT NO. P545-02530

CONSULTANT PROPOSAL

I. BASIC SERVICES – Whitnall Golf Course Irrigation. (Include services of all needed subconsultants)

A. "LUMP SUM" fee for planning, design and construction documents: \$ 287,170

(Two hundred eighty seven thousand one hundred seventy)

II. PRINCIPAL IN CHARGE

Name of Principal Dave Simons

Engineer's Registration No. in Wisconsin E-25861

Flat hourly rate for principal \$76.56

Participation of Targeted Business Enterprises at the rate of 17% will be required for each project.

Firm Name Short Elliott Hendrickson

Authorized Signature *Heather Stelo PE*

Title Engineer / Project Manager

Date July 6, 2022



COMMUNITY BUSINESS DEVELOPMENT PARTNERS MILWAUKEE COUNTY

COMMITMENT TO CONTRACT WITH TBE

PROJECT No. P545-02530 PROJECT TITLE WHITNALL GOLF COURSE IRRIGATION

TOTAL CONTRACT AMOUNT (less allowances) \$ 287,170 TBE Goal: 11%

Name & Address of TBE	Scope of Work Detailed Description	1) TBE Contract Amount	2) % of Total Contract
Michael J. Benkusky, Inc. Golf Course Architecture	Golf Course Design	\$90,000	31%

- 1) The total project contract amount is an estimate based on the outcome of negotiation between the Prime and Milwaukee County. In some situations the TBE sub-contract amount **might NOT** be based on the total project contract amount.
- 2) The **percentage** is based on the eligible scope of services that TBE participation can reasonably be obtained; which might not be based on the total project contract amount. The commitment percentage is the key indicator of TBE participation. The **Pass/Fail** determination is based on the percentage stated in the RFP/BID. If the Prime is using one or multiple TBE companies the sum of the percentages **MUST** satisfy the minimum percentage stated in the RFP/BID. Note the percentage indicated on this document will be viewed by CBDP the Prime's **COMMITMENT** to the TBE company.

Bidder/Proposer Commitment (To be completed by firm committing work to TBE)

I certify that the TBE firm quoted the identified service(s) and cost(s). I further acknowledge our firm having negotiated with, and having received confirmation, on partnering, pricing and delivery from the TBE firm listed herein.

Prime Contractor/Consultant Short Elliott Hendrickson Phone 414.218.7214, or one of our subs, will enter into contract with the TBE firm listed, for the service(s) and amount(s) specified when awarded this contract. The information on this form is true and accurate to the best of my knowledge. I further understand that falsification, fraudulent statement, or misrepresentation will result in appropriate sanctions under applicable law.

Heather Stabo PE

Signature of Authorized Representative

Heather A. Stabo

Name & Title of Authorized Representative

July 6, 2022

Date

TBE Affirmation (To be completed by TBE Owner/Authorized Representative)

- I affirm that our company is certified as (check all certifications that apply)
 - DBE by the Wisconsin Unified Certification Program certifying partners
 - MBE by State of Wisconsin DOA
 - WBE by State of Wisconsin DOA
 - SBE by SBA Federal Size Standards, NAICS and registered in SAM
 - SBE by Milwaukee County

Unique Entity ID:
WF8SDT7ENJP3

- I acknowledge and accept this commitment to contract with my firm for the service(s) and dollar amount(s) specified herein. I understand and accept that this commitment is for service(s) to be rendered in completion of the project specified herein and all work is to be completed with my own forces. I affirm that approval from CBDP will be obtained prior to subletting any portion of this work awarded to my firm on this project. I affirm that our company meets one of the following requirements: Certified as DBE and listed in the Wisconsin UCP Directory, certified as MBE or WBE with the State of Wisconsin DOA, or SBE firm certified by Milwaukee County or meets the SBA size standards and is listed in the SAM directory.

Michael J. Benkusky
Signature of Authorized TBE Representative

Michael J. Benkusky, President
Name & Title of Authorized TBE Representative

915-474-8385 8/2/22
Phone Number Date

FOR CBDP USE ONLY

Commitment number 1 of 1 Participation: 31.3% Project Total: 31.3%

Lamont Robinson
Authorized Signature

8/26/2022
Date

TBE-14 (06/08/18) Previous Editions Obsolete

CONTRACT FORM 1684 R6 See procedures in: Notes below (hover over red triangles) and [Forms Library/Contracts](#)

Check one: Preliminary Form *Print this completed form as a pdf. Upload the pdf to DocuSign when circulating any contract or amendment for signatures.*
 Corrected Form *Date of correction:* *Upload corrections to DocuSign.*

CONTRACT TYPE (select from **one** dropdown box below) Next step (depending on the Type you selected):
PROFESSIONAL SERVICES Enter as a Service Contract in Infor. Circulate the Contract in DocuSign with this 1684 form.
 (Procurement Contract Types) Enter as a Requisition in Infor. Circulate the Contract in DocuSign with this 1684 form.
 (payments tracked in another system) Tracking system may interface with Infor. Circulate the Contract in DocuSign with this form.
 (no transaction) No commitment is needed in Infor. Circulate the Contract in DocuSign with this 1684 form.
 (only revenue transaction) No commitment is needed in Infor. Circulate the Contract in DocuSign with this 1684 form.

Not A&E
Not A&E
Not A&E

CONTRACT SUBTYPE (select from dropdown box below) INFOR CONTRACT NO. *if applicable*
 CONSULTING
 CONTRACT CLASSIFICATION & AGENCY NAME (select from dropdown box below) ADVANTAGE CONTRACT NO. *if applicable*
 120 CAPITAL PROJECTS
 CONTRACT SUBCLASSIFICATION (LOW ORG.) (select from dropdown box below) DEPARTMENT'S INTERNAL CONTRACT NO. *if applicable*
 1400 CAP PROJ-PARKS

SUPPLIER or other party to the contract SUPPLIER'S or other party's ADDRESS
SHORT, ELLIOTT & HENDRICKSON - CO 501 MAPLE AVENUE
 SUPPLIER TAX I.D. SUPPLIER # COMMODITY CODE (or list by Line below) NEW or AMEND DELAFIELD, WI 53018
 on file 3066 81-10 x
 EFFECTIVE DATES: LENGTH OF CONTRACT AMENDMENT ONLY: DOLLAR TOTAL CONTRACT AMOUNT
 effective date expiration date (IN MONTHS) CHANGE
 Approx. Sept. 2022 Infinite, typically 12/2199 \$ 287,170.00

ACCOUNTING INFORMATION													
Year to be Encumbered or Earned	Line No.	Commodity Code	Agency	Org.	Account	Activity	Function	Reporting Category	Project / Job / Grant	Fund	Item Description 1	Item Description 2	Amount to be Encumbered or Earned
2022	01	81-10	120	1575	75702				WP0545011	41575	Original Agrmt		\$ 287,170.00

NAME OF CONTRACT
 2022 Consultant Agreement for WP0545011 - Whitnall Golf Course Irrigation - Short, Elliott Hendrickson, Inc.

DESCRIPTION (PURPOSE OF CONTRACT)
 2022 Consultant Agreement for consulting services for WP0545011 - Whitnall Golf Course Irrigation - Consultant shall update infrastructure and refresh course appeal, improve golfer interest, modernize features including drainage and irrigation and review opportunities for route changes.
 DocuSign Envelope:

Was Board approval or passive review received prior to contract execution or contract amendment or extension? Check one:
 If YES, attach and list Legistar File No. or Mental Health Board Agenda Item: _____ Date Approved or Reviewed: _____
 If NO, why is Board approval not required?

Does this contract require payment before services are rendered? YES NO
The County does not prepay for services. Draft the contract to require the Contractor to invoice the County once services are provided.

Will this contract be fully signed before work is performed? YES NO

Is Supplier certified as: DBE? YES MBE? YES WBE? YES SBE? YES

Katie Bainer 09/02/22 Contract Services Coordinator
 Prepared By Date Title
 Kelly Solomon 09/02/22 Sr Fiscal & Budget Analyst
 Reviewed By Date Title

 Signature of person with signature card authority Date Title
 (Operating funds require Department signature)

 A/E Director Date Title