MILWAUKEE COUNTY

Department of Administrative Services

Department of Administrative Services

Facilities Management Division

600 N. Plankinton Ave., Suite 600
Milwaukee, WI 53203

REQUEST FOR PROPOSAL
FOR
Investing in Justice: Courthouse Complex
Geotechnical and Environmental Consultant

Milwaukee County

The Request for Proposal (RFP) - Cover Letter
Project Name: Investing in Justice: Courthouse Complex
Project Number: WC027601

The Milwaukee County Department of Administrative Services, Facilities Management Division (DASFMD) is requesting Proposals for the Investing in Justice: Courthouse Complex (IJCC) project, to retain a Geotechnical and an Environmental Consultant. These services will be engaged under one contract. The selected consultant will provide critical site investigations, analysis, and recommendations to inform design decisions, ensure regulatory compliance, and manage environmental risk.

While this is an initial phase engagement, the County may require additional geotechnical services or environmental services as deemed mutually necessary by the Design Consultants, Construction Manager, and Owner

Portions of Milwaukee County's current Courthouse Complex (consisting of the Historic Courthouse, Public Safety Building and Criminal Justice Facility) do not meet modern needs for supporting the safety of our region, the health of our community, nor the rehabilitation of our neighbors. This project will address replacing the Public Safety Building and renovating the Historic Courthouse.

Replacement of the Public Safety Building and renovations to the Historic Courthouse will support Milwaukee County's strategic vision and address operational and community needs. Any significant work on facilities will be a multi-year process that Milwaukee County will approach with intentionality and community input to ensure that facilities support the County's efforts to advance better outcomes for our community. Throughout this process, Milwaukee County's design team has been working with community stakeholders to catalog service, programming, and facility needs, as well as judicial system leaders committed to re-thinking how the justice system addresses public safety and embodies fairness and accountability to meet the needs of those engaged with the system. Through buildings with programs and services designed with a trauma-informed lens and a restorative, community focus, Milwaukee County can continue to improve outcomes for all those who interact with the justice system, including by reducing future case backlogs, improving efficiency and reducing jail crowding, and providing a safe environment for all.

Geotechnical and Environmental Consulting and Environmental Consultant for Investing in Justice: Courthouse Complex

MILWAUKEE COUNTY CAPITAL PROJECT NO. - WC027601

Table of Contents

Exhibits

DEPARTMENT OF ADMINISTRATIVE SERVICES

Milwaukee County

September 12th, 2025

To All Interested Geotechnical and Environmental Consultants,

Project: **Investing in Justice: Courthouse Complex**
Project No: WC027601

Subject: **REQUEST FOR PROPOSALS (RFP)**

SECTION 1.1 – PROJECT DESCRIPTION

Milwaukee County is seeking Geotechnical and Environmental Services for the construction of a new criminal courthouse and the renovation of the Historical Courthouse. The construction of the new courthouse is in the same footprint as the existing Public Safety Building at 821 West State Street, Milwaukee, Wisconsin 53233. The new proposed criminal courthouse will be 14 floors and 520,000 square footages. It is unknown what renovations will occur at the Historical Courthouse.

Project Schedule	
Master Planning & Conceptual Design	March 2025 - January 2026
Conceptual Design Estimate / Budget Approval	July 2025 - January 2026
Schematic Design	October 2026
Construction Documents	August 2028
Construction Phase (Bidding – Closeout)	April 2027 - April 2032

SECTION 1.2 – GENERAL CONSULTING SCOPE OF SERVICES

The successful Consultant shall provide all services as specified by the Milwaukee County Modified AIA Document C103-2015 Owner & Consultant Agreement per ***Attachment M*** and AIA Document C202-2015 Consultant's Services: Geotechnical Engineering per ***Attachment N***. Their services shall include, but not limited to, the following scope of work:

The Geotechnical and Environmental Consultant for this Project shall:

- Manage and administer the services provided and see that any subconsultants' services are managed appropriately.
- Consult with Milwaukee County representatives as needed.
- Attend Project meetings, prepare, and distribute exhibits and supporting information for meetings as required.
- Prepare and distribute agendas and minutes for meetings the Consultant leads.
- Consult, communicate and coordinate their work with County representatives and members of the Project Team.
- Coordinate and lead any work needed in order to complete their scope of work with any public agency and/or utility company.

The Geotechnical and Environmental Consultant will be expected to help promote, execute against, and document all results of these objectives. The Targeted Business Enterprise (TBE) goal for this Contract is 7.23%.

SECTION 1.3 – GEOTECHNICAL CONSULTING SCOPE OF SERVICES

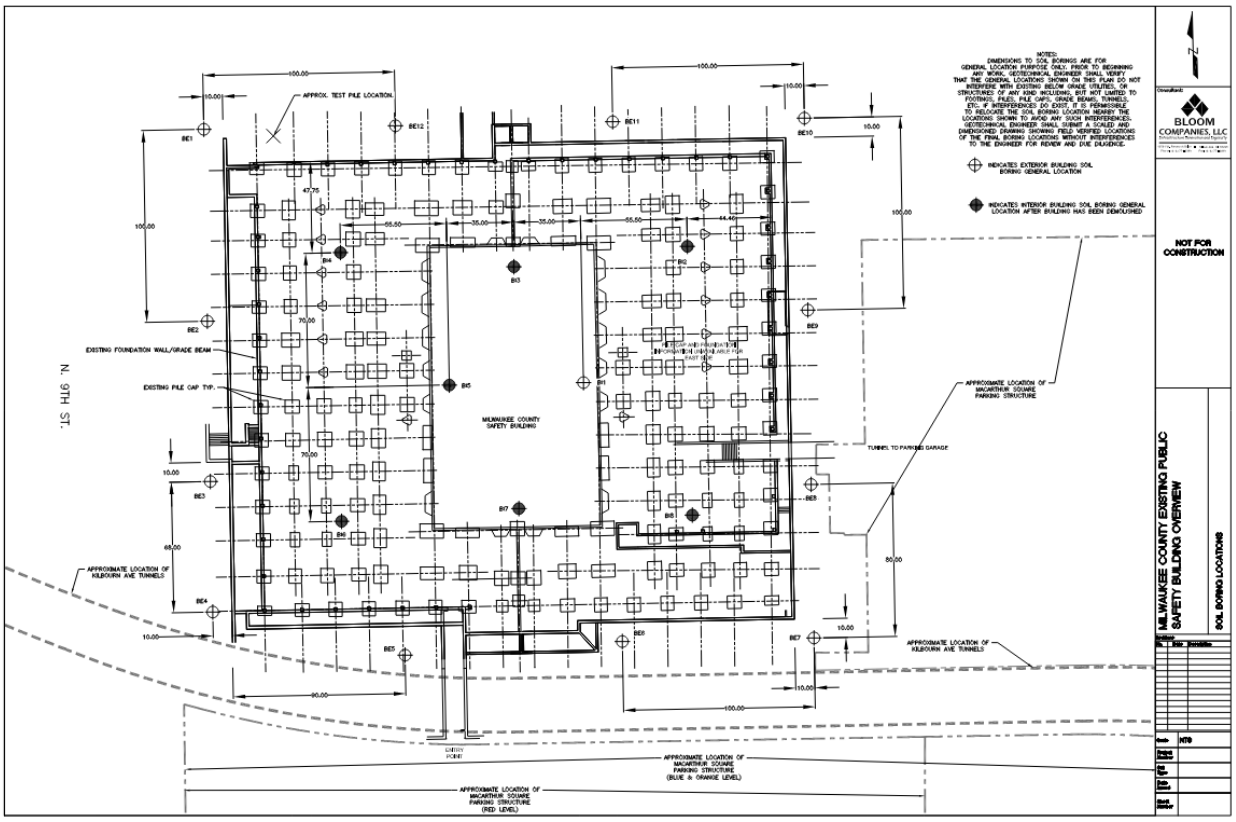
This section of the RFP is for Geotechnical Consulting Services as it relates to geotechnical exploration, analysis, recommendations, and reporting.

The geotechnical consultants will be performing geotechnical services based on the boring map in ***Attachment O***.

Please note, the boring map in ***Attachment O*** was generated by the Project's Design Consultants. This boring map is the baseline for Base Scope pricing in ***Attachment A***, but the final number, spacing, depth, location, and schedule of all borings will be based on a collaborative approach between the selected Geotechnical Engineer, Design Consultants, Construction Manager, and Owner. Site conditions, project requirements, accessibility, and schedule will all be factors in this collaborative assessment. Time is of the essence.

Once the Base Scope is collaboratively confirmed, any adjustments to its pricing will be mutually negotiated. These adjustments will be based on the cost-per-linear-foot rates in ***Attachment A***, specific equipment requirements, schedule, and reasonable professional judgment.

Please see ***Attachment O*** for the current Soil Boring Exhibit, and a snip of the exhibit below:



Geotechnical analysis and recommendations shall be prepared for structural foundations/building design parameters, site preparation, excavation and site drainage, utilities construction, groundwater control, asphalt and concrete pavement design, and stormwater infiltration.

The Owner may request additional investigation as design development necessitates. The definition of these Additional Services scope will be a collaborative effort between the selected Consultant, Design Consultants, Construction Manager, and Owner. Please reference Geotechnical Consulting Potential Additional Services section. This list does not limit the Owner for requesting other services not specifically stated from the Geotechnical Consultant. ***Please indicate in your response if your firm cannot fulfill any Add Services mentioned in this section***.

i. Structural Foundations Systems:

1. Based on typical foundation construction methods and typical soils conditions in the region, the following foundations systems are anticipated:
   a. Column foundations are anticipated to be large shallow spread footings or CIP caissons or steel piles extending to bedrock. Typical column reactions are anticipated to be on the order of 750 kips or less for a column grid assumption of 20'x20'.
   b. Load bearing masonry, concrete, or precast walls are anticipated to be founded on cast-in-place concrete walls/piers supported on continuous footings. Typical wall reactions are anticipated to be on the order of 18 kips/ft as a maximum.
   c. Foundation frost walls will be cast-in-place concrete walls supported on continuous footings.
   d. 4,000 psi concrete will be used for footings.
   e. 4,000 psi concrete will be used for grade beams and piers.
   f. Polystyrene insulation will be provided at the building perimeter per the architectural narrative.

2. Basement walls, retaining walls and elevator pits will be cast-in-place, mildly reinforced concrete walls, thickness to be determined based on floor-floor heights and the final finished floor elevations and retained earth elevations.

3. The typical slab-on-grade will be 4", 4,000 psi concrete reinforced with macro and micro synthetic fiber blend, specified to be equivalent to 0.24 in^2/ft min area of steel. Thickened reinforced concrete slabs will be provided at highly loaded areas, below CMU interior partitions, and at locations with depressed slab locations.

ii. Structural Building Design Parameters:

1. The following building design parameters shall be incorporated into the geotechnical exploration, analysis and recommendations for purposes of structural building design.
   a. Allowable net bearing pressures for foundations.
   b. If allowable net bearing pressures < 1500 psf, required depth of over-excavation beyond proposed bearing elevation** is greater than 3'-0", or settlements are anticipated to be excessive, provide:
   a. Recommended soil intermediate foundation/ soil remediation methods given site conditions (i.e. rammed aggregate piers, rigid inclusions, etc.) or deep foundation solutions (i.e. auger-cast piles, etc.). Provide appropriate design

parameters including minimum diameter, bearing elevation, skin friction, and end-bearing pressure (for deep foundations) and recommended / anticipated possible net allowable uniform bearing capacity for intermediate foundations.

b. Finished floor elevation noted on plans less frost depth as applicable at interior, perimeter, and exterior locations.
c. Coefficient of friction for the design of foundations and retaining walls to resist sliding.
d. Active, passive and at-rest coefficients for determining lateral earth pressures.
e. Internal friction coefficient.
f. Subgrade modulus, k, for designing slabs on grade, mat foundations, or combined footings.
g. Recommendations for fill material, backfill material, excavation and compaction.
h. Identification of possible groundwater problems that can be expected and recommendations for dewatering.
i. Foundation drainage requirements.
j. Determination of the need for vapor retarders beneath slabs on grade.
k. Determination of the need for water-stops.
l. Recommended subgrade material and compaction requirements.
m. Elevations of bearing strata (for shallow foundations, intermediate foundations/ soil remediation and for deep foundations, if necessary and recommended).
n. Expected total and differential settlements.
o. The boring logs will be documented and reported. Soil types will be identified for each segment.
p. Provide unit weights of soils.
q. Soil profile for seismic calculations and determination of seismic design site classification.
r. Sampling shall be performed using SPT for sands/granular soils or Shelby Tube/ST for clays. Bidder shall assume Shelby Tube for all borings for the purposes of estimating cost.
s. Depth of building structure borings:
a. Minimum 25’-0”
b. Minimum of 15’-0” below bearing stratum or until auger refusal.
t. Standard Penetration Testing (SPT):
a. Perform Standard Penetration Tests (ASTM D1586) at regular intervals during soil borings. SPTs/STs shall be conducted at 2.5-foot intervals in the upper 10 feet and at 5-foot intervals thereafter unless otherwise directed by the engineer. Record N-values (blows per foot) and collect representative SPT/ST soil samples at each test location.
b. All SPT procedures must follow ASTM D1586. Ensure automatic hammers are calibrated and that energy ratios are reported for each rig. Provide sample logs, N-values, and hammer efficiency details with the boring logs.

iii. Location & Restoration of Soil Testing:

The Geotechnical Consultant is responsible for providing field locating and staking services for all soil borings.

The Geotechnical Consultant is responsible to identify all public and private utility locates prior to conducting any drilling or excavation activities.

1. Quantity and Depth
    a. Provide borings at every 100 feet max or 12 total, whichever is larger to a depth of 110 feet or refusal.
    b. Include at least two rock cores as part of the pre-demo effort.

2. Location Guidance
    a. Please see above guidance and ***Attachment O***.

If soil borings cannot be completed to specified depths due to unanticipated refusal on cobbles or other obstructions, the Geotechnical Consultant shall field-locate a revised location of the soil boring to attempt to complete the boring to the specified depths.

The Geotechnical Consultant is responsible for handling, transport, and disposal of all spoils, cuttings, drilling fluids, and other materials generated during drilling or excavation operations.

The Geotechnical Consultant is responsible for site restoration to return the soil borings locations to their existing conditions. Restoration of areas may include but are not limited to restoring grass areas with topsoil, seed and mulch/erosion matting and/or pavement patching. Pavement patching may require the saw cutting of asphalt to create uniform straight-edge cuts and replacement of aggregate base course(s).

iv. Geotechnical Consultant Base Scope Deliverables

1. Stamped Geotechnical Report (PDF and editable formats).
    - Report to address all required Structural Building Design Parameters stated above
    - Report to include boring logs, lab results, and preliminary geotechnical recommendations for the column and wall foundations/footings as well as the slab on grade based on pre-demolition findings.
    - Report to include an assessment of anticipated risk or variability in subsurface conditions, including water table (if applicable) across the site.
2. All Geotechnical Report Addendums should be included in the Base Scope.
3. Project Team Meeting for summary memoranda and presentation of Report.

v. Geotechnical Consulting Potential Additional Services:

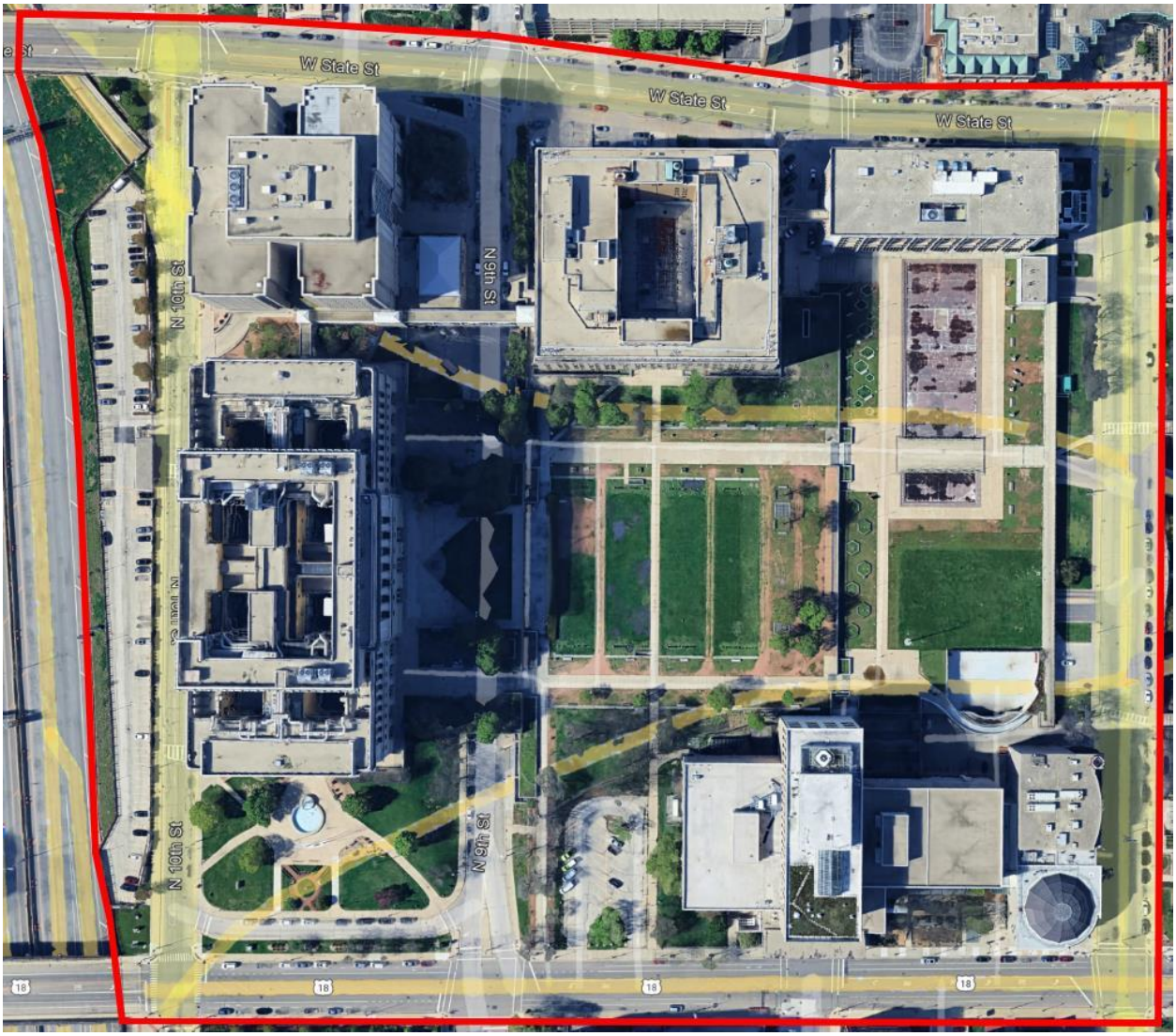
1. Additional Borings.
2. Borings inside of Public Safety Building.
3. Test Pits.
4. Creation of recommended Test Pile Program and observation of implementation.
5. Destructive investigation to verify, analyze, and document existing foundation system of the Public Safety Building.
6. Sustainability as noted below:

1. Sustainability and Climate Commitment
    i. In April 2025, Milwaukee County adopted the Climate Action 2050, a bold roadmap to Carbon Neutral operational emissions by 2050. This includes commitments to reducing greenhouse gas emissions, advancing resilience and achieving racial and health equity. In support of this commitments, the County has established Sustainable Design Standards (SDS) to guide capital projects towards high performance in energy efficiency, water conservation, stormwater management and climate resilience. The IJCC project has been identified as having to meet Tier 1 requirements from the SDS.
    ii. As part of the Energy Systems Planning for the complex, studying of renewable energy generation options, including geothermal and deep well geothermal may become necessary. As requested, as an additional service, the awarded geotechnical consultant will provide additional geotechnical services as needed to support the design and construction of the project.
    iii. This may include but not be limited to:
        a) Conduct subsurface exploration (soil borings and/or test wells) to characterize soil, bedrock, and groundwater conditions at depths relevant to geothermal feasibility.
        b) Perform thermal conductivity testing.
        c) Identify groundwater levels and aquifer conditions.
        d) Assess feasibility of geothermal system types at project site.
        e) Identify potential risks, constructability concerns, and regulatory considerations.
        f) Provide a comprehensive geotechnical report summarizing all findings, test results, and recommendations to support mechanical system design.
        g) Coordinate findings with the project's mechanical/energy design teams to ensure applicability to system sizing and layout.

1.4 – ENVIRONMENTAL CONSULTING SCOPE OF SERVICES

This section of the RFP is for Environmental Consulting services as it relates to conducting an environmental site assessment of the entirety of the space outlined in the red box below. Please see ***Attachment P*** for an enlarged exhibit.

The Owner may request additional investigation as design development necessitates. The definition of these Additional Services scope will be a collaborative effort between the selected Consultant, Design Consultants, Construction Manager, and Owner. Please reference Environmental Consulting Potential Additional Services section. This list does not limit the Owner for requesting other services not specifically stated from the Environmental Consultant. ***Please indicate in your response if your firm cannot fulfill any Add Services mentioned in this section***.



i. Phase I Environmental Site Assessment (ESA)

1. Environmental Consultant is responsible to conduct a Phase I ESA in accordance with ASTM E1527-21 to identify potential or existing environmental contamination risks.
2. Phase I ESA should be conducted on the entirety of the space outlined in the red box in ***Attachment P***.

ii. Environmental Base Service Deliverables

1. Phase I ESA Report

iii. Environmental Consulting Potential Additional Services:

1. Phase II ESA
   - Site Investigation
     - Identify, develop and implement a Phase II Sampling and Analysis Plan.
     - Conduct soil, groundwater, and/or soil gas sampling as necessary.
     - Prepare a Phase II ESA Report with findings, regulatory considerations, and recommended actions.
     - As additional service, fee to be negotiated based on Phase I Report.

2. Phase III ESA
   - Remediation / Mitigation
     - Identify, develop and implement a Phase III Sampling and Analysis Plan.
     - Conduct soil, groundwater, and/or soil gas sampling as necessary.
     - Prepare a Phase III ESA Report with findings, regulatory considerations, and recommended actions.
     - As additional service, fee to be negotiated based on Phase I and Phase II Report.

3. Regulatory Coordination Compliance & Permitting
   - Advise on local, state, and federal environmental regulations relevant to the Project.
   - Lead the preparation and submission of any required notifications, monitoring reports, closure certifications, or permits on behalf of Owner.
     - (e.g., NESHAP notification, Stormwater Pollution Prevention Plan (SWPPP), etc.)
   - As additional service, fee to be negotiated as required.

4. Construction Support
   - Develop Soil Management Plan
   - Construction subsurface or environmental conditions monitoring.
   - Provide oversight or third-party testing during abatement or remediation, if needed.
   - As additional service, fee to be negotiated as required.

SECTION 1.5 – RFP SCHEDULE

Geotechnical and Environmental Consultant RFP Schedule	
RFP | Issuance	September 12, 2025
RFP | Pre-Proposal Meeting	September 17, 2025 3:00 p.m. via Teams
RFP| Final Questions Due	September 23, 2025
RFP| Final Addendum	September 29, 2025
RFP| Proposal Due	October 9, 2025, 3:00 p.m.
RFP | Scoring and Shortlist	October 17, 2025
RFP | Interviews *(if required)*	Week of October 20, 2025
RFP | Selection Notification	October 31, 2025
RFP | Award, Contract Execution, and Notice to Proceed	December 12, 2025

Current anticipated schedule subject to change via Addendum

SECTION 1.6 – RFP GENERAL REQUIREMENTS

1. Compliance with TBE requirements per ***Attachment D***.
   A. Every consultant (prime or subconsultant) must complete a TBE-14 form if they are providing a TBE commitment for the contract.
   B. Every consultant (prime or subconsultant) must complete a TBE-02 form for subcontractor/subconsultant/suppliers that are providing TBE under their bid/proposal.
   C. A TBE-01 Good Faith Effort form must be completed if the Geotechnical and Environmental Consultant is unable to achieve the TBE goal of 7.23% for this portion of the Contract.

2. With the signing and submission of a Proposal, the submitting Geotechnical and Environmental Consultant certifies that the Milwaukee County Modified AIA Document C103-2015 Owner & Consultant Agreement per ***Attachment M*** and AIA Document C202-2015 Consultant's Services: Geotechnical Engineering per ***Attachment N*** has been read and understood and the submitting Consultant is ready, willing and able to sign the Agreement when requested without making any substantive changes.

3. The County considers any of the following to constitute non-responsibility or non-responsiveness:
   a. A. Submission of incomplete or Alternative Proposals.
   b. Submission of any Proposal that requires the County to contract directly with a third party other than the Respondent.
   c. Disqualification or disbarment from participating in competitive solicitation by any other state, local, or federal government entity.
   d. Failure to demonstrate the required experience.
   e. Failure to provide any requested evidence of financial solvency.

4. Firms interested in providing services to the County must submit a Proposal that substantiates the firm's capability to perform and its expertise in the work required by this solicitation. Firms must be licensed to work in their respective fields as required by the State of Wisconsin.

5. See ***Attachment B*** for all Proposal Preparation Submission and Evaluation Guideline requirements. Failure of the Proposer to meet all the minimum qualifications will eliminate its Proposal from any further consideration.

The Pre-Proposal Meeting will be held virtually on Microsoft Teams at **3:00 P.M. on September 17th, 2025**.

Meeting ID: 236 947 624 875
Passcode: a5bU7qa2

Dial in by phone
+1 414-436-3530,,776961964#
Phone conference ID: 776 961 964#

Please submit one electronic (pdf) version of your Proposal no later than **3:00 P.M. on October 9th, 2025** to **Peter Nilles** at peter.nilles@milwaukeecountywi.gov and **Patrick Flaherty** at pflaherty@concord-cc.com.

Please direct questions regarding this RFP to Peter Nilles using the contact email provided above.

Sincerely,

Peter Nilles
Director Of Facilities Planning & Development

CC:
Patrick Flaherty pflaherty@concord-cc.com
Lamont Robinson lamont.robinson@milwaukeecountywi.gov