

Subject: **ADDENDUM #2 TO REQUEST FOR PROPOSALS (R.F.P.)**
 Project: **Investing in Justice: Courthouse Complex – Geotechnical and Environmental Services**
 Project No.: **WC027601**

**DEPARTMENT OF ADMINISTRATIVE SERVICES
 Milwaukee County**



September 29, 2025

To All Interested Consultants

Project: Investing in Justice: Courthouse Complex – Geotechnical and Environmental Services

Project No.: WC027601

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The Geotechnical and Environmental Services (project WC027601-New Criminal Courthouse Planning Phase IV) RFP noted any related questions were to be answered via addendum. The answers to all questions received by the deadline in the RFP Schedule are listed below.

Question No.	Question	Response
1	Can we do a site visit before bid to review access for the boring planned within the courtyard?	Yes.
2	Is there a basement level below the courtyard? Is the boring intended to be completed from the level visible from an aerial photo or is the boring intended to be completed from within an existing basement?	There is no courtyard. Respondent should assume the boring would need to be completed from within existing basement.
3	It is stated that two of the borings should have rock cores. Should the rock cores be 5 or 10 feet long?	Ten feet long.

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4	Can we store the drums at each boring location until we complete, and all the drums can be picked up under 1 mobilization or would it be required to remove the drums on a daily basis from the site? There is additional cost for additional pick ups.	Respondent should assume drums need removed daily.
5	Do we need security clearance or safety training for access to the outside of this site?	No security clearance is required for exterior work. Any interior work requires security clearance.
6	Is a regulated materials assessment (asbestos and lead based plant, etc.) needed for the structure or will that be handled by the demolition contractor?	The demolition contractor will manage this.
7	The borings on the south side of the existing building, though they are outside, are on the roof of the current parking structure that has a green roof. Is it desired to still drill these borings in the phase 1 portion of the exploration, or should they be completed in phase 2 of the exploration after the building is demolished? If completed in phase 1, what is the load rating for the existing roof, or should the borings be completed from within the parking structure?	If borings can be completed within the parking structure, that is preferred. Otherwise, boring location could be moved slightly away from the parking structure. Otherwise, this boring will be accomplished in phase 2.
8	Will any permitting be necessary to complete field work within the existing parcel? If permitting is required, will there be any fees associated with permits or will all fees be waived?	No permits would be necessary unless there is a boring in a City of Milwaukee right of way.
9	If we are submitting a lump sum, is it still required to fill out Form J?	Yes.
10	The project name appears inconsistently throughout the RFP and related documents. Please confirm the official project name that bidders should reference in all correspondence and submissions.	The project name is as follows; 'Investing in Justice: Courthouse Complex'.
11	Will the County make available the meeting minutes, presentation materials, or any audio/video recordings from the pre-proposal meeting held on Sept. 17 for bidders' reference?	The meeting presentation materials and attendee list were made available as Addendum 1 to this RFP.
12	Will not attending the meeting count against bidders?	No.
13	Regarding the contract document quality control plan, item viii on page 4 of Attachment B, could the county clarify what is expected in the response? Is the County seeking firms' standard terms and conditions, quality manuals, or a	Specific to this project.

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	narrative specific to this project?	
14	Can the county provide a schedule for demolition activities required for planned borings currently located within the building? Additional details on existing site constraints would be helpful.	Schedule is under development. Public Safety Building demolition currently has a potential early start in the later part of 2027.
15	Does the county have existing information from environmental studies or assessments related to lead, asbestos, or other hazardous materials that could be shared with bidders?	There is currently a hazardous material assessment being completed for the interior of the Public Safety Building. Results of the assessment will not be available until early 2026. There are no other existing reports or studies to share.
16	Please provide guidance on how bidders should price additional environmental services beyond the Phase I ESA, and how the program and schedule for these services should be developed. Typically, these services and pricing are determined after the Phase I ESA is completed.	Within the Environmental Consulting Scope of Services, any work performed beyond the completion of the Phase I Environmental Site Assessment will be treated as Additional Services. It is expected that the Consultant will present findings and recommendations to the Owner and Owner's Consultants at the completion of the Phase I Environmental Site Assessment. Please see Section 1.4 subsection iii. Environmental Consulting – Potential Additional Services for further detail.
17	Can the county clarify whether subconsultant and laboratory firms are required to complete Attachment E, or is this form intended only for the prime firm?	Subconsultants are required to complete Attachment E. Labs are not required to complete Attachment E.
18	Will background checks, site escorts, and/or any other security measures be needed for full access of the buildings within attachment E in their entirety?	Please see the answer to Question #5.
19	Will permit requirements/fees for drilling within right of way areas be waived?	The selected consultant will need to work with the City of Milwaukee on permits within their right-of-way.
20	Are any plans/information available regarding utilities and below-grade structures that may present conflicts with the proposed drilling?	The selected consultant should contact Digger's Hotline for utility plans and locates.
21	Has a date been established for demolition of the existing building to allow the "BI-x" borings to be conducted?	Please see the answer to Question #14.

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22	How many below-grade levels are planned for the new structure? Or is the lowest floor elevation known?	This is under design. The lowest potential level is expected to be approximately eleven feet below the existing sub-basement.
23	Are the 8 interior borings (post-demolition) also part of the base scope with the 12 exterior borings?	Interior borings are phase 2 after building demolition, except for the possibility of one interior boring during phase 1, if accessible. All borings are part of the base scope. Provide a separate price for the Phase 1 interior boring.
24	Is each boring planned to extend to 110 feet or to bedrock if bedrock is greater than 110 feet?	Yes.
25	Will background checks, site escorts, and/or any other security measures be needed for full access of the buildings within attachment E in their entirety?	Please see the answer to Question #5.
26	Does the county want the Phase I report as a single report or broken up by property?	A single report is preferred.

Please direct questions regarding the Geotechnical and Environmental RFP, to Peter Nilles at peter.nilles@milwaukeecountywi.gov and Patrick Flaherty at pflaherty@concord-cc.com.

Sincerely,



Peter Nilles
 Director, Facilities Planning and Development