



GREEN COUNTY PROPERTY, PARKS, AND INSURANCE COMMITTEE
Tuesday, March 10, 2026 at 6:15 PM
1016 16th Ave • • Monroe, Wisconsin

PROPERTY, PARKS, AND INSURANCE COMMITTEE MEETING AGENDA

1. Call to Order

2. Sheriff's Office/Jail Project update

- i. Discussion and possible action regarding awarding Elevator contract for Sheriff's Office/Jail project
- ii. Discussion and possible action regarding Construction/Project Management Contract with Kraemer Brothers for Sheriff's Office/Jail project
- iii. Discussion and possible action regarding additional soil boring/testing for Sheriff's Office/Jail Project

3. Adjourn

Committee Members: Roger Truttmann, Barb Krattiger, Dennis Schwartz, Jody Hoesly, and Joe Snow

*NOTICE is hereby given that a majority of the Green County Committee of Committees may be in attendance at the above noticed meeting. This may constitute a meeting per State ex rel. Badke v. Greendale Village Bd.; and must be noticed as such even though the Green County Committee of Committees will not be called to order and will not take any formal action at this meeting.

www.greencountywi.org

PLEASE NOTE: Upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities through sign language, interpreters or other auxiliary aids.

For additional information or to request the service, contact the Green County Clerk's Office at (608) 328-9430.



Report to the Property, Parks, and Insurance Committee of Green County

MEETING DATE

March 10, 2026

PREPARED BY

Arianna Voegeli, County Clerk

AGENDA ITEM:

2. Sheriff's Office/Jail Project update

- ii. Discussion and possible action regarding Construction/Project Management Contract with Kraemer Brothers for Sheriff's Office/Jail project

BACKGROUND

At the February 11, 2025 County Board Meeting, the county approved hiring Kraemer Brothers as the Project/Construction Manager for the Sheriff's Office and Jail project. The contract amount is 2.25% of Guaranteed Maximum Price of the project construction costs, in addition to the extent the Contract Sum is less than the Guaranteed Maximum Price, the Owner and Construction Manager shall share equally in any savings, which shall be defined as the difference between the Guaranteed Maximum Price and the Contract Sum (the "Shared Savings").

RECOMMENDATION

Approve the contract with Kraemer Brothers as presented

FISCAL IMPACT

Funds to come from bond funds for the Sheriff's Office/Jail project

ATTACHMENTS

None



Report to the Property, Parks, and Insurance Committee of Green County

MEETING DATE

March 10, 2026

PREPARED BY

Arianna Voegeli, County Clerk

AGENDA ITEM:

2. Sheriff's Office/Jail Project update

iii. Discussion and possible action regarding additional soil boring/testing for Sheriff's Office/Jail Project

BACKGROUND

Based on the results of the Soil Investigation conducted in December 2025, and subsequent discussions between the Green County Sheriff's Office and Fehr Graham, the recommended approach to address elevated metal concentrations identified at select borings at the 2827 6th Street Site is to further delineate the vertical extent of the impacted soil. This additional delineation

will better define and limit the volume of metal-impacted soil requiring disposal at a permitted landfill facility during construction activities.

RECOMMENDATION

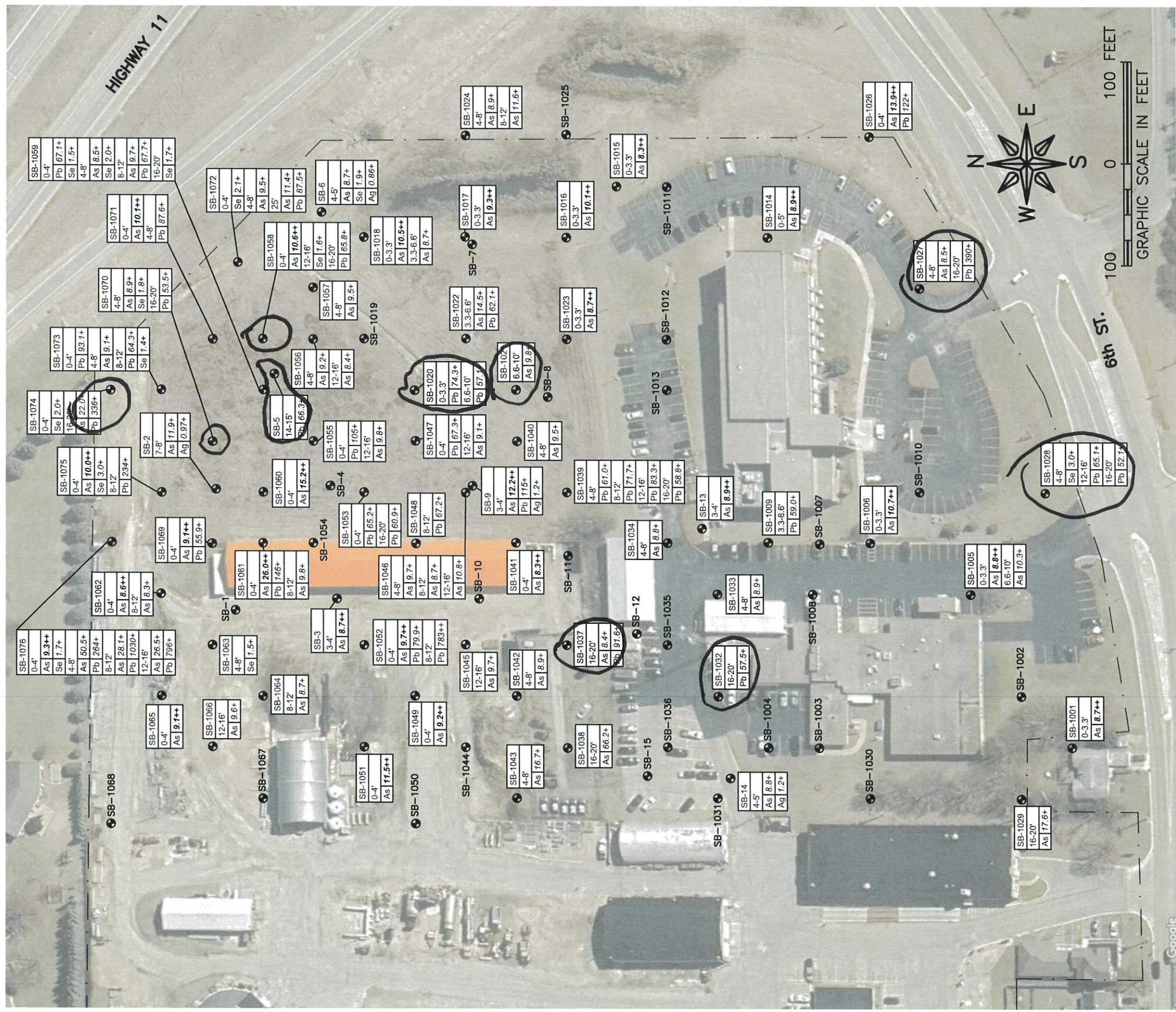
Approve the proposal for additional site investigation as presented

FISCAL IMPACT

\$20,500

ATTACHMENTS

1. Boring Redrill Map
2. FINAL - Green County - Additional SI Borings Proposal



LEGEND

● SOIL BORING LOCATIONS

As ARSENIC

Pb LEAD

Se SELENIUM

Ag SILVER

ITALICS+ EXCEEDS GROUNDWATER PATHWAY RCL

BOLD/ITALICS+ EXCEEDS DIRECT CONTACT (0-4') RCL

NOTES:

1. RESULTS REPORTED IN mg/kg
2. SAMPLES SB-1 TO SB-15 COLLECTED JULY 2025
3. SAMPLES SB-1001 TO SB-1076 COLLECTED DEC. 2025

FIGURE 3
SOIL CHEMISTRY EXCEEDANCES
2827 6th ST.
MONROE, WI 53566

1/16/26

FEHR GRAHAM

ENGINEERING & ENVIRONMENTAL

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ILLINOIS
 IOWA
 WISCONSIN

March 4, 2026

Sheriff Cody D. Kanable
Green County Sheriff's Office
2827 6th Street
Monroe, Wisconsin 53566

**RE: Proposal – Additional Site Investigation
Green County Jail Site
2827 6th Street
Monroe, Wisconsin 53566**

Sheriff Kanable:

At the request of the Green County Sheriff's Office (Client), Fehr Graham is pleased to provide this proposal for Additional Soil Investigation services at the Green County Jail site in Monroe, Wisconsin (herein referred to as the Project Area or Site).

BACKGROUND

Based on the results of the Soil Investigation conducted in December 2025, and subsequent discussions between the Green County Sheriff's Office and Fehr Graham, the recommended approach to address elevated metal concentrations identified at select borings at the 2827 6th Street Site is to further delineate the vertical extent of the impacted soil. This additional delineation will better define and limit the volume of metal-impacted soil requiring disposal at a permitted landfill facility during construction activities.

This proposal outlines the proposed scope of work and associated costs to complete the additional site investigation activities necessary to support this effort.

SCOPE OF WORK

Based on the results of the initial Soil Investigation, additional field work is required to vertically define the extent of Arsenic (As) and Lead (Pb) soil contamination on the Subject Property:

1. Public and Private Utility Location - Before intrusive activities, a public utility locate will be requested to identify utilities in the public right-of-way leading onto the Site. In addition, a private utility clearance, utilizing electromagnetic and/or ground-penetrating radar, will be completed to identify subsurface utilities in the vicinity of each soil boring location on the Site.
2. Survey – Prior to drilling activities, a survey will be completed to identify the locations of the previous boring per GPS by Fehr Graham.
3. Direct-Push Drilling – A total of ten (10) soil borings will be advanced up to 30-foot bgs, until groundwater is encountered, or drilling refusal, whichever comes first. Proposed boring locations are included on the attached figure (circled).
4. Soil Sampling – Two (2) to four (4) soil samples will be collected from each soil boring by Fehr Graham professional staff, for a total of 29 soil samples. The following soil borings will be

advanced via blind drilling to the depths specified below. Upon reaching the indicated depth, continuous advancement will proceed to 30 feet below ground surface (bgs), with soil samples collected at 5-foot intervals within the designated sampling interval. Samples will be submitted for the analytes noted.

- » **SB-5** – Advance via blind drilling to 15 feet bgs; collect samples from 15 to 30 feet bgs at 5-foot intervals.
Analysis: Lead
 - » **SB-1020** – Advance via blind drilling to 10 feet bgs; collect samples from 10 to 30 feet bgs at 5-foot intervals.
Analysis: Lead
 - » **SB-1021** – Advance via blind drilling to 10 feet bgs; collect samples from 10 to 30 feet bgs at 5-foot intervals.
Analysis: Arsenic
 - » **SB-1027** – Advance via blind drilling to 20 feet bgs; collect samples from 20 to 30 feet bgs at 5-foot intervals.
Analysis: Lead
 - » **SB-1028** – Advance via blind drilling to 20 feet bgs; collect samples from 20 to 30 feet bgs at 5-foot intervals.
Analysis: Lead
 - » **SB-1032** – Advance via blind drilling to 20 feet bgs; collect samples from 20 to 30 feet bgs at 5-foot intervals.
Analysis: Lead
 - » **SB-1037** – Advance via blind drilling to 20 feet bgs; collect samples from 20 to 30 feet bgs at 5-foot intervals.
Analysis: Arsenic and Lead
 - » **SB-1058** – Advance via blind drilling to 20 feet bgs; collect samples from 20 to 30 feet bgs at 5-foot intervals.
Analysis: Lead
 - » **SB-1070** – Advance via blind drilling to 20 feet bgs; collect samples from 20 to 30 feet bgs at 5-foot intervals.
Analysis: Lead
 - » **SB-1074** – Advance via blind drilling to 20 feet bgs; collect samples from 20 to 30 feet bgs at 5-foot intervals.
Analysis: Arsenic and Lead
5. Laboratory Analysis - To evaluate the presence and extent of potential contamination, collected soil samples will be submitted to a certified analytical laboratory. All samples will be analyzed for the parameters identified above in Step 4.

Soil samples will be collected in laboratory-provided containers, stored in a cooler on ice for the day's activities, and relinquished to the laboratory under standard chain-of-custody

procedures at the earliest opportunity to Pace Analytical Laboratory in Green Bay, WI for analysis.

Soil samples will be submitted to the laboratory for phased analysis, contingent upon the results of previously analyzed samples. For each boring, the initial collected interval will be analyzed, and the remaining samples will be placed on hold in the laboratory. Hold samples may be authorized for analysis to further delineate the extent of contamination, as warranted by the initial results.

Prior to proceeding with additional analytical phases, Fehr Graham will consult with the client to review the findings and recommend which additional soil samples should be advanced for laboratory analysis.

6. Data Evaluation – Soil analytical results will be tabulated and compared to relevant Wisconsin Department of Natural Resources (DNR) standards, as set forth in the Wisconsin Administrative Code Chapter NR720.
7. Fehr Graham will prepare and submit an Addendum to the Site Investigation Report summarizing the results of the additional investigation. The addendum will present field observations, analytical findings, supporting exhibits, and tabulated laboratory data. The report will also include conclusions and recommendations regarding any further investigation and/or soil management or disposal considerations.
8. Equipment decontamination, sample collection, field documentation, sample custody, and laboratory analyses will be performed in general accordance with methods prescribed by the Wisconsin DNR and the U.S. Environmental Protection Agency (USEPA). Additionally, all Site Investigation activities at the Site will be in conformance with local, state, and federal ordinances, rules, laws, and regulations.

» **Lump Sum Fee for Additional Site Investigation Fieldwork and Reporting Activities = \$20,500**

EXCLUSIONS

Please note that the following items are excluded from the proposed scope of services:

- » Drilling and sampling within bedrock (weathered or competent) is considered an exclusion, which will require different drilling methods with additional associated fees. Unconsolidated geologic materials/soils are anticipated.
- » Soil vapor or groundwater investigation.
- » Landscape restoration as a result of sampling activities.
- » Utility repairs related to unmarked or undocumented subsurface utilities/conduits.
- » Additional soil borings/sampling/laboratory analysis unrelated to the proposed scope of work described above.
- » Unless otherwise specified, investigation derived waste (IDW) will not be containerized, nor will waste characterization samples be collected or analyzed. Soil residuals will be returned to the boreholes with bentonite chips. Purged groundwater will be left on-site. Additional costs will apply if IDW is to be containerized for transport and disposal.

March 4, 2026
Sheriff Cody D. Kanable, Green County Sheriff's Office
Green County Jail – Additional Soil Investigation
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- » In the event that laboratory turnaround is delayed or changes occur outside Fehr Graham's control, Fehr Graham will not be held financially responsible for overall project delays.
- » Regulatory submittal cost estimates or excavation cost estimates.

PROFESSIONAL FEES

The fixed fee for performing the above services is **\$20,500.00**.

Payment for the services rendered will be requested via a monthly invoice.

***Reimbursables are not to exceed more than 15% markup.*

AUTHORIZATION

If this proposal is acceptable, please sign the enclosed Agreement for Professional Services and return it to me. This will serve as authorization for Fehr Graham to proceed.

Thank you for the opportunity to submit this proposal. If you have any questions, please do not hesitate to contact this office.

Sincerely,



Matt Dahlem
Branch Manager

MJD:kk

Enclosures: Agreement for Professional Services

N:\Proposals\2026\Matt Dahlem\Green County Jail\FINAL - Green County - Additional SI Borings Proposal.docx

**AGREEMENT
FOR PROFESSIONAL SERVICES**

Client Sheriff Cody D. Kanable
 Green County Sheriff's Office
 2827 6th Street
 Monroe, Wisconsin 53566

Description of Services:

Additional Site Investigation - Green County Jail Site
2827 6th Street, Monroe, Wisconsin 53566

Fehr Graham will complete the scope of services as outlined in the proposal dated March 4, 2026, included herein.

COST:

The fixed fee for performing the above services is \$20,500.


**Reimbursables are not to exceed a 15% markup. Payment for the services rendered will be requested via a monthly invoice. Fehr Graham does not accept credit and/or debit card payments.*

The attached General Conditions are incorporated into and made a part of this Agreement.

ACCEPTED AND AGREED TO:

I/we, the undersigned, authorize Fehr Graham to provide services as outlined above, and also agree that I/we are familiar with and **ACCEPT THE TERMS OF THE ATTACHED GENERAL CONDITIONS.**

CLIENT:
Signature _____
Name _____
Title _____
Date Accepted _____

CONSULTANT:
By  _____
Name Matt Dahlem, PG
Title Branch Manager
Date Proposed March 4, 2026

405.0026740.000

GENERAL CONDITIONS TO AGREEMENT FOR PROFESSIONAL SERVICES

1. The Client requests the professional services of Fehr Graham hereinafter called "The Consultant" as described herein.
2. The Consultant agrees to furnish and perform the professional service described in this Agreement in accordance with accepted professional standards. Consultant agrees to provide said services in a timely manner, provided, however, that Consultant shall not be responsible for delays in completing said services that cannot reasonably be foreseen on date hereof or for delays which are caused by factors beyond his control or delays resulting from the actions or inaction of any governmental agency. Consultant makes no warranty, expressed or implied, as to his findings, recommendations, plans and specifications or professional advice except that they were made or prepared in accordance with the generally accepted engineering practices.
3. It is agreed that the professional services described in the Agreement shall be performed for Client's account and that Client will be billed monthly for said services. A 1½% per month service charge will be incurred by Client for any payment due herein and not paid within 30 days of such billing which is equal to an ANNUAL PERCENTAGE RATE OF 18%. Partial payments will be first credited to the accrued service charges and then to the principal.
4. The Client and the Consultant each binds himself, his partners, successors, executors, and assigns to the other party to this Agreement and to the partners, successor, executors, and assigns of such other party in respect to this Agreement.
5. The Client shall be responsible for payment of all costs and expenses incurred by the Consultant for his account, including any such monies that the Consultant may advance for Client's account for purposes consistent with this Agreement.
6. The Consultant reserves the right to withdraw this Agreement if not accepted within 30 days.
7. A claim for lien will be filed within 75 days of the date of an invoice for services (last day of services rendered) unless the account is paid in full or other prior arrangements have been made. All attorney fees incurred by the Consultant due to the filing of said lien or the foreclosure thereof shall be borne by the Client. In the event suit must be filed by Consultant for the collection of fees for services rendered, Client will pay all reasonable attorney's fees and court costs. If Client defaults in payment of fees or costs due under the terms of this Agreement and Consultant incurs legal expenses as a result of such failure, Client shall be responsible for payment for Consultant's reasonable attorney fees and costs so incurred.
8. The Consultant shall present, for the consideration of the Client, engineering and technical alternatives, based upon its knowledge and experience in accordance with accepted professional standards, with selection of alternatives and final decisions as requested by the client to be the sole responsibility of the Client.
9. Construction Phase Activities (When applicable) - In connection with observations of the work of the Contractor(s) while it is in progress the Consultant shall make visits to the site at intervals appropriate to the various stages of construction as the Consultant deems necessary in Agreement to observe as an experienced and qualified design professional the progress and quality of the various aspects of the Contractor(s)'s work. Based on information obtained during such visits and on such observation, the Consultant shall endeavor to determine in general if such work is proceeding in accordance with the Contract Documents and the Consultant shall keep the Client informed of the progress of the work.
The purpose of the Consultant's visits to the site will be to enable the Consultant to better carry out the duties and responsibilities assigned to and undertaken by the Consultant during the Construction Phase, and, in addition, by exercise of the Consultant's efforts as an experienced and qualified design professional, to provide for the Client a greater degree of confidence that the completed work of the Contractor(s) will conform generally to the Contract Documents and that the integrity of the design concept as reflected in the Contract Documents has been implemented and preserved by the Contractor(s). The Consultant shall not, during such visits or as a result of such observations of Contractor(s)' work in progress, supervise, direct or have control over Contractor(s)' work nor shall the Consultant have authority over or responsibility for the means, methods, techniques, sequences, or procedures of construction selected by Contractor(s), for safety precautions and programs incident to the work of Contractor(s) or for any failure of Contractor(s) to comply with laws, rules, regulations, ordinances, codes, or orders applicable to Contractors(s) furnishing and performing their work. Accordingly, the Consultant can neither guarantee the performance of the construction contracts by Contractor(s) nor assume responsibility for Contractor(s)' failure to furnish and perform their work in accordance with the Contract Documents.
10. Estimates of Fees – When fees are on a time and material basis the estimated costs required to complete the services to be performed are made on the basis of the Consultant's experience, qualifications, and professional judgment, but are not guaranteed. If the costs appear likely to exceed the estimate in excess of 20%, the Consultant will notify the Client before proceeding. If the Client does not object to the additional costs within seven (7) days of notification, the increased costs shall be deemed approved by the Client.
11. The Consultant is responsible for the safety on site of his own employees. This provision shall not be construed to relieve the Client or the Contractor(s) from their responsibility for maintaining a safe work site. Neither the professional services of the Consultant, nor the presence of his employees or subcontractors shall be construed to imply that the Consultant has any responsibility for any activities on site performed by personnel other than the Consultant's employees or subcontractors.
12. Original survey data, field notes, maps, computations, studies, reports, drawings, specifications and other documents generated by the Consultant are instruments of service and shall remain the property of the Consultant. The Consultant shall provide copies to the Client of all documents specified in the Description of Services.
Any documents generated by the Consultant are for the exclusive use of the Client and any use by third parties or use beyond the intended purpose of the document shall be at the sole risk of the Client. To the fullest extent permitted by law, the Client shall indemnify, defend and hold harmless the Consultant for any loss or damage arising out of the unauthorized use of such documents.

13. No claim may be asserted by either party against the other party unless an action on the claim is commenced within two (2) years after the date of the Consultant's final invoice to the Client.
14. If a Client's Purchase Order form or acknowledgment or similar form is issued to identify the agreement, authorize work, open accounts for invoicing, provide notices, or document change orders, the preprinted terms and condition of said Purchase Order shall be superseded by the terms hereof.
15. Standard of Care – Services performed by Consultant under this agreement will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions. No other representation expressed or implied, and no warranty or guarantee is included or intended in any report, opinion or document under this agreement.
16. Liability Insurance – Consultant will maintain such liability insurance as is appropriate for the professional services rendered as described in this Agreement. Consultant shall provide Certificates of Insurance to Client, upon Client's request, in writing.
17. Indemnification and Limitation of Liability – Client and Consultant each agree to indemnify and hold the other harmless, including their respective officers, employees, agents, members, and representatives, from and against liability for all claims, costs, losses, damages and expense, including reasonable attorney's fees, to the extent such claims, losses, damages or expenses are caused by the indemnifying party's acts, errors or omissions.

The Client understands that for the compensation herein provided Consultant cannot expose itself to liabilities disproportionate to the nature and scope hereunder. Therefore, the Client agrees to limit Consultant's liability to the Client arising from Consultant's professional acts, errors or omissions, such that the total aggregate liability of Consultant shall not exceed \$50,000 or Consultant's total fee for services rendered on this Project, whichever is less.
18. Allocation of Risk – Consultant and Client acknowledge that, prior to the start of this Agreement, Consultant has not generated, handled, stored, treated, transported, disposed of, or in any way whatsoever taken responsibility for any toxic substance or other material found, identified, or as yet unknown at the Project premises. Consultant and Client further acknowledge and understand that the evaluation, management, and other actions involving toxic or hazardous substances that may be undertaken as part of the Services to be performed by Consultant, including subsurface excavation or sampling, entails uncertainty and risk of injury or damage. Consultant and Client further acknowledge and understand that Consultant has not been retained to serve as an insurer of the safety of the Project to the Client, third parties, or the public.

Client acknowledges that the discovery of certain conditions and/or taking of preventative measures relative to these conditions may result in a reduction of the property's value. Accordingly, Client waives any claim against Consultant and agrees to indemnify, defend, and hold harmless Consultant and its subcontractors, consultants, agents, officers, directors, and employees from any claim or liability for injury or loss allegedly arising from procedures associated with environmental site assessment (ESA) activities or the discovery of actual or suspected hazardous materials or conditions. Client releases Consultant from any claim for damages resulting from or arising out of any pre-existing environmental conditions at the site where the work is being performed which was not directly or indirectly caused by and did not result from, in whole or in part, any act or omission of Consultant or subcontractor, their representatives, agents, employees, and invitees.

If, while performing the Services set forth in any Scope of Services, pollutants are discovered that pose unanticipated or extraordinary risks, it is hereby agreed that the Scope of Services, schedule, and costs will be reconsidered and that this Agreement shall immediately become subject to renegotiation or termination. Client further agrees that such discovery of unanticipated hazardous risks may require Consultant to take immediate measures to protect health and safety or report such discovery as may be required by law or regulation. Consultant shall promptly notify Client upon discovery of such risks. Client, however, hereby authorizes Consultant to take all measures Consultant believes necessary to protect Consultant and Client personnel and the public. Furthermore, Client agrees to compensate Consultant for any additional costs associated with such measures.
19. In the event of legal action to construe or enforce the provisions of this agreement, the prevailing party shall be entitled to collect reasonable attorney fees, court costs and related expenses from the losing party and the court having jurisdiction of the dispute shall be authorized to determine the amount of such fees, costs and expenses and enter judgment thereof.
20. Assignment - Neither party to this Agreement shall, without the prior written consent of the other party, which shall not be unreasonably withheld, assign the benefit or in any way transfer its obligations under this Agreement or any part hereof; provided, however, either Party may freely assign this Agreement to a parent, subsidiary or affiliate without the other party's consent. This Agreement shall inure to the benefit of and be binding upon the parties hereto, and except as otherwise provided herein, upon their executors, administrators, successors, and assigns.
21. Termination – The obligation to provide further services under this Agreement may be terminated by either party upon seven (7) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party. In the event of any termination, Consultant will be paid for all services rendered to the date of receipt of written notice of termination, at Consultant's established chargeout rates, plus for all Reimbursable Expenses including a 15% markup.
22. Provision Severable – The unenforceability or invalidity of any provisions hereof shall not render any other provisions herein contained unenforceable or invalid.
23. Governing Law and Choice of Venue – Client and Consultant agree that this Agreement will be governed by, construed, and enforced in accordance with the laws of the State of Wisconsin. If there is a lawsuit, Client and Consultant agree that the dispute shall be submitted to the jurisdiction of the Wisconsin District Court in and for Green County, Wisconsin.