



Green County Jail and LEC

Soil Investigation

11.6.2025





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Soils 101

Key Soils Definitions

Please See New Glossary Page



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Site Analysis

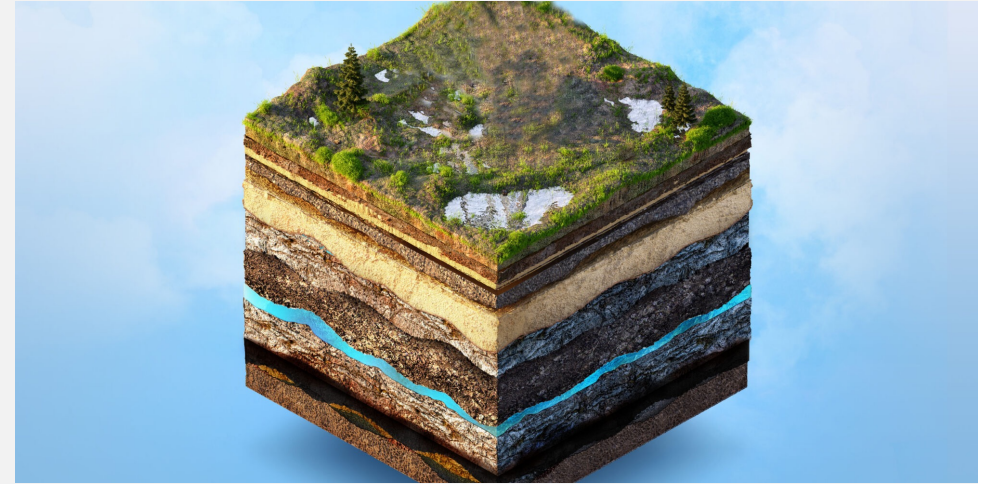
Site Analysis



Geotechnical



Environmental



Site Design & Grading



Place building footprint in ideal location

- Adjacency to existing buildings
- Connection to tunnel/Justice Center
- Finished floor elevation



Grading Analysis and Grading Plan

- Cut
 - Cut - Haul off
- Fill
 - Fill - Haul in
- Net



Soil Investigation Steps



Geotechnical Investigation (Subsurface)

- Investigations
 - Test pits
 - Soil borings

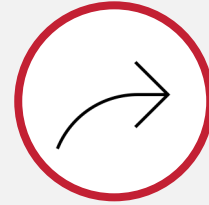


Geotechnical Results & Recommendations



Results

- Soil composition
- Suitable or unsuitable
 - Building footprint
 - Parking & drive lanes
 - Green space



Recommendations

- Site prep
- Foundations
- Floor slab
- Below-grade walls
- Retaining walls
- Pavement design & construction

Environmental Assessment



Phase 1

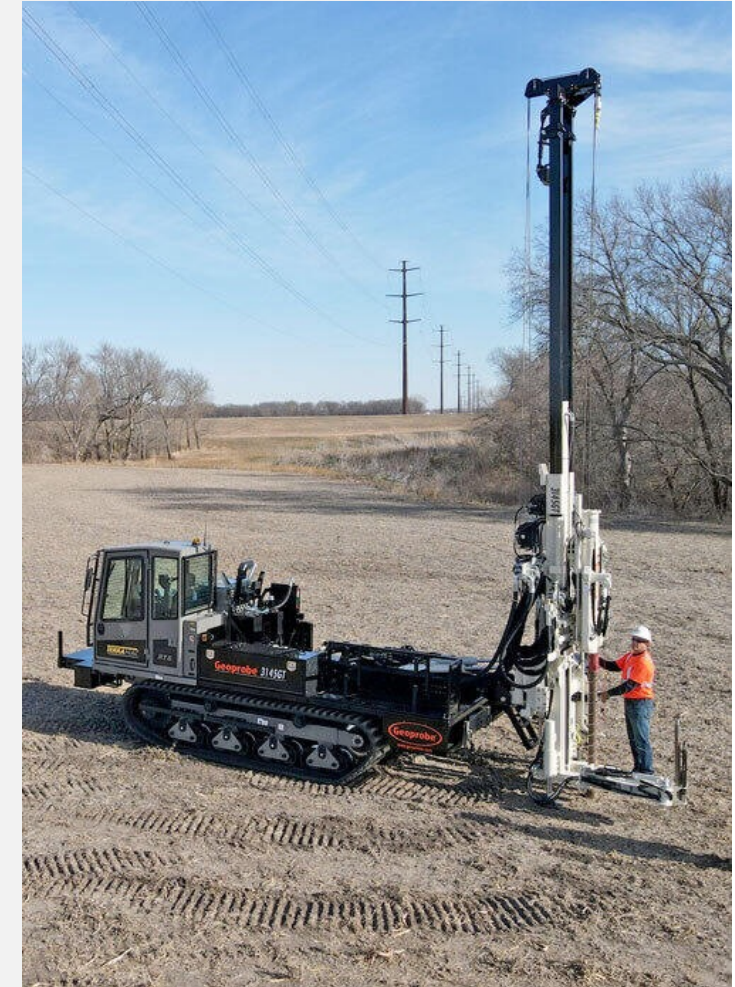
- Historical review of site



Phase 2

- Soil borings
- Boring samples sent to State lab

Note: State Standards Enforced by the DNR

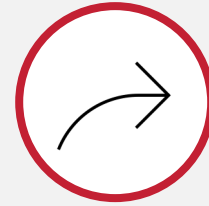


Environmental Results & Recommendations



Results

- Phase 1 triggered Phase 2
- Phase 2 results above DNR threshold
- Impacted or not impacted (50/50)
 - (4) Metals
 - No PCBs, VOCs, or PAHs
- Source - “Urban Fill” and Naturally Occurring
- Potentially reusable for parking, drive lanes, and deep fill areas
 - Not suitable for building construction (fill under building)



Recommendations

- Develop plan for DNR & sitework contractor to address site

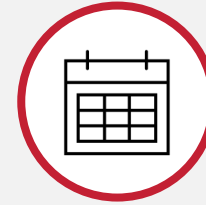


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Next Steps with DNR

Next Steps with DNR

- Submit DNR work plan
- Separate & sort soils
 - Impacted vs non-impacted
 - Test every 300 cubic yards per DNR
- Non-impacted: Keep & redistribute
- 2 Alternatives with non-impacted
 - Suitable – requires Geotechnical Testing
 - Unsuitable – Haul off
- Impacted: Haul off to approved environmental landfill
 - Investigations suggest 50% or less could be impacted



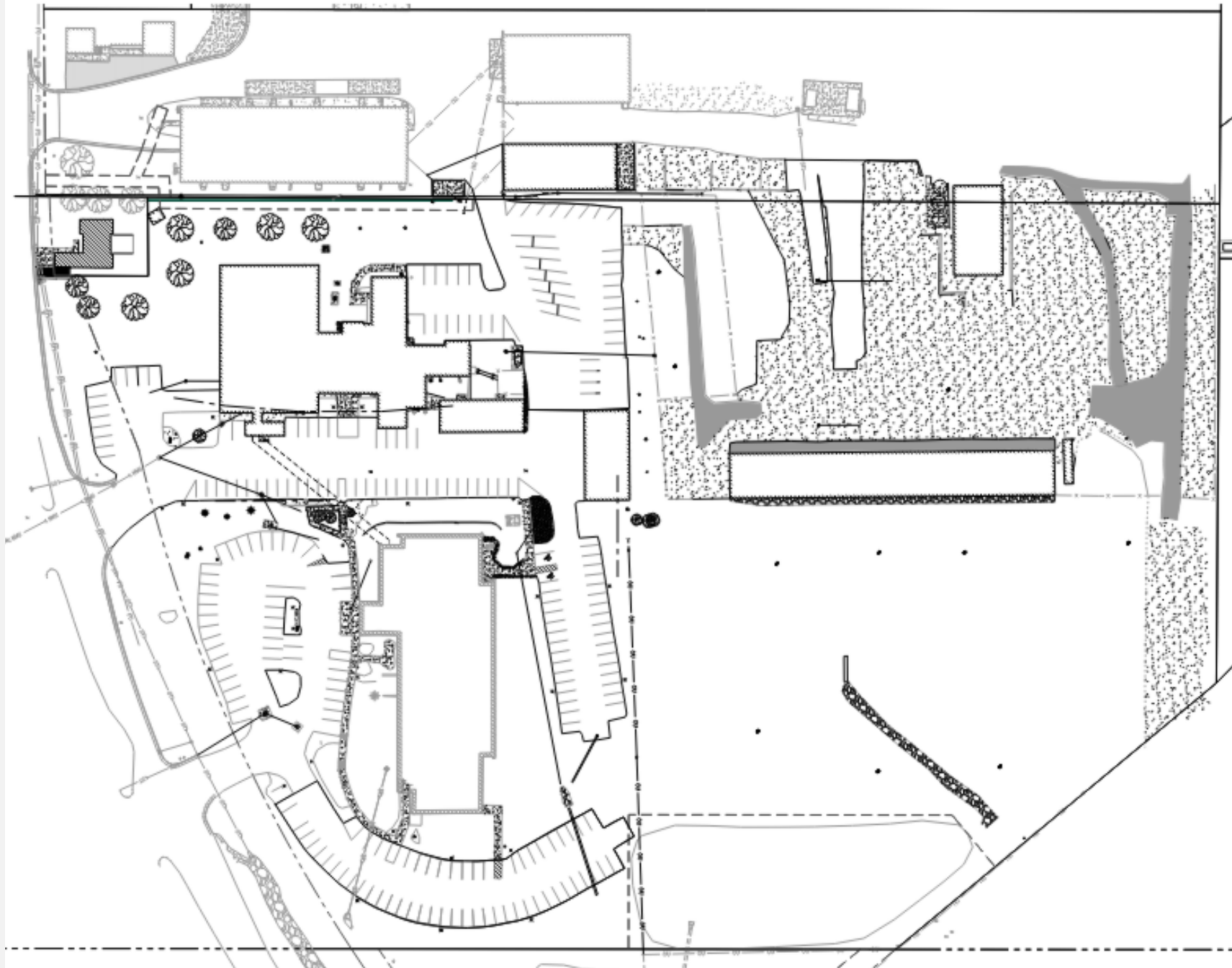
Little to no Project
Schedule Impact

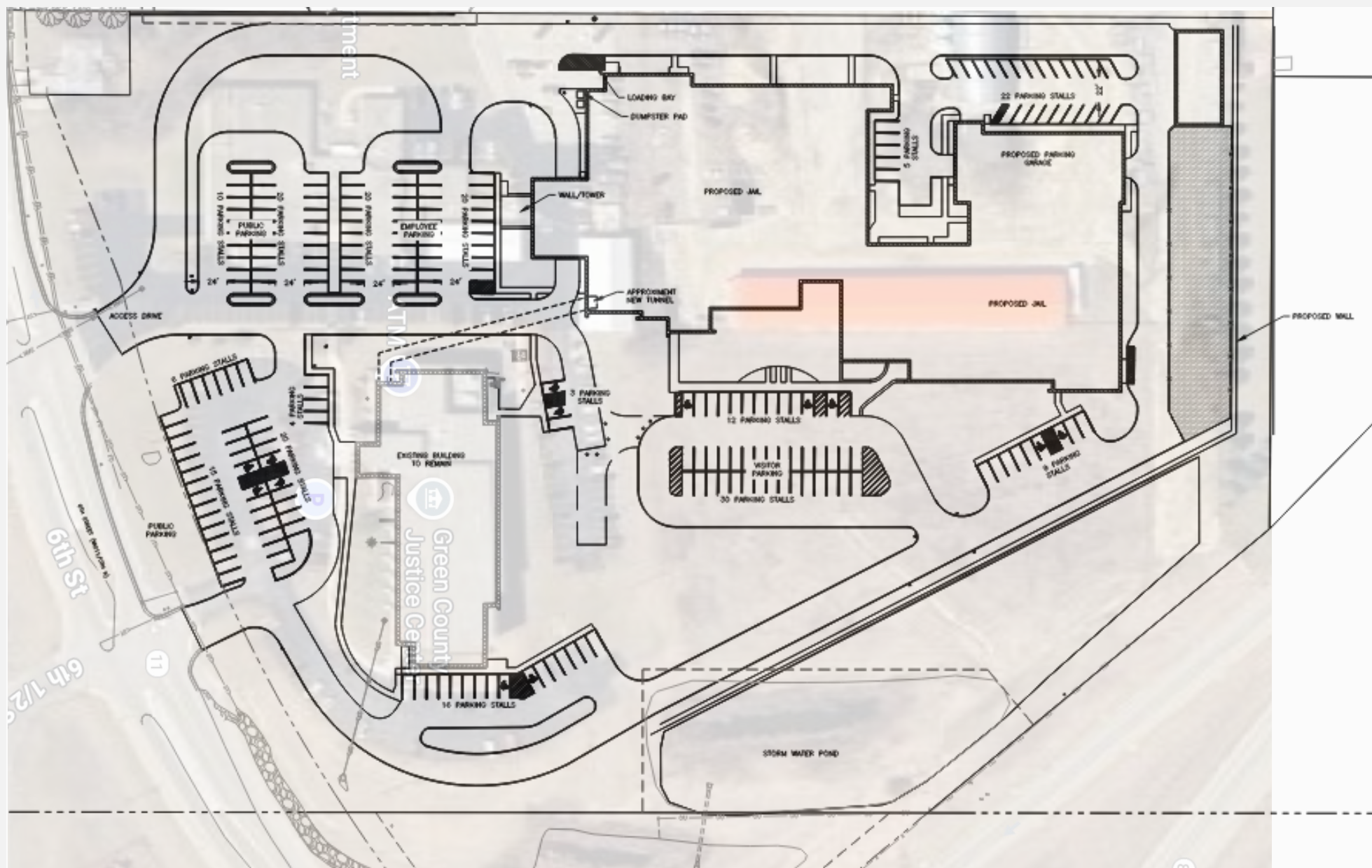


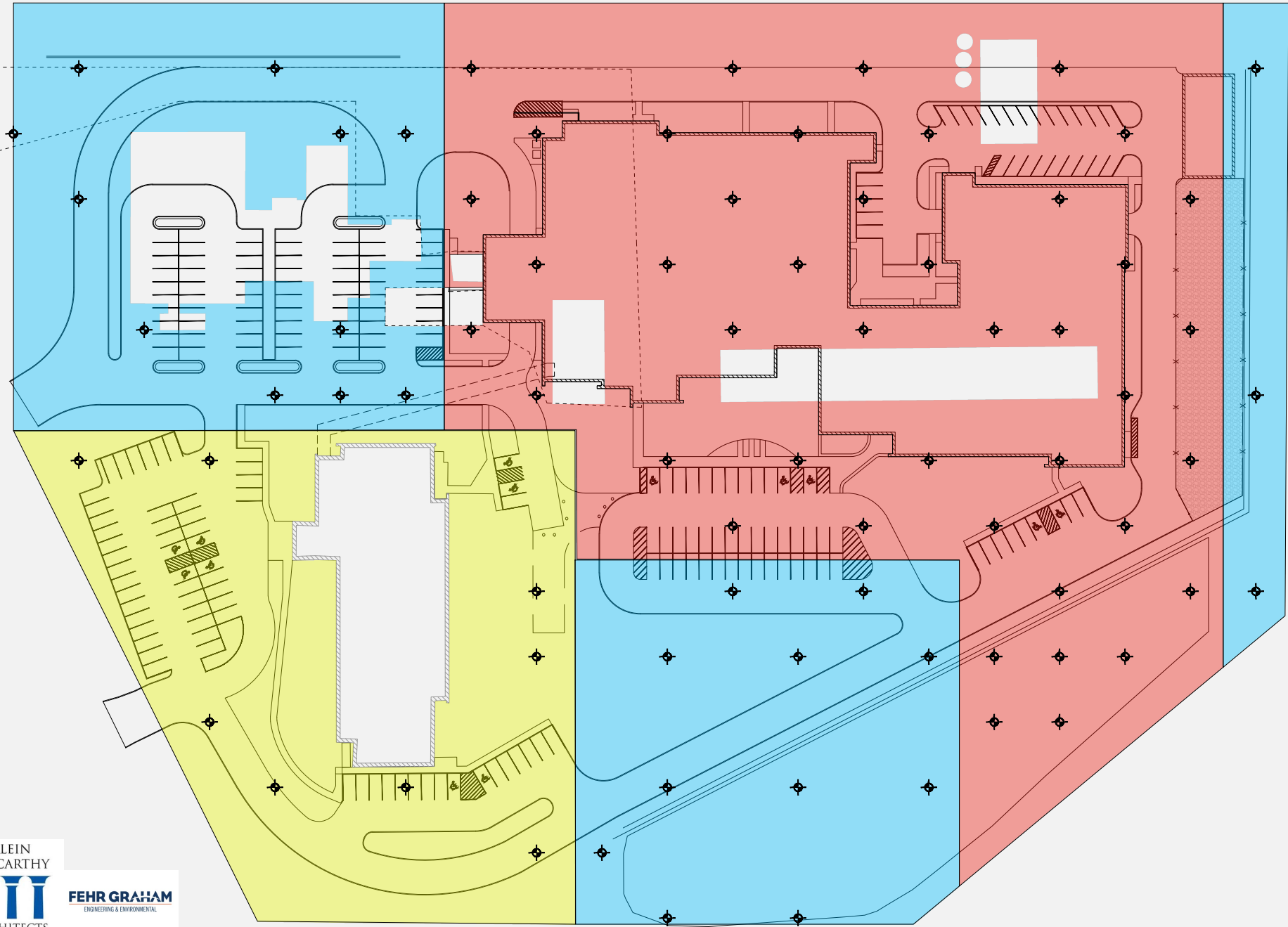
Additional Testing Upfront

Fehr Graham's Proposal

- Notify DNR of Fehr Graham as Responsible Party (RP), Submit Site Investigation Work Plan (SIWP)
- Complete additional Geo-Environmental Fieldwork (borings) & Site Investigation Report (SIR)
- Materials Management Plan (MMP)
- Soil Excavation Oversight
- Backfill Testing
- Post-Construction & Remedial Action Documentation (RAD) Reporting
- Closure Report to DNR
- \$337,000







TOTAL: 76 BORE HOLES

LEGEND

- YELLOW AREA: SOIL BORINGS TO 5- FEET BELOW GRADE (1 SAMPLE/BORING)
- BLUE AREA: SOIL BORINGS TO 10- FEET BELOW GRADE (3 SAMPLES/BORING)
- RED AREA: SOIL BORINGS TO BE 20- FEET BELOW GRADE (5 SAMPLES/BORING)

Budget Analysis



Soft Costs

- Concept Budget approved up to \$10M
- \$337K within budget



Construction Costs

- Concept Budget of \$85M included 10% contingency
- Additional hauling costs and tipping fees for impacted soils currently within budget



Enhanced Schematic Budget

- Provided at December Board Meeting

Schedule Update



Enhanced Schematic Budget

- Provided at December Board Meeting



Sitework Costs

- Reports expected from Fehr Graham in January 2026
- Update to sitework costs in Enhanced Schematic Budget expected in Jan/Feb 2026



Guaranteed Maximum Price (GMP)

- March 2026 as planned
- Will include 1st bid package which includes sitework bids



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Board Action

Board Action



Soft Costs are Direct Contracts with the County

- \$337,000 exceeds \$250,000 threshold
- \$337,000 within \$10M Soft Costs Budget



Recommend Approval of Fehr Graham Proposal

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Questions & Answers