

# Lake County Illinois

*Lake County Courthouse and Administrative Complex  
18 N. County Street  
Waukegan, IL 60085-4351*



## **Agenda Report - Final**

**Wednesday, July 30, 2008**

**1:00 PM**

**Conference Room C**

**Financial and Administrative Committee**

Call to Order

Pledge of Allegiance

Approval of Minutes

Added to Agenda Items

Public Comment

Old Business

New Business

**Planning, Building & Zoning**

- 1      [08-0396](#)      Joint Resolution in the matter of the petition of David L. Jones and Linda M. Jones, as record owners, to vacate a portion of Sherwin Avenue located south of Lot 19 in vacated resubdivision of Simon's Klondike Subdivision and North of Lot 97 in Simon's Klondike Subdivision and Lot 24 in the First Addition to Simon's Klondike Subdivision, Antioch Township, Lake County, Illinois. The Board of Vacation by a vote of 3 "ayes" and 0 "nays" recommends that the vacation request be approved subject to the conditions expressed in Exhibit "A" attached. On the motion "to approve" the prayer of the petitioner, your Planning, Building and Zoning Committee and Financial and Administrative Committee votes are: Planning, Building and Zoning Committee: 7 "ayes" and 0 "nays"; Financial and Administrative Committee: 4 "ayes" and 0 "nays".
- The applicants have submitted an application to vacate a portion of Sherwin Avenue located south of Grass Lake Road and east of Lake Street.
  - The applicants own the properties located adjacent to the right-of-way proposed for vacation, subsequently, they are the sole applicants in the vacation request.
  - The applicants have been using the right-of-way for approximately 30 years and would like to obtain the right-of-way so they can combine the right-of-way with their two adjacent parcels. There are no planned improvements to either property at this time.
  - The Board of Vacation held a public hearing on June 25, 2008 and unanimously recommends that the vacation be granted subject to conditions related to: 1.) the lots to the south be combined with the south half of Sherwin Avenue and the north

half of Sherwin Avenue be combined with Lot #19 to the north, and 2.) the establishment of a common access easement for both lots.

- The cost of the purchase is projected to be \$19, 811.

**Attachments:** [Report on Vacation Request 08-01](#)  
[Sherwin Avenue Vacation Resolution](#)  
[Sherwin Avenue Plat of Vacation](#)  
[Sherwin Avenue Site Plan](#)

### **Law & Judicial**

### **Health & Community Services**

- 2      [08-0424](#)      Joint Resolution ratifying an Emergency Procurement authorized by the Winchester House Administrator with Edward Don and Company, North Riverside, IL in the amount of \$68,775 and T.K. Foodservices Inc., Sandwich, IL in the amount of \$6,420 for the delivery and installation of a replacement dishwasher.
- Emergency procurement to replace the dishwasher at Winchester House
- In May, 2008 the Winchester House Cafeteria dishwasher broke down and was determined to be beyond cost-effective repair.
  - In accordance with Article 6-103 of the Lake County Purchasing Ordinance, the Winchester House Administrator certified an emergency condition.
  - Winchester House staff conferred with the Purchasing Division and Facilities Management to identify a replacement machine considering price, availability and installation.
  - The Purchasing Division solicited quotations from two (2) suppliers qualified to sell the required equipment.
  - Edward Don and Company, North Riverside, IL provided the lowest responsive and responsible quote to replace the dishwasher in an expeditious manner and T.K. Foodservices Inc., Sandwich, IL was recommended by the equipment manufacturer for installation.
  - This is to ratify an Emergency Procurement authorized by the Winchester House Administrator with Edward Don and Company, North Riverside, IL in the amount of \$68,775 and T.K. Foodservices Inc., Sandwich, IL in the amount of \$6,420 for the delivery and installation of a replacement dishwasher.

### **Revenue, Records & Legislation**

### **Public Works & Transportation**

### **Financial & Administrative**

- 3      [08-0359](#)      Contract Modification to Replace Building Automation Controls installed

at Mundelein Branch Court.

- In May, 2008, the Lake County Board approved an award for The Trane Company of Willowbrook, IL in the estimated amount of \$56,500.00, to replace Building Automation Controls installed at Mundelein Branch Court to control air handling equipment that provides heating, ventilation and air conditioning.
- There is a need to issue Change Order #1 in the amount of \$9,346.00 to provide web access to the Building Automation Controls.
- The circumstances that necessitate this Change Order were not reasonably foreseeable at the time the contract was signed. The changes are germane to the original contract as signed, are in the best interests of the County and authorized by law.
- This Contract Modification will cost \$9,346.

4 [08-0360](#)

Contract Modification to the installation of new gas regulator equipment in the Work Release Tower.

- In October 2007 the Lake County Board ratified and Emergency Procurement Hayes Mechanical, Chicago, IL in the amount of \$52,395.00 to install new gas regulator equipment, including piping, valves, meters and vents in the Work Release Tower.
- There is a need to modify the procurement, increasing the total amount by \$12,890.37 to \$65,285.37 due to the need to install two pneumatic valves that will function to switch service between gas regulators in the event of regulator failure or during preventive maintenance.
- The circumstance necessitating this modification was not reasonably foreseeable at the time the Emergency was declared. The change is germane to the original contract as signed, is in the best interests of the County and authorized by law.
- In accordance with Article 8, section 101 (1) of the Lake County Purchasing Ordinance, it is hereby requested that the Purchasing Agent be authorized to enter into Contract Modification Change Order #1 increasing the total amount by \$12,890.37 to \$65,285.37.

5 [08-0415](#)

Resolution authorizing the Purchasing Agent to enter into an agreement with Grumman/Butkus Associates, Evanston IL for Energy audit and Retro-commissioning Consulting Services for Lake County in an amount not to exceed \$154,700.00 plus expenses not to exceed \$4,700.00

Energy audit and Retro-commissioning Consulting Services

- There is a need to conduct an audit of energy usage of all Lake County facilities to establish a baseline of energy consumption in order to identify the energy systems and practices that offer the best opportunity for return on investment in energy cost savings.
- Requests for Statements of Interest and Qualifications were extended to fourteen (14) firms.
- Statements of Interest and Qualifications were received from ten (10) firms
- All firm's Statements of Interest and Qualifications were evaluated on experience in benchmarking energy consumption and energy

measurements, energy audits funding sources, experience in re-commissioning buildings, training, professional qualifications, management practices and ranked each firm in order of qualifications and preference.

- Contract negotiations were conducted with Grumman/Butkus Associates, the firm determined to be most qualified.
- The total amount of this contract is \$154,700.00 plus expenses not to exceed \$4,700.00

6 [08-0422](#)

Resolution authorizing the Purchasing Agent to enter into a contract with the Gordian Group, Maudlin, SC in the estimated amount of \$200,000 for Job Order Contracting Consulting services for a two-year period plus renewals.

**Job Order Contracting Consulting services**

- Lake County has an ongoing need to perform ongoing minor capital construction, renovation and building repair projects.
- The traditional method to procure minor capital construction, renovation and building repair projects includes the preparation of bid packages, with plans and specifications and formal bid process, or informal quotation process; these processes are costly and time consuming and staff have identified Job Order Contracting (JOC) as the Program to accomplish cost effectiveness and reduce the traditional process time.
- Job Order Contracting is a contract process that provides for competitive sealed bid pricing based on a standard Construction Task Book that identifies pre-set unit prices for construction, renovation and building repair tasks specifically tailored for the type of work that Lake County will need to accomplish; this program is in place at over 140 municipalities and local units of government nationally.
- Request for Proposals for Job Order Contracting Consulting Services were extended to 16 vendors; proposals were received from two (2) vendors.
- An Evaluation Committee reviewed both proposals received and determined The Gordian Group as offering the most favorable proposal for Lake County.
- The Gordian Group will serve as the County's Technical Consultant in all phases of implementing a Job Order Contract Program including Program Development, the generation of a Job Order Contract Bid Specifications and Construction Task Book based on Lake County locations, Marketing and Outreach Support to local Contractors, Bid Review, Software to track project documentation, schedules and customized reports, Training and Continuous System Monitoring Support.
- Lake County will not pay for services rendered until the Job Order Contracting Program has been implemented. The Gordian Group will be compensated at the rate of 5% of the first \$6,000,000 of construction, renovation and building repair using the JOC Program and 1.95% thereafter. This is estimated to be \$100,000 in FY09 and \$100,000 in FY10. This estimate is calculated by multiplying the Gordian fee by the projected amount of construction, renovation and building repair required; the actual expenditure may vary based on

actual work contracted

- 7      [08-0429](#)      Resolution authorizing the Purchasing Agent to enter into a contract with Maneval Construction, of Grayslake, IL in the amount of \$199,000 for Resurface of Asphalt Parking Lot at the Communications Center in Libertyville.
- Lake County desires to enter into a contract with Maneval Construction, Grayslake, IL for Resurface of the Asphalt Parking Lot at the Communications Center.
  - Invitations for bid were extended to eighteen (18) vendors.
  - Lake County received bids from seven (7) vendors.
  - Maneval Construction is the lowest responsive and responsible bidder who best meets the needs of the County.
  - Bids were received from seven (7) vendors, with bids ranging from \$199,000 to \$341,000.
  - This contract will cost the County \$199,000.00.
- 8      [08-0430](#)      Resolution authorizing the Purchasing Agent to enter into a contract with Rasch Construction and Engineering, Inc., of Kenosha, WI in the amount of \$1,020,200 for Renovation of the Lincoln Plaza located at the Administration Building, Lake County.
- Lake County desires to enter into a contract with Rasch Construction, Kenosha, WI for Renovation of the Lincoln Plaza.
  - Invitations for bid were extended to fourteen (14) vendors.
  - Lake County received bids from four (4) vendors.
  - Rasch Construction & Engineering, is the lowest responsive and responsible bidder.
  - This contract will cost the County \$1,020,200.

## **County Administrator's Report**

### **1. Health & Dental Report**

#### **Executive Session #1**

- 9      [08-0413](#)      Committee Action approving an introductory period increase for Coroner's Office employee.

#### **Executive Session #2**

**Discussion.**

**Adjournment**