

September 23, 2021
Revision 1

Mr. Jeremiah Varco
Facilities Manager
Lake County
18 N. County St., 9th Floor
Waukegan, IL 60085

Re: Scope of Work and Fee Proposal
Project Name: Robert W. Depke Juvenile Justice Complex Expansion – Phase 2 Bridge
Projects – Master Plan and Bridge Project Implementation

Dear Mr. Varco,

Thank you for your continued interest in working with DLR Group and for requesting our approach and proposal for the implementation of the bridge projects that can elongate the secure uses and operations at the Depke Juvenile Justice Center, as well as to offset future portions of the second phase of the expansion and renovation on the Depke campus. Our work at the complex with you, your staff, and the judicial stakeholders in planning the new courts addition, conceptually planning the future phases and master planning the site has been highly rewarding for us and we are poised walk with you and your stakeholders to reexamine the master plan priorities that may have changed since the last plans for Phase 2 in 2017, making sure that these bridge projects don't get in the way of the bigger picture for the facility expansion. With those renewed stakeholder priorities in mind, we will work with you and Facilities staff to create design packages for each of the four (4) identified bridge projects that include a single integrated design services for all of the bridge projects intended. Each project approximate \$1M in construction funding, but will be designed as a single package, with phasing and staff swing indications. We understand that the individual projects will be bid and awarded at a later date to coordinate with funding. Thus, this proposal is for PD to CD only. We will work with Facilities to produce a bidding through CA scope once the package is designed and funding for construction is set.

This relationship working together on the Depke Campus goes back almost a full decade. We are thrilled to have the opportunity to continue our work and see these plans though with you, step by step.

Project General Scope

Phase 2 Expansions / Remodeling

After occupancy of Phase 1, Phase 2 bridge projects will look to systematically remodel the existing courtroom/hearing room area, FACE-IT Program bar and justice agency office areas to accommodate adapted office space for justice agencies to operate more efficiently. The steps in the scope include the following:

A brief revisiting of the Phase 2 master plan will kick off the Phase 2 Bridge Projects. We will meet with stakeholders from the 19th Judicial Administration, Probation, and Facilities to understand how priorities may have changed with new administrators in place since the last design iteration. We understand that new thinking about non-detention residential programs is in place and that how to best serve the needs of the detention and courts on the Depke Campus for years to come. We want to be sure that the individual bridge projects are generally in step with the overall direction. We will document new memorable goals, as well as to arrange priorities, program for the new elements and understand the staffing implications.

There are other potential project needs that will be examined in the master plan which may result in a larger capital outlay than the \$1M for each of the Phase 2 Bridge projects. These may include the construction of a new, third hearing room in the Phase 1 Courthouse. These needs will be examined, as they represent strategic pieces that will help unlock other needs throughout the facility that are part of the Phase 2 Bridge projects. They will require new funding requests at the County Board level.

Following the completion of the master planning update and at the concurrence of Lake County Facilities, we will start the design process for the totality of the four \$1M Bridge Projects, which are as follows:

Phase 2.1 Bridge Project - FY22, \$1M Construction Cost

- FACE-IT Remodel
 - FACE-It area will be expanded to allow the program to grow to include girls and account for gender neutrality in the growth of this non-detention residential diversion program.
 - Interior remodel to update the area to include a common sleeping room and program room design standard that considers the latest in secure normative environment and healthcare planning, to ensure safety and comfort.
 - A new laundry room for the facility will be located within the FACE-IT bar of the facility
- Central Control Updates, to include
 - New emergency power
 - Standing desk install
 - Electronic Key Cabinet
- Other Phase 2.1 Updates to include:
 - Fire caulk wall penetrations in corridors to adjacent uses
 - Fire Alarm programming for microphone in Phase 1 Courthouse
 - Fire Alarm programming for mass notification in Phase 1 Courthouse
 - POD smoke activation dampers and actuators replacement
 - Old Court lobby/public hallway replace emergency exit crash bars with 20 sec delay egress and tie-in with Genetec Security System (Qty 4 doors).

Phase 2.2 Bridge Project - FY23, \$1M Construction Cost

- Relocate/Swing space for Court Admin staff
- Build out new Booking and Intake/holding area, to allow for sally port created in Phase 1 to be used for secure services
- Phase II Roof Replacement
- Phase II RTU Replacement, scope to be confirmed
- Window Replacement throughout renovated areas, scope to be confirmed

Phase 2.3 Bridge Project - FY24, \$1M Construction Cost

- Build out new Loading and Receiving within Facilities area at east end of central bar
- Build out new Facility Operations Shop
- Realign emergency exit corridor for East wing
- Build out new Detention Staff Employee Lounge, locker rooms, and break area currently in the Mansion into the main area of Depke to allow for demolition of the Mansion

Phase 2.4 Bridge Project - FY25, \$1M Construction Cost

- Probation Department Swing Space
 - We will re-program and study splitting apart the Probation Department to allow for public facing areas and interview suites to be in one location and office areas to be in another. Can be part of the Master Plan Phase

- Probation may be remodeled completely or partially in place
- Portions of Probation may be swung temporarily to space on the third level of the Courthouse, in the space that was shelled for the future large courtroom on the east end

Phase 2 Bridge Projects Scope and Fee Proposal Approach: We have assembled the project scope and fees that are outlined as base / necessary scope of services and alternatives, when appropriate to each for further consideration or need potential. A summary of these fees is provided at the conclusion of this section.

- **Electronic Documentation:** Building on the information collected during the existing conditions assessment, DLR Group staff will further develop detailed electronic documentation of the existing plans for the Robert W. Depke Juvenile Complex in 3D media, including Sketch-Up and Revit, for the use in design presentations and contract documents. DLR Group will provide a LOD 300 BIM Model as part of our base service fee. In the event the contractor desires to utilize the DLR Group prepared Revit Model (to further develop for the contractor sole use) the contractor and DLR Group will negotiate an agreement for the use of the Revit models.

- **Architecture / Interiors:**

Following acceptance of an overall master plan, we will start the Phase 2 Bridge projects in schematic design but will move quickly to design development and beyond to turn these strategic packages around.

During the Bridge Project Design Phases, from SD to CA consist of continued development and expansion of architectural Schematic Design Documents to establish the final scope, project budget, relationships, forms, size, systems selections and appearance of the Project through:

- Plans, sections and elevations.
- Typical wall sections and details.
- Three-dimensional sketch(s).
- Security and access control integration development
- Space Plans, and general furniture and general equipment layouts.
- Final interior and exterior materials selections
- Outline specifications
- Perform a disciplinary and inter-disciplinary quality control review of all documents prior to submittal of the 95% DD submittal to Lake County.
- Design Development booklet comprised of presentation documents and Systems narratives to the County
- Preparation of graphics and materials for presentation to the EJC/County Board (one), as applicable.

Scope of work to be designed during the each of the Bridge Projects may include:

- Healthcare interior design for FACE-IT renovations
- Detention system design updates for Central Control
- Fire alarm design and integration: The designed system shall integrate with the newly installed system that was installed with the previous Phase 2 bridge project. All requirements of AHJ's shall be met.
- Cost Estimate with component level identifications by division, by phase. Cost estimate will state underlying assumptions and market factors influencing costs.
- Understanding that seamless facility operations for courts and detention staff must be maintained, design will accommodate for supplemental construction to connect new construction in Phase 2 with Phase 1 construction.

During the Contract Documents phase of Bridge Projects: consisting of preparation of Drawings and specifications based on approved Design Development documents setting forth in detail the architectural construction requirements for the Bridge Projects.

During the Contract Documents phase for each of the Phase 2 Bridge Projects consisting of activities of in-house architectural personnel in:

- Develop and prepare bidding and procurement information for public procurement of a general contractor
 - Assistance to the Owner and their agents in review of the Conditions of the Contract (General, Supplementary and other Conditions).
 - Development and preparation of architectural Specifications describing materials, systems and equipment, workmanship, quality and performance criteria required for the construction of the Project.
 - Perform a disciplinary and inter-disciplinary quality control review of all contracted documents prior to submittal of the 95% contract document submittal to Lake County.
 - Coordination of the development of Specifications by other disciplines.
 - Compilation of Project Manual including Conditions of the Contract, bidding and procurement information and Specifications.
 - Integration of County furnished supplemental plans, specifications, and comments into the project manual.
- Structural Engineering:

During the design Development/Steel Framing Phase consisting of continued development of the specific structural system and Schematic Design documents in sufficient detail to establish:

- Basic structural system and dimensions.
- Final structural design criteria.
- Foundation design criteria.
- Preliminary sizing of major structural components.
- Critical coordination clearances.
- Outline specifications or materials lists.

During the Contract Documents phase consisting of preparation of final structural engineering calculations, Drawings and Specifications based on approved Design Development documents, setting forth in detail the structural construction requirements for the Project.

- MEP/ FP/FA Engineering by DLR Group staff:
 - Schematic Design Development - for both renovation and new addition, includes MEP/FP consisting of continued development of the MEP design assumptions that are part of the

Phase 1 schematic design.

- Our assumptions for design of Phase 2 include:
 - The use of existing boiler-side infrastructure in Phase 1,
 - General continuation of the VAV systems from Phase 1 in the areas north of the detention area masonry wall and RTU replacements to the south.

- Contract Documents – Prepare final MEP/FP Engineering Calculations, Drawings and Specifications based on approved Design Development documents, setting forth in detail the Mechanical, Electrical, Plumbing and Fire Protection construction requirements for the Project.

- Code: Prepare an energy code compliance narrative at the end of Design Development

- Energy Modeling: Prepare a predictive energy model in accordance with the minimum Illinois Energy Code (ASHRAE 90.1-2010 / IECC 2012). Provide update report on the Energy Model at the end of Design Development phase. Provide all necessary Energy Model input/output reports to the local authority having jurisdiction to show compliance with the minimum requirements of the Illinois Energy Code.

- Lighting Design by DLR Group ITDG staff: Lighting design scope is to include interior and exterior area designs with work necessary for permit and AHJ reviews):

- Civil Engineering: Civil Engineering Scope is inclusive of utility and grading accommodations for Phase 2. Based on the master planning work accomplished as part of Phase 1, we do not anticipate that additional storm water detention will be required.

- Security Consulting by DLR Group ITDG staff: Coordination of additional security/detention doors, interlocks, and updates required by renovation, to maintain secure environment.
- Cost Estimating by CCS:
 - SD: Prepare one (1) Schematic Design cost estimate for all trades presented in CSI system's 48 division format, per Bridge Project
 - DD: Prepare one (1) Design development construction cost estimate for all trades presented in CSI system's 48 division format, per Bridge Project
 - CD: Prepare one (1) Construction Document submittal at 90% CDs, including a construction cost estimate for all trades presented in CSI system's 48 division format, per Bridge Project.
- Landscape Architecture:
 - For small updates where required in Bridge Projects for window replacements, and areas where landscaping is damaged due to HVAC work.
 - Design Development- Area Enlargements, Sketch-Up Model Preparation, Site Lighting and Furnishings Plan, building on concepts developed in Phase 1.
 - Design Development- Consultant Coordination Meeting; Final Site Geometry and Grading Concepts to civil engineer.
 - Presentation Materials for Owner Representative Mtg.

Compensation Summary: DLR Group proposes to furnish the basic services for the compensation identified in the following fee schedule:

Phase 2 Bridge Projects Services

Design:

Master Plan Update \$ 37,000

Bridge Project Design (PD-CD only) \$ 635,000

- Includes PM, Architecture, Structural, MEP, Security, Interiors, Healthcare for DLR Group
- Civil, Landscape Architecture, Detention Specification and Cost Estimating by consultants
- Notation of phasing implications and staff swing space indications

Reimbursable Allowance: \$22,000

DLR Group Staffing – We are providing an integrated design team, with deep experience on the Depke Juvenile campus and experience that spans from Phase 1 to Phase 2 and interim projects.

Project Leader	Jake Davis
Project Manager	Kevin Curran
Project Architect	Joanna Wozniak
Courts Design	Todd Orr
Detention Design	Mark Van Allen
MEP Design	Jonathan Mesik
Structural Engineering	Scott Birney

We will supplement with other experts for healthcare, interiors and other disciplines as needed.

Sub-Consultants:

DLR Group is an integrated design firm with architects, engineers and specialty services provided “in-house” for all architectural services, structural engineering, mechanical engineering, plumbing engineering, electrical engineering, information technologies engineering, security design, energy modeling, and sustainable design services.

Our consulting sub-consultants retained for this project are assumed to be as follows, scope as noted above,

Civil Engineering Earthwork, Grading and Drainage, Paving and Utility Distribution
Eriksson Engineering Associates
135 S Jefferson
Suite 135
Chicago, IL 60661

Landscape Architecture
TBD

Cost Estimating Consultancy
CCS
1815 Myers Road
Suite 200
Oak Brook Terrace, IL 60181

Security Design
R&N Systems Design, LLC
9053 Stone Walk Place
Germantown, TN 3813

Authorized Signatory: As a Principal for DLR Group, Jake Davis, AIA, LEED AP will have the principal responsibility for signing all contracts, as well as sealing and signing applicable Construction Documents for DLR Group.

I look forward to discussing this proposal in detail once you have had time to review. Please call me at your earliest convenience to schedule a time we may meet. Thank you for this opportunity to be of service and we look forward to working together with Lake County.

We are confident you will find our experience along with our fee structure aligns with the project requirements and our experience brings value to your project.

Should you have any additional questions, please contact me directly. Thank you for time and consideration and we look forward to working with you.

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DLR Group

A handwritten signature in black ink, appearing to read 'JD', with a long horizontal line extending to the right.

Jake Davis, AIA, LEED AP
Principal, Vice President