



**Facilities and Construction Services Director's Report
End of Year JOC Report and
FY 2026 Procurement Strategy**

F&A Committee

Carl Kirar (FCS)

December 4, 2025

- **Purpose**
 - Provide End of Year Job Order Contract Report
 - Provide FCS FY 2026 Procurement Strategy
- **Agenda**
 - **Overview**
 - Reporting Requirements
 - Types of Contracts
 - End of Year Job Order Contract Report
 - Proposed Procurement Strategy

- **Lake County Policy, 3.9 Job Order Contract (JOC):**
 - Provide procurement strategy to F&A Committee prior to start of fiscal year
 - Other Reports:
 - Annual execution report
 - Quarterly status report
- **Types of Contracts:**
 - Open Bid
 - Job Order Contract
 - Joint Purchasing Agreement (goods and equipment)

Agenda

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Job Order Contract (JOC)



- **Multiple Source Contract – Competitively solicited and awarded to three general contractors:**
 - AGAE Contractors
 - Leopardo Companies
 - McDonagh Demolition Company
- **Contract Term:**
 - Five total years; start date 01 Jan 2024
 - Current contract term: Jan 2025 through Dec 2025
 - Three potential renewals remain
- **Contract value per contractor per year:**
 - \$50K guaranteed minimum
 - \$2M potential maximum for Lake County Facilities Assessment Projects
 - \$4M additional capacity to support US Navy Demolition

JOC Historical Work Execution



Year	2021	2022	2023	2024	2025
Value of Job Orders Carried Over from FY24 (\$K)	-	-	-	-	\$1,887.41
Number of Job Orders in FY	22	11	24	29	27
- Number of Job Orders >\$30K	17	8	20	19	18
- Number of Job Orders >\$350K	5	3	4	2	4
Value of Job Orders Awarded in FY (\$K)	\$5,308.60	\$2,264.58	\$4,528.00	\$2,587.39	\$3,421.10
- Average Value of Job Orders (\$K)	\$241.30	\$205.87	\$188.67	\$89.22	\$126.71
Value of Local Lake County Participation (\$K)	\$3,212.50	\$1,316.83	\$2, 924.55	\$1,225.39	\$835.28
- Local Lake County Participation (%)	60%	58%	64.6%	47.4%	24.4%
- * Minority Owned Subcontractor Participation (%)	0%	3.39%	3.5%	1.3%	18.3%
- * Women Owned Subcontractor Participation (%)	0%	2.51%	1.1%	2.0%	1.3%

*Staff reviewed subcontractor websites for mention of small, minority, or women owned business

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FY 2026 Procurement Strategy

Capital Funding - Construction



Program Year	Project Name	Project Estimates	Funding	Procurement Method
2026	Security Improvements	\$750,000	Capital - FA	JOC
	Continuation of Security Equipment Renewals			
2026	Center Courts Interior Improvements	\$1,000,000	Capital - FA	JOC
	Continuation of ACM removal and ceiling replacement with new LED Lighting and carpet replacement			
2026	Admin Tower - Basement Renovation	\$800,000	Capital - FA	JOC
	Locker/showers, Security Office, Carpentry Shop, and Hallway Modernization			
2026	Phase 2, Parking Lot Seal Coating or Resurfacing	\$500,000	Capital - FA	JOC
	Sealing/Repainting of employee parking garage and continue resurfacing and patching asphalt lots			
2026	General Furniture Improvements/Upgrades	\$350,000	Capital - FA	Furniture Contract/BOS
	General space improvements across County spaces			
	Total:	\$3,400,000		

FY 2026 Procurement Strategy

Capital Funding - Design



Program Year	Project Name	Project Estimates	Funding	Procurement Method
2026	Design - Public Defender Fire Alarm Replacement New fire alarm panel	\$50,000	Capital - FA	Design/SOI
2026	Design - Building Automation System Improvements Hardware Replacement for beyond useful life equipment and improve cyber security requirements.	\$25,000	Capital - FA	Design/SOI
2026	Design - Center Courts - Underground Parking Stormwater Drainage Repairs Underground stormwater drainage in the Center Courts	\$50,000	Capital - FA	Design/SOI
2026	Design - Court Tower - Bottle Fillers and Underground Parking Stormwater Drainage Court Tower trench drain and water fountain bottle fillers	\$50,000	Capital - FA	Design/SOI
2026	Design - Wayfinding Signage Improvements Continuation of signage retrofits for Downtown Waukegan Campus	\$50,000	Capital - FA	Design/SOI
2026	Design - Energy Sub-Metering Expanding gas, water, and electricity monitoring meters to provide real-time data	\$25,000	Capital - FA	Design/SOI
2026	Design - Court Tower Falling Ice Prevention East Façade Ice and Snow falling preventions	\$50,000	Capital - FA	Design/SOI
2026	Design - Admin Tower - Bathroom Renovation Renovation of basement, 1st floor, and 10th floor bathrooms	\$75,000	Capital - FA	Design/SOI
2026	Design - Depke Det. RTU's Design of roof top unit (RTU) replacement of units in Depke detention and admin office areas	\$100,000	Capital - FA	Design/SOI
2026	Design - ADA Improvements Continue to make modification and improvements necessary to meet ADA requirements	\$30,000	Capital - FA	Design/SOI
	Total:	\$505,000		

Contract Type Summary

Contract Type	Value of Work
JOC =	\$3,050,000
Open Bid =	\$0
Furniture =	\$350,000
Design =	\$505,000
Software Services =	\$250,000
PM Services =	\$200,000
Total =	\$4,355,000
Funding Type	Value of Work
Capital - CCIP =	\$0
Capital - FA =	\$4,355,000
Total =	\$4,355,000



Questions