

Lake County Illinois

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



Agenda Report - Final

Wednesday, March 27, 2013

1:00 PM

Assembly Room, 10th Floor

Financial and Administrative Committee

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Approval of Minutes**

3.1 **[13-0354](#)**

Minutes from February 27, 2013.

Attachments: [F&A Minutes 2 27 13 Final](#)

4. **Added to Agenda**
5. **Public Comment**
6. **Old Business**
7. **New Business**

Financial & Administrative

7.1 **[13-0328](#)**

Resolution authorizing a contract with Copenhaver Construction, Gilberts, IL, for the construction of a new parking lot at the southwest corner of Martin Luther King Jr., Avenue and Water Street, in Waukegan, IL, in the amount of \$1,395,349.50.

- There is a need to construct two new surface parking lots, totaling 157 stalls with associated access control, storm water detention and landscaping on a county-owned parcel at the southwest corner of Martin Luther King Jr. Avenue, and Water Street, in Waukegan, IL.
- The new parking lots will provide a long term, permanent solution for additional parking for jurors and employees of the Sheriff's Office during shift change.
- An Invitation to Bid for construction of a new parking lot was issued and invitations were extended to 41 vendors.
- Sealed bids were received from 12 firms ranging from \$1,285,369.58 to \$1,870,000.
- Copenhaver Construction, Gilberts, IL, is the lowest responsive and responsible bidder who best meets the needs of the County of a cost of \$1,395,349.50.
- The lowest bid was withdrawn at the request of the bidder due to an error in their bid submittal.

7.2 **[13-0327](#)**

Resolution accepting a proposal from Joseph J. Henderson & Son, Inc, Gurnee, IL for the continuation of comprehensive rehabilitation work on the remaining floors six through nine of the Lake County Administrative Tower, in the amount of \$5,540,535.44.

- Lake County initiated the rehabilitation of the administrative tower in 2010 with the intended goal of providing comprehensive infrastructure improvements to reduce the County's energy usage and related energy costs.
- In 2010, construction services for the complete rehabilitation of floors two through five of the administration tower was publicly bid and awarded to Joseph J. Henderson &

Son, Inc. who was determined to be the lowest responsive and responsible bidder.

- Construction began in the fall of 2010 and was completed in the fall of 2012.
- Lake County desires to continue the comprehensive rehabilitation work on the remaining floors of the Lake County Administrative Tower with the originally awarded contractor.
- This project was approved as part of the 2013 Corporate Capital Improvement Program.
- The County recognizes that the long standing, successful relationship with the current contractor adds value integral to the successful completion of the rehabilitation work of the administrative tower and the existing countywide contract for Job Order Contracting (JOC) Services that was awarded in part to Joseph J. Henderson & Son, Inc. in 2009 allows the County to maintain that continuity for the overall project.
- This resolution authorizes the Purchasing Agent to exercise the final option term with Joseph J. Henderson & Son, Inc. to accept the proposal for the comprehensive rehabilitation work for floors six through nine of the Lake County Administrative Tower in the amount of \$5,540,535.44.

7.3 **13-0326**

Resolution authorizing the execution of the lease agreement for temporary office space for the Chief County Assessor's Office, in the amount of \$7,202.71 per month for 18 months, for a total of \$129,648.80.

- As part of the remodeling of floors 6-9 in the Administrative Tower, the Chief County Assessor's Office will need to be temporarily relocated and this is a lease agreement for office space located at 415 Washington St. Waukegan, IL.
- The agreement begins April 10, 2013 and extends for 18 months at a total cost of \$129,648.80 payable in 18 equal monthly installments of \$7,202.71.

Attachments: [Lease with Lake County- 415 Suite 201-203 202](#)

[415 Suite 201-203 202 County Exhibit A](#)

 415 Suite 202_County_Exhibit B LL Work

7.4 **13-0323**

Resolution authorizing the execution of the lease agreement for office space located at 1325 Tri-State Parkway, Gurnee, Illinois, in the amount of \$19,862.92 per month for 20 months with a one-time furniture rental fee of \$19,800 for a total cost of \$417,058.40.

- As part of the remodeling of floors 6-9 of the Administrative Tower, the Recorder of Deed's Office, Human Resources, Information Technology, the County Administrator, and Finance and Administrative Services departments will all need to be temporarily relocated.
- This is a lease agreement beginning April 10, 2013 for office space located at 1325 Tri-State Parkway, Gurnee, IL.
- The 20 months of rent for the leased premises shall be \$417,058.40, payable in 20 equal monthly installments of \$19,862.92 with a one-time furniture rental fee of \$19,800.

Attachments: [Sublease - 1325 Tri-State Parkway Gurnee 031813](#)

7.5 [13-0324](#)

Resolution authorizing a five-year lease with Michael Henningfield, McHenry, Illinois in the amount of \$4,500 for lease of County property for farming.

- Lake County desires to enter into a five-year agreement for the sole intention of farming hay on the County farm property of approximately 45 tillable acres in Libertyville, Illinois.
- A Request for Proposal (RFP) was issued for Lake County Property Farm Lease and extended to 17 vendors, with one response received.
- Hay was selected as a sustainable alternative for the County farm based on the minimal short term disturbance of soils, from an ecological and land management perspective, and the overall reduction in application of chemicals and fertilizers once the crop is established.
- Once established, the hay field will provide a “green” look year round and is expected to reduce complaints from surrounding parcels regarding blowing soils, provide a natural barrier for blowing and drifting snow in winter months, and be in accordance with the natural area management practices on the Central Permit Facilities grounds.
- Lake County reviewed the proposal and selected Michael Henningfield, McHenry, Illinois for the award of the County Farm lease which will provide annual revenue in the amount of \$4,500 for a five-year lease.

Attachments: [13049 Lease Agreement](#)

7.6 [13-0345](#)

Ordinance to amend the Lake County Purchasing Ordinance.

- The Lake County Board adopted the Purchasing Ordinance in 1986 and has been amended several times, most recently in 2009.
- In late 2012, the Purchasing Division and the Office of the State’s Attorney commenced a thorough review of the Purchasing Ordinance resulting in this recommendation for 4 substantive changes along with several minor clarifications.
- Two of the substantive changes are recommended to maintain consistency with Illinois Statutes which include: revisions to the bid security, pay and performance bond language, and the inclusion of language regarding electronic reverse auctions to procure goods and services.
- There is a modification to the surplus property disposal provision that grants the Purchasing Agent the authority to create a formal process.
- The last modification is the addition of Article 7 “Contract Administration and Contract Terms” to provide procedures to ensure contractors are performing in accordance with the terms and conditions of contracts.

Attachments: [Ordinance redlined 2012](#)

[Ordinance redlined 2012 with track changes](#)

[Purchasing Ordinance executive summary of changes](#)

[Surplus Policy FINAL](#)

7.7 [13-0336](#)

Resolution authorizing the execution of a successor agreement to the Collective Bargaining Agreement between the Operating Engineers Local 150 and Lake County

Department of Transportation(LCDOT).

- The previous agreement between the operating Engineers Local 150 and LCDOT expired March 31, 2012.
- Employees covered by this agreement will receive general wage increases in the following manner: 4/1/2012 - 2%; 4/1/2013 - 2.25%; 4/1/2014 - employees will receive the same increase as non-union employees; 4/1/2015 - re-opener for wages only.
- A two tier wage system will be implemented; the second tier wage will be effective on the date the contract is ratified.
- As a result of the provisions negotiated, this agreement cost will increase by \$36,431 in fiscal year 2012.

Attachments: [Labor Agreement.](#)

8. **Executive Session**
9. **County Administrator's Report**
10. **Adjournment**