



Purchasing Division
 18 North County Street, 9th Floor
 Waukegan, Illinois 60085-4350
 Phone 847-377-2992
 Fax 847-984-5889
 purchasing@lakecountyil.gov

Award Information – 9/27/2021

Contract Information

Purchase Description: Lake County Facility Assessment Project Management Services

Contract Start Date: Upon County Board Approval

Initial Term: N/A

Term Dates: N/A

Renewals: N/A

Vendor Information

Company Name: STV Construction, Inc

Address: 200 West Monroe, Suite 1650
Street Address *Suite/Unit #*

Chicago IL 60606
City *State* *ZIP Code*

Contact Name: Jan Turner

Funding Account Description: Facilities and Construction Budget

Budget Information: Was included in the FY21 Budget and service is within budget expectations.

Department: Facilities and Construction

Department Contact: Jeremiah Varco Award Amount: \$103,790

Bid / RFP Information

Registered Vendors: N/A Responses Received: N/A

Scope of Work:

The intent of the Master Plan is to provide future recommendations for forward planning of uses for existing space and consolidation of department functions in existing or new buildings.

The master plan is intended to highlight departmental efficiencies - potentially defining future staffing needs (decreases or growth), organization of spaces (hoteling space, cubicles or private offices), adjacencies of spaces with other Divisions within a Department or other Departments, the impact of current & future technology to streamline offices spaces and public interactions, and potential ROM funding needs for future improvements.

The master plan will review and document all departments as noted below with a particular focus on forward planning recommendations for the departments noted in red:



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The scope of work associated with the A/E Design Assistance assignment will include meeting with project stakeholders to determine project needs, coordination with Lake County Facility Operations teams, scheduling meetings as needed to maintain project design schedules and providing design and constructability reviews. This assignment includes the following five (5) FY22 projects:

1. HD WRS AHU and Boiler
2. Jail DDC and AHU Phase 1 of 3
3. Sheriff's Shooting Pad Replacement
4. APO and Circuit Clerk Office Furniture
5. Admin Tower/Underground Lighting

STV proposes Russel Palmer and one additional Senior PM from the beginning of October 2021 to the end of March 2022 to manage the listed project designs.

Project	# Hours	Budget Fee
HD WRS AHU and Boiler	160	\$28,480
Jail DDC and AHU Phase 1 of 3	105	\$18,690
Sheriff's Shooting Pad Replacement	55	\$9,790
APO and Circuit Clerk Office Furniture	110	\$19,580
Admin Tower/Underground Lighting	125	\$22,250
Project Total:	555	\$98,790

Reimbursables: We recommend an allowance of \$5,000.00 for travel reimbursables. All reimbursables will be invoiced at cost with no markup.

Services will be invoiced based on the hourly rates below for 2021.

Position	2021
Senior Project Manager	\$ 178.00
Project Manager	\$ 160.00
Cost Estimator	\$ 165.00

Department Recommendation:

In accordance with the Purchasing Ordinance and the Local Government Professional Services Selection Act an Agreement has been negotiated with Schmidt Associates, Indianapolis, IN to provide the necessary professional services. These services are in accordance with Lake County Purchasing Ordinance Article 5-101(3) and the Local Government Professional Services Selection Act (50 ILCS 510/1 et seq.

Yvette Albarran, 9/27/21