



**DLR Group inc.**  
an Illinois corporation

333 West Wacker Drive, Suite 850  
Chicago, IL 60606

January 27, 2023

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

Re: Additional Service Scope of Work Items and Fee Proposal  
Project Name: Robert W. Depke Juvenile Justice Complex Expansion – Phase 2 Bridge Projects

Dear Mr. Varco,

Thank you for your continued interest in working with DLR Group on the Depke Juvenile Justice Complex. This campus expansion and remodel requires some items that were not anticipated or included in the original scope of work. This proposal outlines those items and their associated fees for your consideration at the conclusion of this proposal.

### **Phase 2 Additional Service Items**

#### **Item 1 – Fire Protection Water Main:**

- Installation of new section of fire protection water main coming from East to the West side of Depke campus to unify existing Fire Sprinkler System into one per the request of the Fire Marshall.
- Professional design services for DLR Group and Consultants
- Construction Documents and Specifications.

#### **Item 2 - Civil Engineering Coordination – Architectural Update to 2017 Masterplan:**

- Professional design services for DLR Group and Consultants to analyze existing underground utilities (electrical, water, sewer), identify and locate new utility connections to support temporary housing trailers during renovation in the secure sally port identified on the Master Plan.
- Architectural update of the 2017 DLR Master Plan and conceptual layout of future kitchen, cafeteria, and facility management spaces to work with utility modifications.
- Civil engineering scope of work attached to this proposal.
- Coordination with mechanical, electrical, and plumbing design for future kitchen, cafeteria, and facility management spaces.

#### **Item 3 - Additional BIM (Building Information Modeling) Services**

- DLR Group and our consultants shall provide project related information, as defined by the owner, into the BIM model using BIM Interoperability apps to include Facility Management building spatial and equipment data.
- The general contractor and/or subcontractors shall provide all required data in timely manner during the submittal process for DLR and our consultants to integrate into the BIM model used during design.

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**Item 4 - Women's Residential Services (WRS) Additions**

- DLR Group will provide a LOD 300 BIM Model for WRS Additions 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.
- Civil Engineering: Civil Engineering Scope for WRS additions attached to this proposal.
  - Additional survey information may be required to provide DLR Group and our consultants necessary information to design the WRS additions.
  - Flood plain and approval by the Authority Having Jurisdiction to build additions to WRS within the flood plain shall be provided to DLR Group to understand the limitations and potential impacts to the design.
- Architecture / Interiors:  
Following acceptance of schematic design to WRS the design team will move quickly to design development and construction documents. All three phases of design will include the following:
  - Plans, sections and elevations.
  - Typical wall sections and details.
  - Three-dimensional sketch(s).
  - Security and access control integration development – as required.
  - 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.
  - Preparation of graphics and materials for presentation to the EJC/County Board (one), as applicable.
  - Schematic Floor Plan, Roof Plan, and Exterior Elevations for review/approval by Lake County.
  - Construction Documents and Specifications.

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

During the Contract Documents phase 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.

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- 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.

Additional anticipated design fees not provided by DLR Group shall be provide by owner.

1. Geotechnical engineering services
  2. Material testing and as-builts of existing building structure
- MEP/ FP/FA Engineering by DLR Group ITDG staff:
    - Contract Documents – Prepare final MEP/FP Engineering Calculations, Drawings and Specifications for WRS additions based on approved Design Development documents, setting forth in detail the Mechanical, Electrical, Plumbing and Fire Protection construction requirements for WRS additions.
    - Code: Prepare an energy code compliance narrative at the end of Design Development for WRS additions.
    - 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 for WRS additions.
    - 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) for WRS additions.
    - Security Consulting by DLR Group ITDG staff: Coordination of additional security and updates required at the WRS are included to maintain secure environment at WRS additions.

#### Item 5 – **Construction Administrative Services**

- Assuming a twenty-six-month construction duration to close out construction.
- Architect and consultants shall review shop drawings and submittals, respond to all relevant RFIs (Request for Information), create a final punch list, and verify substantial completion.
- Architect and consultants to provide “As-Built” Revit Model based on original Revit Model with updates for areas included in Scope of Work. Assume 40 hours @ \$175/hour for updates to model.
  - The Revit Model updates will be based on the County’s general contractor and subcontractor provided information (this shall include but not limited to annotated and scaled drawings/sketches, photographs with detailed descriptions of work performed to update the original Revit Model used to create construction documents.
- Twenty-eight (28) site visits to occur monthly or as necessary during construction.
  - Site observation visits with associated Field Report.
  - 1 punch list site visit/report and 1 substantial completion site visit per phase of construction total of 5 phases.

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- Bi-weekly OAC (Owner Architect Contractor) meetings to coincide with monthly site visit in person and one virtual (online) per month. Meeting minutes by contractor.

Item 6 – **FACE-IT Furniture Package**

- Selecting furniture, fabrics, and furniture finishes
- Specifying furniture, fabrics, and furniture finishes
- Tagged furniture plan
- Graphics Signage Plan and details
- Graphics Signage shop drawing and install coordination
- 2 client meetings during the selection process
- Reselection based on client feedback
- Meeting with client furniture quote
- Finalizing and awarding a dealer
- Managing the furniture install
- Furniture and graphics Punch list

The total Additional Service Fee and breakdown by Item number are listed below.

Additional Service Item 1	\$17,825.00
Additional Service Item 2	\$15,790.00
Additional Service Item 3	\$8,225.00
Additional Service Item 4	\$146,530.00
Additional Service Item 5	\$215,388.00
Additional Service Item 6	\$33,125.00
<b>Additional Service Total Fee</b>	<b>\$436,883.00</b>
Reimbursable Allowance:	\$10,000

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	Daniel Barrett
Project Architect	Joanna Wozniak
MEP Design	Jonathan Mesik
Structural Engineering	Scott Birney

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,

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**Civil Engineering Earthwork, Grading and Drainage, Paving and Utility Distribution**

Eriksson Engineering Associates  
135 S Jefferson  
Suite 135  
Chicago, IL 60661

**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.

**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