

**AGREEMENT #20141 FOR PROFESSIONAL SERVICES  
For LAKE COUNTY**

This AGREEMENT is entered by and between Lake County ("County") and Kluber Architects & Engineers ("Consultant"), 10 S. Shumway Ave. Batavia, IL 60510

**RECITALS**

WHEREAS Lake County is seeking a Consultant to provide services for CARES Act Projects as noted in the Consultant's proposal dated August 4, 2020, ("Services"); and

WHEREAS, Consultant has the professional expertise and credentials to provide these Services and has agreed to assume responsibility for this Agreement.

NOW, THEREFORE, Lake County and Consultant agree as follows:

**SECTION 1. AGREEMENT DOCUMENTS**

The Agreement Documents that constitute the entire Agreement between Lake County and Consultant are in order of precedence:

- A. This Agreement and all exhibits thereto; and,
- B. Consultant's proposal and all exhibits thereto, including statement of work, dated August 4, 2020.

**SECTION 2. SCOPE OF WORK**

Consultant proposes to provide usual and customary architectural and engineering Basic Services for the Project in accordance with the general understandings applicable to the scope of services defined below:

**PROJECT A**

**Midlakes Health Clinic:**

- Add an exhaust fan and hood over the sterilizer equipment in the dental lab and associated acoustical ceiling and drywall work. Removal of a portion of the standing seam roof to allow a new roof curb to be installed for the exhaust fan.
- Replace the furnaces and associated cooling equipment in the building that are beyond their useful service life and replace them with energy efficient models incorporating MERV filters and UV lights to improve indoor air quality and reduce operational expense. Roof tops at the recent west addition shall not be replaced.
- Electrical service panel modifications to accommodate new equipment and the disconnect/reconnect of replaced equipment.
- Add one exhaust fan to the existing dental laboratory and exhaust it through the roof.

**North Chicago Health Clinic:**

- Remove the residential stove exhaust hood in the dental laboratory and replace it with a steam capture hood over the sterilizer with an exhaust fan to the exterior of the building and all associated acoustical ceiling, drywall, roofing and painting work.
- Install a dedicated outside air system to pretreat the outside air for the existing furnaces and all associated drywall work to improve indoor air quality. Removal of a portion of shingled roof system to allow new roof curb to be installed for the exhaust fan.
- Replace the furnaces and associated cooling equipment in the second-floor mechanical room with energy efficient models incorporating MERV filters and UV lights to improve indoor air quality and reduce

operational expense.

- Electrical service panel modifications to accommodate new equipment and the disconnect/reconnect of replaced equipment.
- Renovate one dental exam room and convert it to a separated dirty I clean laboratory for the Dental operation. Casework and plumbing shall be replaced. Existing dental laboratory shall also be renovated with new cabinetry and plumbing where required.

#### **North Shore Health Center:**

- Replace the existing dental lab fume hood and lower it in the room to capture the steam from the sterilizer. Repaint portions of the walls at the fume hood locations.
- Replace the furnaces and associated cooling equipment in the building that are beyond their useful service life and replace them with energy efficient models incorporating MERV filters and UV lights to improve indoor air quality and reduce operational expense in the first and second floor mechanical rooms.
- Disconnect and reconnect of replaced equipment.

### **PROJECT B**

#### **Belvidere Health Center: Women's Health HVAC Improvements - First Floor (East Wing)**

The Project includes the replacement of approximately 26 fan coil units on the first floor at the east wing of the building commonly known as the Belvidere Health Center located at 2400 Belvidere Rd., in Waukegan, IL. The existing units are beyond their useful life and require replacement. The work will include the replacement of fan coil units at the first floor, east wing of the building for the Women's Health program area. The new fan coil units will be more energy efficient than the existing units and shall improve indoor air quality for building occupants.

### **PROJECT C**

#### **3002 Grand Avenue - Roof Top Unit #4 Replacement**

The Project includes the replacement of Roof Top Unit #4 on the east end of the Lake County Health Department building commonly known as 3002 Grand Avenue in Waukegan, IL. This building houses the Crisis Care Program (CCP), Addictions Treatment Program (ATP) and other Behavioral Health counseling services.

The work involves the replacement of Roof Top Unit #4 which is a 50-ton capacity. The unit serves approximately 15,000 square feet of a 26, 100 square foot total building floor area.

The existing roof top unit is beyond its useful life, is not energy efficient, has a standard filtration system and requires on-going maintenance. The proposed replacement unit shall have a MERV-11 or greater air filtration rating, incorporate ultraviolet lighting to combat mold growth, shall be more energy efficient and shall be designed to meet or exceed the fresh air requirements per modern day building codes as determined during design. All of these new components shall improve current indoor air quality for the building users. The new unit will be re-connected into the existing building automation system.

#### **Construction Document Phase:**

- Perform code review as required for work related to the Project scope of work.
- Perform one site visit to confirm existing conditions.
- Note: There will be one set of drawings and one project manual issued for JOC pricing for all three projects together under the Lake County JOC program however each building will be noted to be priced separately by the JOC Contractor.

- Prepare final Construction Documents as required to complete work scope previously put on hold when drawings were 95% complete.
- Revise technical specifications for JOC delivery. (Front end bidding specifications, bid solicitations, contract provisions, etc. to be authored by Lake County).
- Develop final technical drawings.
- Review final documents with Owner prior to JOC pricing.

### **SECTION 3. DURATION**

This Agreement shall be effective upon execution and shall be effective until February 01, 2021 or when the work is complete, whichever comes first.

The work is complete upon a determination of completion by Lake County. A determination of completion shall not constitute a waiver of any rights or claims which Lake County may have or thereafter acquire with respect to any provision of this Agreement.

At the end of the Agreement term Lake County reserves the right to extend the Agreement for an additional period up to sixty (60) days.

### **SECTION 4. AGREEMENT PRICE**

The County will pay Consultant a fee of \$33,750 for deliverables identified in Consultant's proposal dated August 4, 2020 and will bill the County not more than once per month based upon the actual expense reimbursement.

|  |                    |
|--|--------------------|
| Complete Balance of Construction Documents for Project A | \$7,550.00         |
| Complete JOC Pricing Project A                           | \$3285.00          |
| Construction Document Phase for Project B                | \$17,950.00        |
| Complete JOC Pricing Project B                           | \$1425.00          |
| Construction Document Phase for Project C                | \$8,250.00         |
| Complete JOC Pricing Project C                           | \$1425.00          |
| Reimbursables  | \$1,200.00         |
| <b>Total Contract Amount</b>                             | <b>\$41,085.00</b> |

### **SECTION 5. INVOICES & PAYMENT**

- A purchase order will be issued for the work and Consultant shall submit invoice(s) detailing the products and services provided and identify the purchase order number on all invoices.
- Consultant shall maintain records showing actual time devoted and cost incurred. Consultant shall permit a representative from Lake County to inspect and audit all data and records of Consultant for work and/or services provided under this Agreement. Consultant shall make these records available at reasonable times during the Agreement period and for one year after the termination of this Agreement.
- All payments shall be made in accordance with the Illinois Local Government Prompt Payment Act (50 ILCS 505/1 et seq.).

### **SECTION 6. CHANGE ORDERS**

In the event changes to the Scope of the project and/or additional work become necessary or desirable to the parties, the parties shall follow the procedures set forth in this Section. A Change shall be effective only when documented by a written, dated agreement executed by both parties which expressly references this Agreement (a "Change Order"). The Change Order shall set forth in detail: (i) the Change requested, (ii) the

reason for the proposed Change; (iii) the cost of the Change; and (iv) the impact of the Change on time for completion of the project.

In the event either party desires a Change, the Project Manager for such party shall submit to the other party's Project Manager a proposed Change Order. If the receiving party does not accept the Change Order in writing within ten (10) days, the receiving party shall be deemed to have rejected the Change Order. If the parties cannot reach agreement on a proposed Change, Contractor shall nevertheless continue to render performance under this Agreement in accordance with its (unchanged) terms and conditions.

Changes that involve or increase in the amounts payable by the County may require execution by the County Purchasing Agent. Some increases may also require approval by the County Board. In those cases where the County Purchasing Agent's signature is required, or County Board approval is needed, the Change Order shall not be deemed rejected by County after ten (10) days provided the Project Manager has indicated in writing within the ten (10) day period of his intent to present the Change Order for appropriate signature or approval.

## **SECTION 7. INDEMNIFICATION**

Consultant agrees to indemnify, save harmless, and defend Lake County, its agents, servants, and employees, and each of them against and hold it and them harmless from any and all lawsuits, claims, demands, liabilities, losses, and expenses, including court costs and attorney's fees, for or on account of any injury to any person, or any death at any time resulting from such injury, or any damage to property, which may arise or which may be alleged to have arisen out of or in connection with the work covered by this Agreement caused directly by the negligence or willful or wanton conduct of Consultant. The foregoing indemnity shall apply except if such injury, death, or damage is caused directly by the gross negligence or willful or wanton conduct of Lake County, its agents, servants, or employees or any other person indemnified hereunder.

## **SECTION 8. INSURANCE**

The Consultant must obtain, for the Contract term and any extension of it, insurance issued by a company or companies qualified to do business in the State of Illinois with an A.M. Best Rating of at least A-and provide the County with a Certificate of Insurance 15 days before the start of the project, and thereafter annually for contracts/ projects that will last more than one year. Insurance in the following types and amounts is necessary and/or where applicable:

### Commercial General Liability Insurance

In a broad form on an occurrence basis shall be maintained, to include, but not be limited to, coverage for property damage, bodily injury (including death), personal injury and advertising injury in the following coverage forms where exposure exists:

- Premises and Operations
- Independent Contractors
- Products/Completed Operations
- Liability assumed under an Insured Contract/ Contractual Liability
- Personal Injury and Advertising Injury

With limits of liability not less than:

\$ 1,000,000 Each Occurrence

\$ 1,000,000 Products-Completed Operations

\$ 1,000,000 Personal and Advertising injury limit

\$ 2,000,000 General aggregate; the CGL policy shall be endorsed to provide that the General Aggregate

limit applies separately to each of the contractor's projects away from premises owned or rented to contractor.

Automobile Liability Insurance (if applicable)

Automobile liability insurance shall be maintained to respond to claims for damages because of bodily injury, death of a person, or property damage arising out of ownership, maintenance, or use of a motor vehicle. This policy shall be written to cover any auto whether owned, leased, hired, or borrowed. The Contractor's auto liability insurance, as required above, shall be written with limits of insurance not less than the following:

\$ 1,000,000 Combined single Limit (Each Accident)

Excess/ Umbrella Liability (if applicable)

The Contractor's Excess/ Umbrella liability insurance shall be written with the umbrella follow form and outline the underlying coverage, limits of insurance will be based on size of project:

\$ 2,000,000 per occurrence limit (*minimum, and may be higher depending on the project*)

Workers Compensation (Coverage A) and Employers Liability (Coverage B)

Workers Compensation Insurance covering all liability of the Contractor arising under the Worker's Compensation Act and Worker's Occupational Disease Act at limits in accordance with the laws of the State of Illinois. Employers' Liability Insurance shall be maintained to respond to claims for damages because of bodily injury, occupational sickness, or disease or death of the Contractor's employees, with limits listed below:

Employers Liability

- a) Each Accident \$1,000,000
- b) Disease-Policy Limit \$1,000,000
- c) Disease-Each Employee \$1,000,000

Such Insurance shall contain a waiver of subrogation in favor of Lake County.

Professional Liability – Errors and Omissions (if applicable)

The Engineers/Architects/Consultants for the plans of the project shall be written with limits of insurance not less than the following:

\$ 1,000,000 per claim per policy year

Coverage shall be provided for up to three (3) years after project completion. Policy is to be on a primary basis if other professional liability is carried.

Professional Liability – Cyber Liability (if applicable)

Cyber Liability Insurance for property damage to electronic information and/or data; first and third party risks associated with e-business, internet, etc., with limits of insurance not less than the following:

\$ 1,000,000 per occurrence limit

Technology Errors and Omissions (if applicable)

The Contractor's Software Developer and/or IT Consultant for the plans, including developing and implementing technology for Lake County, or of the project, shall be written with limits of insurance not less than the following:

\$ 1,000,000 per occurrence limit

Liability Insurance Conditions

Contractor agrees that with respect to the above required insurance:

- a) The CGL policy shall be endorsed for the general aggregate to apply on a "per Project" basis;
- b) The Contractor's insurance shall be primary & non-contributory over Lake County's insurance in the event of a claim.
- c) Contractor agrees that with respect to the above required insurance, Lake County shall be named as additional insured, including its agents, officers, and employees and volunteers and be provided with thirty (30) days' notice, in writing by endorsement, of cancellation or material change. A blanket additional insured ISO endorsement is preferred for Contractors who have multiple projects with the County.
- d) Lake County shall be provided with Certificates of Insurance and the appropriate corresponding ISO form endorsements evidencing the above required insurance, prior to commencement of this Contract and thereafter with certificates evidencing renewals or replacements of said policies of insurance at least thirty (30) days prior to the expiration of cancellation of any such policies. No manuscript endorsements will be accepted. Any hard copies of said Notices and Certificates of Insurance and Endorsements shall be provided to:

**Lake County  
Purchasing Division  
18 N. County 9th Floor  
Waukegan, Illinois 60085  
Attn: RuthAnne Hall, Lake County Purchasing Agent**

- e) **Electronic copies of Notices, Certificates of Insurance and Endorsements can be emailed to [Purchasing@lakecountyil.gov](mailto:Purchasing@lakecountyil.gov) in place of hard copies.**

Failure to Comply: In the event the Contractor fails to obtain or maintain any insurance coverage required under this agreement, Lake County may purchase such insurance coverage and charge the expense to the Contractor.

#### **SECTION 9. INDEPENDENT CONTRACTOR**

Consultant is defined and identified as an independent contractor, not an employee or agent of Lake County and the County has no right to control or direct Consultant's manner, detail, or means by which Consultant accomplishes tasks under this Agreement.

#### **SECTION 10. DISPUTE RESOLUTION**

All issues, claims, or disputes arising out of this Agreement shall be resolved in accordance with the Appeals and Remedies Provisions in Article 9 of the Lake County Purchasing Ordinance.

#### **SECTION 11. NO IMPLIED WAIVERS**

The failure of either party at any time to require performance by the other party of any provision of this Agreement shall not affect in any way the full right to require such performance at any time thereafter. Nor shall the waiver by either party of a breach of any provision of this Agreement be taken or held to be a waiver of the provision itself.

#### **SECTION 12. SEVERABILITY**

If any part of this Agreement shall be held to be invalid for any reason, the remainder of this Agreement

shall be valid to the fullest extent permitted by law.

### **SECTION 13. JURISDICTION, VENUE, CHOICE OF LAW AND PROFESSIONAL STANDARDS**

This Agreement shall be governed by and construed according to the laws of the State of Illinois. Jurisdiction and venue shall be exclusively found in the 19th Judicial Circuit Court, State of Illinois.

### **SECTION 14. NOTICES AND COMMUNICATIONS**

All notices and communications which may be given by Lake County to Consultant relative to this Agreement shall be addressed to the Consultant at the address shown herein below:

Kluber Architects & Engineers  
10 S. Shumway Ave.  
Batavia, Illinois 60510

Copies of any notices and communications which propose to alter, amend, terminate, interpret, or otherwise change this Agreement shall be provided to: Lake County Purchasing Division, 18 North County Street, Waukegan, Illinois 60085-4350; Attention: Purchasing Agent.

### **SECTION 15. ASSIGNMENT, ALTERATIONS AND MODIFICATIONS**

Except as otherwise provided herein, this Agreement shall not be assigned, delegated, altered, or modified without the express written consent of both parties. This Agreement supersedes any and all other agreements, oral or written, between the parties hereto with respect to the subject matter hereof.

To the extent Lake County agrees to an assignment, delegation, or subcontract by Consultant, Consultant shall remain liable to Lake County with respect to each and every item, condition and other provision hereof to the same extent that Consultant would have been obligated if it had done the work itself and no assignment, delegation, or subcontract had been made.

### **SECTION 16. TERMINATION**

Lake County reserves the right to terminate this Agreement, or any part of this Agreement, with or without cause, upon thirty (30) days written notice. In case of such termination, Consultant shall be entitled to receive payment from Lake County for work completed to date in accordance with the terms and conditions of this Agreement.

In the event that this Agreement is terminated due to Consultant's default, Lake County shall be entitled to purchase substitute items and/or services elsewhere and charge Consultant with any or all losses incurred, including attorney's fees and expenses.

### **SECTION 17. CONFIDENTIALITY**

Both parties acknowledge that Consultant's documents and dealings related to this Agreement are subject to the Illinois Open Meetings Act (5 ILCS 120/1 et seq.) and the Illinois Freedom of Information Act (5 ILCS 140/1 et seq.).

### **SECTION 18. WORK PRODUCT**

All work product prepared by Consultant pursuant to this Agreement, including, but not limited to, policies, reports, analysis, plans, designs, calculations, work drawings, studies, photographs, models, and recommendations shall be the property of Lake County. Consultant shall deliver the work product to Lake County upon completion of Consultant's work, or termination of the Agreement, whichever comes first. Consultant may retain copies of such work product for its records; however, Consultant may not use, print,

share, disseminate, or publish any work product related to this Agreement without the consent of Lake County.

**SECTION 19. NEWS RELEASES**

Consultant may not issue any news releases regarding this Agreement without prior approval from Lake County.

IN WITNESS HEREOF, the undersigned have caused this Agreement to be executed in their respective names on the dates hereinafter enumerated.

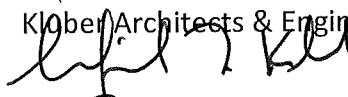
Lake County:

Carl Kirar, Director, FCS

Purchasing Agent  
Lake County

Date 21AUG20

Klober Architects & Engineers

  
President

Title

Date 18 Aug 2020