

## Memorandum

TO: Chair, Financial and Administrative Committee

FROM: Carl Kirar, Director – Facilities and Construction Services

DATE: September 17, 2020

RE: Update regarding the use of Job Order Contracting (JOC) for multiple projects exceeding \$350,000

1. Lake County established an internal policy in June 2019 for JOC Project Guideline and Project Development Protocol that identified a threshold of \$350,000, at which the Finance and Administrative Committee should be advised of projects anticipated to exceed the threshold.
2. As part of the Fiscal Year 2020 Budget Process, funding was appropriated as part of the Capital Improvement Program. Projects exceeding the \$350,000 threshold:
  - a. FCS: Court Tower, Depke New Courthouse Building Automation System front end software programming for new equipment and Central Permit Facility software migration for security improvements are needed. This project will provide the necessary interface to manage, monitor and control all the new HVAC systems for the buildings in a not to exceed amount of \$560,000.
3. Lake County received funding from the United States Government pursuant to the Coronavirus Aid, Relief and Economic Security Act (CARES Act) in the amount of approximately \$122,000,000. As part of the CARE's Act Initiative, funding has been allocated for Facilities' Capital Projects. Project exceeding the \$350,000.00 threshold:
  - a. Health Department: Midlakes Clinic, North Chicago Health Center, and the North Shore Health Center Heating, Ventilation and Air Conditioning (HVAC) Improvements. Project includes the replacement of air handling equipment to accommodate maximum fresh air intakes, upgraded air filtration systems, and increased energy efficiencies. Proposals were received in excess of initial estimates of \$900,000.00. An engineering review has been performed to verify contractor's cost proposal. Project will be awarded in a not to exceed amount of \$1,900,000.00.
  - b. Coroner's Office: Installation of fencing and all-season awning for the exterior receiving area for a semi-permanent outdoor examination area for COVID positive decedents in a safe and secure manner. Structure will provide the necessary safety and security to complete the COVID testing and external examinations in compliance with the CARES Act in a not to exceed amount of \$400,000.
  - c. Health Department: Project at the Belvidere Medical Building Women's Health will install new fan coil package units to improve air quality standards identified as best practices within CDC guidance in direct response to the COVID-19 pandemic. Project will install fan coil units and their associated electrical wiring, chilled and hot water piping, and fresh air supply ducting, sensors, and control equipment will be completed in a not to exceed amount

of \$400,000.

- d. Health Department: Project at the Women's Residential Services building in Vernon Hills HVAC will improve air quality standards identified as best practices within CDC guidance in direct response to the COVID-19 pandemic. Project will retro-fit existing air handling unit with new digital controls, air disinfection, and increased air filtration in a not to exceed amount of \$400,000.
4. Execution of these projects using the JOC contract is in the best interest of Lake County.