



August 27, 2021

Mr. Jeremiah Varco
Facilities Manager
Lake County Facilities Operations
18 North County Street
Waukegan, IL 60085-4374

SUBJECT: Proposed Relocating of East and West Electrical Main Services to New Location for Depke Juvenile Justice Complex

Proposal No. R0004.24.58

Dear Mr. Jeremiah Varco:

Stanley Consultants, Inc. is pleased to respond to the request for proposal for modification of East and West electrical services and relocation to new electrical room at the Depke Juvenile Center.

The scope for this task will include site visits with an architect, mechanical, electrical, and structural engineers, review of the existing building and site drawings, and construction cost estimate.

The design will include as follow:

1. Design of a new electrical service, demolition of west service entrance panel, re-feed existing panels located at west side from new service located in new electrical room, replace panel DP-2, replace wiring,
2. Existing East Electrical Room - Remove the service entrance panel, new cable for Gym South Room, new feed to HP-1, Hp-2, LP-1, and LP-2, remove two utility meters (230 320 282, 230 077 224). Provide new light fixtures. Replace wood door and hollow metal frame with new hollow metal door and frame, provide new door hardware. Patch openings created by demolition of electrical equipment and conduit on the walls, prime and paint walls.
3. New electrical room - Remove carpet and other flooring found, replace with a fluid applied epoxy floor coating. Remove suspended acoustical ceiling system in its entirety and associated lighting. Remove vinyl wall covering, patch openings caused by demolition or new work with materials to match adjacent, update wall assemblies to a 2 hour fire rating, prime and paint walls. Modify HVAC as required for new room purpose and upgraded fire protection rating of walls. Modify fire sprinkler heads, and fire alarm system as required for new room use. Replace wood door and hollow metal frame with new 90 min. rated hollow metal door and frame, door shall swing out into corridor. Provide new door hardware with automatic closer. Remove the existing window and associated hardware in its entirety, prepare opening for new work. Infill opening with new exterior wall assembly consisting of: 5/8" gyp. board, 4" steel studs at 12" o.c., mineral wool blanket insulation to fill stud cavities, galvanized security mesh, 3/4" exterior grade plywood, self-adhered



membrane water resistive barrier, and horizontal prefinished metal panel cladding. Provide industrial grade pendant light fixtures supplying lighting levels as required by code. Provide a new cast-in-place concrete equipment pad where shown on drawings.

4. Existing Server Room – Patch openings in walls caused by demolition and new work with materials to match adjacent surfaces. Prime and paint walls. Remove the existing window and associated hardware in its entirety, prepare opening for new work. Infill opening with new exterior wall assembly consisting of: 5/8” gyp. board, 4” steel studs at 12” o.c., mineral wool blanket insulation to fill stud cavities, galvanized security mesh, 3/4” exterior grade plywood, self-adhered membrane water resistive barrier, and horizontal prefinished metal panel cladding. Install fire dampers at HVAC supply ducts. Replace wood door and hollow metal frame with a new hollow metal door and frame. Provide new door hardware with automatic closer.

Design Phase:

1. Verify access to electronic format drawings with the client. If access to existing electronic drawings is not available, produce record drawings (existing conditions) in electronic format.
2. Coordinate with Utilities.
3. Prepare Architectural, Electrical, and Mechanical demolition plans.
4. Prepare Civil, Structural, Architectural, Mechanical and Electrical, construction floor plans and reflected ceiling plans.
5. Prepare Architectural wall sections and details.
6. Prepare Mechanical and Electrical equipment schedules, section views, and details.
7. The construction documents, including specifications, will be submitted to Lake County Facilities Department in electronic format for bidding. Stanley Consultants guide specifications will be used in conjunction with Lake County preparing the project manual.

Construction Support:

1. Stanley Consultants will conduct the pre-bid conference and respond to any questions and concerns of the prospective bidders. Necessary addenda will be prepared and distributed accordingly.
2. Stanley Consultants will review the bids for conformance to technical requirements and provide recommendations.
3. Construction support will include coordination with the prime contractors, responses to field questions in a timely manner, shop drawings review, a maximum of four (4) construction observations/progress meetings, generation of a punch list, review change order requests, and review of contractor pay request(s).
4. Provide preventative maintenance documentation for new equipment installed under this project to Lake County.
5. Submit "for record" drawings based on contractor mark-ups in electronic format and one (1) copy of paper set.



Schedule:

The plans and specifications for this task will be available within twelve (12) weeks upon receipt of notice to proceed. Stanley Consultants will submit preliminary plans and specifications for review and final design documents prior to bid. The user comments will be incorporated, and the bid documents will be issued. Note, Stanley Consultants will issue one (1) bid package to include new switchboard room, electrical modification and generator.

Assumptions:

1. Lake County Facilities Department will provide the existing plans for Depke in electronically modifiable (vectorized) format.
2. Lake County Facilities Department will provide field verification support for utility locations.
3. Asbestos abatement design is not required.

Drawing Index:

The following is the proposed maximum drawings that Stanley Consultants will generate for this design effort:

1. Cover Sheet
2. General Notes and Legends (2)
3. Electrical One Line Diagrams (2)
4. Electrical Demolition Plans (2)
5. Electrical Installation Plans (2)
6. Mechanical Demolition Sheets (2)
7. Mechanical Installation Sheets (2)
8. Civil Site Plan
9. Structural Installation Plan
10. Architectural Demolition Plan
11. Electrical Details and Schedules (2)
12. Civil Details
13. Structural Details
14. Architectural Derails (2)



Mr. Jeremiah Varco
August 25, 2021

Compensation:

The compensation is based on an average fee of \$135/hr. Please note that \$135/hr is a blended rate of Project Manager, Senior Engineers, Junior Engineers, Graphic technicians, and Administration personnel. Other costs such as printing, travel, postage, etc. are added separately.

We propose to perform the above referenced scope of work for the lump sum fee of \$89,664 with anticipated breakdown as follows:

Design Phase:	\$80,768
Construction Support:	\$7,396
Expenses	\$1,500

We propose that any work performed under this proposal be in accordance with our "Standard Terms and Conditions", attached. Stanley Consultants is delighted with this opportunity to provide engineering design services and are readily available to discuss this proposal with you and your staff.

Sincerely,

Chris DePodesta, PE
Business Development Manager
Stanley Consultants, Inc.

cc: Majid Zargar, PE

Attachments: Standard Terms and Conditions