



Lake County Illinois

Legislation Details (With Text)

File #: 13-0379 **Version:** 1 **Name:** RFP 13002Construction Mgr at Risk for Court Expansion
Type: resolution **Status:** Passed
File created: 3/27/2013 **In control:** Law & Judicial Committee
On agenda: **Final action:** 4/9/2013

Title: Joint resolution authorizing a contract with Clark Construction Group, LLC of Chicago, Illinois for Construction Manager at Risk Services with a Guaranteed Maximum Price for the construction of the Lake County Criminal Courts Expansion Project including the first phase of services, Pre-Construction Services in the amount of \$125,000.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
4/9/2013	1	Lake County Board	adopted	Pass
4/3/2013	1	Financial & Administrative Committee	recommended for adoption to the regular agenda	Pass
4/2/2013	1	Law & Judicial Committee	approved and referred on to the Financial and Administrative Committee	Pass

Joint resolution authorizing a contract with Clark Construction Group, LLC of Chicago, Illinois for Construction Manager at Risk Services with a Guaranteed Maximum Price for the construction of the Lake County Criminal Courts Expansion Project including the first phase of services, Pre-Construction Services in the amount of \$125,000.

- Based on the recommendations of the Judicial Facilities Review Committee and the Phase 3 Justice Agency Master Plan Implementation and Project Development Study, on November 20, 2012, the Lake County Board approved necessary action for the Criminal Courts Tower Expansion Project and related improvements.
- The Criminal Courts Expansion Project includes a new nine story Criminal Courts Tower, comprehensive remodeling of the Babcox Courts, comprehensive remodeling of the Jail Intake, Booking and Kitchen areas and construction of a connecting tunnel under Washington Street between the proposed Criminal Courts Tower and the existing Courthouse.
- The Phase 3 Study recommended the project be delivered using a Construction Manager at Risk method; and thus, Request for Proposal #13002 was issued to establish a relationship with a Construction Management Firm for both Pre-Construction and Construction Manager at Risk Services for the Criminal Courts Expansion Project.
- Notices were sent to 123 firms, responses were received from five firms.
- In accordance with the Lake County Purchasing Ordinance, a selection committee evaluated and interviewed all five firms.
- Clark Construction Group, LLC was determined to be the most qualified and best suited for this project based on their response to Request for Proposal #13002, the interview process and subsequent contract negotiations.
- It is in the best interest of Lake County to enter into a Construction Manager at Risk contract with Clark

Construction Group, LLC in the initial amount of \$125,000 for Pre-Construction Services related to the construction of the Lake County Criminal Courts Expansion Project.

- Pre-Construction Services will include constructability analysis, cost control management, value analysis, master project scheduling and establishment of the Guaranteed Maximum Price.
- Based on the success of the Pre-Construction Services, Lake County intends to amend this contract to include a Guaranteed Maximum Price based on each distinct phase of construction including the Tunnel and Court Tower Foundations, the Court Tower and the Babcox remodeling. The total construction budget, based on the Phase 3 Study, is in excess of \$81 million.
- The intent of this contract is to establish the Guaranteed Maximum Price for review and approval by the Lake County Board for each phase of construction. Subsequently, each phase of the Guaranteed Maximum Price will be reconciled with actual bid costs plus the pre-negotiated management fees and assigned to Clark Construction Group, LLC by the Lake County Board.

WHEREAS, based on the recommendations of the Judicial Facilities Review Committee and the Phase 3 Justice Agency Master Plan Implementation and Project Development Study, on November 20, 2012, the Lake County Board approved necessary action for the Criminal Courts Tower Expansion Project and related improvements; and

WHEREAS, the Criminal Courts Expansion Project includes a new nine story Criminal Courts Tower, comprehensive remodeling of the Babcox Courts, comprehensive remodeling of the Jail Intake, Booking and Kitchen areas and construction of a connecting tunnel under Washington Street between the proposed Criminal Courts Tower and the existing Courthouse; and

WHEREAS, the Phase 3 Study recommended the project be delivered using a Construction Manager at Risk method; and thus, on January 4, 2013, Request for Proposal #13002 was issued to establish a relationship with a Construction Management Firm for both Pre-Construction and Construction Manager at Risk Services for the Criminal Courts Expansion Project; and

WHEREAS, notices were sent to 123 firms; responses were received from five firms and opened in the County Building, Waukegan, Illinois on January 29, 2013; and

WHEREAS, responses were evaluated based on qualifications, project methodology and experience in projects of similar scope, complexity and size; and

WHEREAS, a selection committee reviewed proposals and interviewed all five firms and based on their response to Request for Proposal #13002, the interview process and subsequent contract negotiations they recommended Clark Construction Group for selection; and

WHEREAS, the selection committee determined it is in the best interest of Lake County to enter into a Construction Manager at Risk contract with Clark Construction Group, LLC in the initial amount of \$125,000 for Pre-Construction Services related to the construction of the Lake County Criminal Courts Expansion Project; and

WHEREAS, the first phase of services includes Pre-Construction Services that will include constructability analysis, cost control management, value analysis, master project scheduling and establishment of the Guaranteed Maximum Price; and

WHEREAS, based on the success of the Pre-Construction services, Lake County intends to amend this contract to include a Guaranteed Maximum Price based on each distinct phase of construction

including the Tunnel and Court Tower Foundations, the Court Tower and the Babcox Remodeling. The total construction budget, based on the Phase 3 Study, is in excess of \$81 million; and

WHEREAS, the intent of this contract is to establish the Guaranteed Maximum Price for review and approval by the Lake County Board for each phase of construction. Subsequently, each phase of the Guaranteed Maximum Price will be reconciled with actual bid costs plus the pre-negotiated management fees and assigned to Clark Construction Group, LLC by the Lake County Board; and

NOW, THEREFORE, BE IT RESOLVED, by this County Board of Lake County, Illinois, that the Purchasing Agent is authorized to enter into a contract with Clark Construction Group, LLC of Chicago, Illinois for Construction Manager at Risk Services with a Guaranteed Maximum Price for the construction of the Lake County Criminal Courts Expansion Project including the first phase of services, Pre-Construction Services, in the amount of \$125,000 charging accounts 101-1103920-82020.

DATED at Waukegan, Illinois, on April 9, 2013.