



LAKE COUNTY FOREST PRESERVES

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Preservation, Restoration, Education and Recreation

DATE: November 3, 2014

MEMO TO: Craig Taylor, Chair
Education, Cultural Resources and Public Affairs Committee

Pat Carey, Chair
Finance and Administrative Committee

FROM: Katherine Hamilton-Smith, Director
Cultural Resources

SUBJECT: Archives & Collections Relocation – Architectural Services for Renovated Storage Area

RECOMMENDATION: Recommend approval of a Resolution awarding a Contract for Architectural Services for the Archives and Collections Storage Area at the General Offices to Perkins + Will, Chicago, Illinois in the Contract Price of \$223,650.00.

BACKGROUND: Perkins+Will is an architectural design firm that has provided architectural and strategic planning consulting services for the District, including strategic planning for the Lake County Discovery Museum and preparation of conceptual plans for the renovation of the General Offices for relocation of the archives and collections storage.

Perkins+Will will work directly with the storage equipment design firm (WeatherstonBruer Associates) to design the new collections storage area within the General Offices building, associated modifications, and upgrades to the Lower Level General Offices HVAC system, and work directly with the LCFPD purchasing department to prepare bidding documents for the renovation of the lower level of the General Offices for the new storage area.

REASON FOR RECOMMENDATION: Committee recommendation and Board approval are required in accordance with District policy.

REVIEW BY OTHERS: Director of Cultural Resources, Director of Finance, Legal Counsel, Purchasing Manager, Historic Resources Manager, Manager of Cultural Resources, Engineering Manager

FINANCIAL DATA: This archives and collections relocation project was approved as part of the adopted FY2014/2015 Budget in the amount of \$1,450,000, which includes \$750,000 in grant funding. The actual cost of \$223,650.00 will be charged to account 76414000-709000-76003.

PRESENTER: Katherine Hamilton-Smith

STATE OF ILLINOIS)
) SS
 COUNTY OF LAKE)

**BOARD OF COMMISSIONERS
 LAKE COUNTY FOREST PRESERVE DISTRICT
 REGULAR OCTOBER MEETING
 TUESDAY, NOVEMBER 11, 2014**

MADAM PRESIDENT AND MEMBERS OF THE BOARD OF COMMISSIONERS:


Your **EDUCATION, CULTURAL RESOURCES AND PUBLIC AFFAIRS COMMITTEE** and **FINANCE AND ADMINISTRATIVE COMMITTEE** present herewith "A Resolution Awarding a Contract for Architectural Services for the Archives and Collections Storage Area at the General Offices to Perkins+Will," and request its adoption.

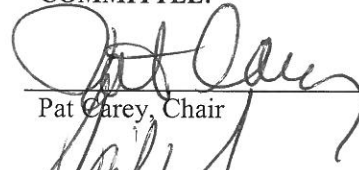
**EDUCATION, CULTURAL RESOURCES
 AND PUBLIC AFFAIRS COMMITTEE:**

YEA NAY

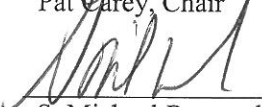
**FINANCE AND ADMINISTRATIVE
 COMMITTEE:**

YEA NAY



 Craig Taylor, Chair


 Pat Carey, Chair


Mary Ross Cunningham, Vice Chair

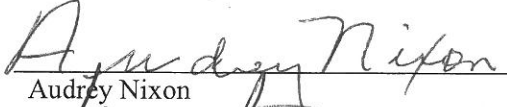

 S. Michael Rummel, Vice Chair



 Steve Carlson

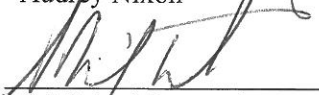

 Sandra Hart


 Diane Hewitt


 Aaron Lawlor

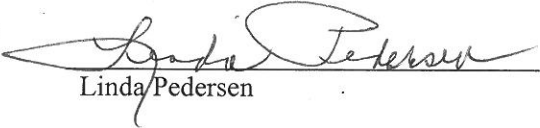

 Audrey Nixon


 Audrey Nixon


 S. Michael Rummel

Diana O'Kelly


 Nick Sauer


 Linda Pedersen

**LAKE COUNTY FOREST PRESERVE DISTRICT
LAKE COUNTY, ILLINOIS**

**A RESOLUTION AWARDING A CONTRACT FOR ARCHITECTURAL SERVICES
FOR THE ARCHIVES AND COLLECTIONS STORAGE AREA AT THE GENERAL OFFICES
TO PERKINS+WILL**

WHEREAS, the Lake County Forest Preserve District (the "District") desires to relocate the Lake County Discovery Museum's archives and collections to a renovated storage area in the lower level of the General Offices building; and

WHEREAS, the District desires to retain a firm for architectural services to design the renovated storage area (the "Services"); and

WHEREAS, the Director of Cultural Resources and the Purchasing Manager have determined that the Services require personal confidence; and

WHEREAS, the District has a satisfactory relationship for architectural services with Perkins+Will; and

WHEREAS, the Purchasing Manager has solicited a proposal for the Services from Perkins+Will ; and

WHEREAS, the District's staff; the Purchasing Manager; the Director of Cultural Resources; the Education, Cultural Resources and Public Affairs Committee; and the Finance and Administrative Committee have reviewed the proposal and recommend that the Board of Commissioners (i) find that the proposal submitted by Perkins+Will be determined to be the proposal that is most advantageous to the District; and (ii) award a contract for the Services to Perkins+Will (the "Contract") in substantially the form attached hereto in the amount of \$223,650.00 (the "Contract Price"); and

WHEREAS, the Board of Commissioners hereby finds that the proposal for the Services submitted by Perkins+Will is the proposal that is most advantageous to the District;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Lake County Forest Preserve District, Lake County, Illinois THAT:

Section 1. Recitals. The recitals set forth above are incorporated as a part of this Resolution by this reference.

Section 2. Award of Contract. The Contract for the Services in the amount of the Contract Price and in substantially the form attached hereto is hereby awarded to Perkins+Will.

Section 3. Execution of Contract. The Executive Director is hereby authorized and directed to execute the Contract in substantially the form attached hereto.

Section 4. Payments. The Treasurer shall make payments under the Contract only pursuant to and in accordance with the Contract terms.

Section 5. Effective Date. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED this ____ day of _____ 2014
AYES:
NAYS:
APPROVED this ____ day of _____ 2014

ATTEST:

Ann B. Maine, President
Lake County Forest Preserve District

Julie A. Gragnani, Secretary
Lake County Forest Preserve District

Exhibit _____

Lake County Forest Preserves

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CONTRACT BETWEEN

LAKE COUNTY FOREST PRESERVE DISTRICT

AND

PERKINS & WILL, INC.

FOR THE

ARCHITECTURAL SERVICES FOR THE

ARCHIVES & COLLECTIONS STORAGE AREA

GENERAL OFFICES

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ARCHITECTURAL SERVICES – LOWER LEVEL STORAGE AREA
GENERAL OFFICES

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**CONTRACT BETWEEN
LAKE COUNTY FOREST PRESERVE DISTRICT
AND
PERKINS & WILL, INC.
FOR THE
ARCHITECTURAL SERVICES FOR THE ARCHIVES & COLLECTION STORAGE AREA
GENERAL OFFICES**

In consideration of the agreements set forth below, the Lake County Forest Preserve District, a body corporate and politic and unit of local government organized and existing under the Downstate Forest Preserve District Act, 70 ILCS 805/.001 et seq., 1899 West Winchester Road, Libertyville, Illinois 60048, ("Owner") and Perkins & Will, Inc. a Delaware corporation servicing this project from an office located at 330 North Wabash Avenue, Suite 3600, Chicago, Illinois 60611, ("Consultant") make this Contract as of November , 2014 and hereby agree as follows:

ARTICLE I - THE SERVICES

1.1 Performance of the Services

Consultant shall, at its sole cost and expense, provide, perform, and complete all of the following professional architectural and engineering services, all of which is referred to in this Agreement as the "Services":

- A. Professional Services. Provide, perform, and complete, in the manner described and specified in this Contract, all professional services necessary to accomplish the "Project," as defined in Attachment A, in accordance with the Scope of Services attached hereto as Attachment B.
- B. Approvals. Procure and furnish all approvals and authorizations specified in Attachment A.
- C. Insurance. Procure and furnish all required certificates of insurance specified in Attachment A.
- D. Standard of Performance. Provide, perform, and complete all of the foregoing in full compliance with this Contract, in a professional manner, and in accordance with the standards of professional practice, care, and diligence in existence at the time of performance of the Services applicable to recognized and qualified consulting firms in the Chicago Metropolitan Area (the "Standard of Performance").

1.2 Commencement and Completion Dates

Consultant shall commence the Services not later than the "Commencement Date" set forth in Attachment A, and shall diligently and continuously prosecute the Services at such a rate as will allow the Services to be fully provided, performed and completed in full compliance with this Contract not later than the "Completion Date" or, if the Services are to be performed in separate phases, the "Completion Dates," set forth in Attachment A. The time of commencement, rate of progress, and time of completion are referred to in this Contract as the "Contract Time."

1.3 Required Submittals

- A. Submittals Required. Consultant shall submit to Owner all reports, documents, data, and information required to be submitted by Consultant under this Contract ("Required Submittals").

B. Time of Submission and Owner's Review. All Required Submittals shall be provided to Owner no later than the time, if any, specified in Attachment A, or otherwise in this Contract. If no time for submission is specified for any Required Submittal, then that Submittal shall be submitted within a reasonable time in light of its purpose and, in all events, in sufficient time, in Owner's opinion, to permit Owner to review that Submittal same prior to the commencement of any part of the Services to which that Submittal may relate. Owner shall have the right to require such corrections as may be necessary to make any Required Submittal conform to this Contract. No Services related to any Required Submittal shall be performed by Consultant until Owner has completed review of such Required Submittal with no exception noted. Owner's review and approval of any Required Submittal shall not relieve Consultant of the entire responsibility for the performance of the Services in full compliance with, and as required by or pursuant to this Contract, and shall not be regarded as any assumption of risk or liability by Owner. The Consultant shall not be held liable for claims of delay caused by the Owner's failure to timely review and approve any Required Submittal.

1.4 Review and Incorporation of Contract Provisions

Consultant represents and declares that it has carefully reviewed, and fully understands, this Contract, including all of its Attachments, all of which are by this reference incorporated into and made a part of this Contract.

1.5 Financial and Technical Ability to Perform

Consultant represents and declares that it is financially solvent, and has the financial resources necessary, and has sufficient experience and competence, and has the necessary capital, facilities, organization, and staff necessary to provide, perform, and complete the Services as required by this Contract.

1.6 Time

Consultant represents and declares that the Contract Time is sufficient time to permit completion of the Services in full compliance with, and as required by or pursuant to, this Contract for the Contract Price.

1.7 Consultant's Personnel and Sub-Consultants

A. Consultant's Personnel. Consultant shall provide all personnel necessary to complete the Services, including without limitation, the "Key Project Personnel" identified in Attachment C. Consultant shall provide to Owner telephone numbers at which the Key Personnel can be reached on a 24-hour basis. Consultant and Owner may, by mutual agreement, make changes and additions to the designations of Key Project Personnel. Consultant shall have no claim for a Change Order, for compensation in excess of the Contract Price, or for a delay or extension of the Contract Time as a result of any such termination, reassignment, resignation, or substitution of Key Project Personnel.

B. Approval and Use of Sub-Consultants. Consultant shall perform the Services with its own personnel and under the management, supervision, and control of its own organization unless otherwise approved by Owner in writing. All sub-consultants and subcontracts used by Consultant shall be acceptable to, and approved in advance by, Owner. Owner's approval of any sub-consultant or subcontract shall not relieve Consultant of full responsibility and liability for the provision, performance, and completion of the Services as required by this Contract. All Services performed under any subcontract shall be subject to all of the provisions of this Contract in the same manner as if performed by employees of Consultant. Every reference in this Contract to "Consultant" shall be deemed also to refer to all sub-consultants of Consultant.

Every subcontract shall include a provision binding the sub-consultant to all provisions of this Contract.

C. Removal of Personnel and Sub-Consultants. If any personnel or sub-consultant fails to perform the part of the Services undertaken by it in compliance with this Contract or in a manner reasonably satisfactory to Owner, Consultant, immediately upon notice from Owner, shall remove and replace such personnel or sub-consultant. Consultant shall have no claim for damages, for compensation in excess of the Contract Price, or for a delay or extension of the Contract Time as a result of any such removal or replacement.

1.8 Owner's Responsibilities

Owner shall, at its sole cost and expense: (i) designate in writing a person with authority to act as Owner's representative and on Owner's behalf with respect to the Services except those matters that may require approval of Owner's Board of Commissioners; (ii) provide to Consultant all criteria and full information as to Owner's requirements for the Project or work to which the Services relate, including Owner's objectives and constraints, schedule, space, capacity and performance requirements, and budgetary limitations relevant to the Project; (iii) provide to Consultant all existing studies, reports, and other available data relevant to the Project; (iv) arrange for access to and make all provisions for Consultant to enter upon public and private property as reasonably required for Consultant to perform the Services; (v) provide surveys describing physical characteristics, legal limitations, and utility locations for the Project and the services of geotechnical engineers or other consultants when such services are reasonably requested by Consultant and are necessary for the performance of the Services, and are not already provided for in this Contract; (vi) provide structural, mechanical, chemical, air and water pollution tests, test for hazardous materials, and other laboratory and environmental tests, inspections, and reports required by law to be provided by Owner in connection with the Project; (vii) review Required Submittals and other reports, documents, data, and information presented by Consultant as appropriate; (viii) except as otherwise provided in Attachment A, provide approvals from all governmental authorities having jurisdiction over the Project when such services are reasonably requested by Consultant; (ix) attend Project related meetings; and (x) give prompt written notice to Consultant whenever Owner observes or otherwise becomes aware of any development that affects the scope or timing of the Services, provided, however, that failure to give such notice shall not relieve Consultant of any of its responsibilities under this Contract.

1.9 Owner's Right to Terminate or Suspend Services for Convenience

A. Termination or Suspension for Convenience. Owner shall have the right, at any time and for its convenience, to terminate or suspend the Services in whole or in part at any time by written notice to Consultant. Every such notice shall state the extent and effective date of such termination or suspension. On such effective date, Consultant shall, as and to the extent directed, stop Services under this Contract, cease all placement of further orders or subcontracts, terminate or suspend Services under existing orders and subcontracts, and cancel any outstanding orders or subcontracts that may be canceled.

B. Payment for Completed Services. In the event of any termination pursuant to Subsection 1.9A above, Owner shall pay Consultant (i) such direct costs, including overhead, as Consultant shall have paid or incurred for all Services done in compliance with, and as required by or pursuant to, this Contract up to the effective date of termination; and (ii) such other costs pertaining to the Services, exclusive of overhead and profit, as Consultant may have reasonably and necessarily incurred as the result of such termination. Any such payment shall be offset by any prior payment or payments and shall be subject to Owner's rights, if any, to withhold and deduct as provided in this Contract.

ARTICLE II - CHANGES AND DELAYS

2.1 Changes

Owner shall have the right, by written order executed by Owner, to make changes to the timing or scope of the Services to be provided pursuant to this Contract (a "Change Order"). When a Change Order causes an increase or decrease in the amount of the Services, an equitable adjustment in the Contract Price or Contract Time may be made. No decrease in the amount of the Services caused by any Change Order shall entitle Consultant to make any claim for damages, anticipated profits, or other compensation. Consultant shall not undertake any change in the Services without receipt of an executed Change Order from Owner.

2.2 Delays

For any delay resulting from a cause that Consultant could not reasonably avoid or control, Consultant, upon timely written application, shall be entitled to issuance of a Change Order providing for an extension of the Contract Time for a period of time equal to the delay resulting from such unavoidable cause. No extension of the Contract Time shall be allowed for any other delay in completion of the Services.

2.3 No Constructive Change Orders

No claims for equitable adjustments in the Contract Price or Contract Time shall be made or allowed unless embodied in a Change Order. If Owner fails to issue a Change Order including or fully including an equitable adjustment in the Contract Price or Contract Time to which Consultant claims it is entitled or, if Consultant believes that any requirement, direction, instruction, interpretation, determination or decision of Owner entitles Consultant to an equitable adjustment in the Contract Price or Contract Time that has not been included or fully included in a Change Order, then Consultant shall submit to Owner a written request for the issuance of or revision of a Change Order including the equitable adjustment or the additional equitable adjustment in the Contract Price or Contract Time that Consultant claims has not been included or fully included in a Change Order. Such request shall be submitted before Consultant proceeds with any Work for which Consultant claims an equitable adjustment is due and shall, in all events, be submitted no later than four (4) business days after receipts of such Change Order or receipt of notice of such requirement, direction instruction, interpretation, determination or decision. Notwithstanding the submission of any such request, Consultant shall, unless otherwise directed by Owner within four (4) business days after receipt by Owner of such request, proceed without delay to perform the Work in compliance with the Change Order or as required, directed, instructed, interpreted or decided by Owner, and shall, pending a final resolution of the issue, keep a daily record of such Work. Unless Consultant submits such a request within four (4) business days after receipt of such Change Order or receipt of notice of such requirement, direction, instruction, interpretation, determination or decision, Consultant shall be conclusively deemed (i) to have agreed that such Change Order, requirement, direction, instruction, interpretation, determination or decision does not entitle Consultant to an equitable adjustment in the Contract Price or Contract Time; and (ii) to have waived all claims based on such Change Order, requirement, direction, instruction, interpretation, determination or decision.

ARTICLE III - CONSULTANT'S RESPONSIBILITY FOR DEFECTIVE SERVICES

3.1 Representation of Compliance

- A. Scope of Representation. Consultant shall perform all Services in conformance with this Contract in accordance with the Standard of Performance (the "Representation of Compliance").
- B. Opinions of Cost. It is recognized that neither Consultant nor Owner has control over the costs of labor, material, equipment or services furnished by others or over competitive

bidding, market or negotiating conditions, or construction contractors' methods of determining their prices. Accordingly, any opinions of probable Project costs or construction costs provided for herein are estimates only, made on the basis of Consultant's experience and qualifications and represent Consultant's best judgment as an experienced and qualified professional, familiar with the industry. Consultant does not guarantee that proposals, bids or actual Project costs or construction costs will not vary from opinions of probable cost prepared by Consultant.

3.2 Corrections

Consultant shall be responsible for the quality, technical accuracy, completeness and coordination of all Services under this Contract. Consultant shall correct and remedy all of its Services for errors, omissions, and negligent acts promptly and without charge.

3.3 Risk of Loss

The Services shall be provided, performed, and completed at the risk and cost of Consultant. Except for the performance of Professional Services, Consultant shall be responsible for any and all damages to property or persons as a result of Consultant's negligent acts, errors, or omissions and for any losses or costs to repair or remedy any work undertaken by Owner as a result of any such negligent acts, errors, or omissions. Notwithstanding any other provision of this Contract, Consultant's obligations under this Section 3.3 shall exist without regard to, and shall not be construed to be waived by, the availability or unavailability of any insurance, either of Owner or Consultant, to indemnify, hold harmless, or reimburse Consultant for such damages, losses, or costs.

3.4 Mutual Waiver of Consequential Damages

The Consultant and Owner waive consequential damages for claims, disputes, or other matters in question arising out of or relating to this Agreement.

ARTICLE IV - INSURANCE; INDEMNIFICATION

4.1 Insurance

Contemporaneous with Consultant's execution of this Contract, Consultant shall provide certificates of insurance evidencing at least the minimum insurance coverage and limits set forth in Attachment A. For good cause shown, Owner may extend the time for submission of the required certificates of insurance upon such terms, and with such assurances of complete and prompt performance, as Owner may impose in the exercise of its sole discretion. Such certificates shall establish that Consultant maintains the insurance required by this Contract from companies (i) with a general rating of A-, and a financial size category of Class V or better, in Best's Insurance Guide and (ii) that are otherwise reasonably acceptable to Owner. Such insurance shall provide that no cancellation or non-renewal of any insurance nor any reduction in limits shall become effective until the expiration of thirty (30) days after written notice thereof shall have been given by the insurance company to Owner (10 days' notice for cancellation due to non-payment of premium). If there is a change or modification to the Consultant's insurance, limits or coverage which results in non-compliance with those required by this Contract (other than the cancellations, non-renewals, and reductions provided for in the previous sentence), Consultant must provide notice of such change or modification to Owner immediately and in no event later than one (1) business day after Consultant becomes aware of such change or modification. Consultant shall, at all times while providing, performing, or completing the Services maintain and keep in force, at Consultant's expense, at least the minimum insurance coverage and limits set forth in Attachment A. Consultant's liability and obligations under this Contract shall exist without regard to, and shall not be limited by, the availability or unavailability of any insurance.

4.2 Indemnification

Consultant, without regard to the availability or unavailability of any insurance, either of Owner or Consultant, shall, to the fullest extent permitted by law, indemnify, save harmless, and reimburse Owner against any and all damages, liabilities, losses, and expenses, including reasonable attorneys' fees to the extent caused by Consultant's negligent acts, errors, or omissions, except only to the extent caused by the negligence of Owner or others.

ARTICLE V - PAYMENT

5.1 Contract Price

Owner shall pay to Consultant, in accordance with and subject to the terms and conditions set forth in this Article V and Attachment A, and Consultant shall accept in full satisfaction for providing, performing, and completing the Services, the amount or amounts set forth in Attachment A ("Contract Price"), subject to any additions, deductions, or withholdings provided for in this Contract.

5.2 Taxes, Benefits and Royalties

The Contract Price includes applicable federal, state, and local taxes of every kind and nature applicable to the Services as well as all taxes, contributions, and premiums for unemployment insurance, old age or retirement benefits, pensions, annuities, or other similar benefits and all costs, royalties, and fees arising from the use on or the incorporation into the Services of patented equipment, materials, supplies, tools, appliances, devices, processes, or inventions. Consultant waives and releases any claim against Owner arising from the payment of any such tax, contribution, premium, benefit, cost, royalty, or fee.

5.3 Progress Payments

A. Payment in Installments. The Contract Price shall be paid in installments in the manner set forth in Attachment A ("Progress Payments").

B. Pay Requests. Consultant shall, as a condition precedent to its right to receive each Progress Payment, submit to Owner an invoice accompanied by such receipts, vouchers, and other documents as may be necessary to reasonably establish Consultant's prior payment for all labor, material, and other things covered by the invoice and the absence of any lien or other interest of any party in regard to the Services performed under this Contract. In addition to the foregoing, such invoice shall include (i) employee classifications, rates per hour, and hours worked by each classification, and, if the Services are to be performed in separate phases, for each phase; (ii) total amount billed in the current period and total amount billed to date, and, if the Services are to be performed in separate phases, for each phase; (iii) the estimated percent completion, and, if the Services are to be performed in separate phases, for each phase; and (iv) Consultant's certification that all prior Progress Payments have been properly applied to the Services with respect to which they were paid. Owner may, by written notice to Consultant, designate a specific day of each month on or before which pay requests must be submitted.

5.4 Final Acceptance and Final Payment

The Services or, if the Services are to be performed in separate phases, each phase of the Services, shall be considered complete on the date of final written acceptance by Owner of the Services or each phase of the Services, as the case may be, which acceptance shall not be unreasonably withheld or delayed. The Services or each phase of the Services, as the case may be, shall be deemed accepted by Owner if not objected to in writing within sixty (60) days after submission by Consultant of the Services or such phase of Services for final acceptance and payment plus, if applicable, such additional time as may be considered reasonable for

obtaining approval of governmental authorities having jurisdiction to approve the Services, or phase of Services, as the case may be. Within thirty (30) days after final acceptance, Owner shall pay to Consultant the balance of the Contract Price or, if the Services are to be performed in separate phases, the balance of that portion of the Contract Price with respect to such phase of the Services, after deducting therefrom charges, if any, against Consultant as provided for in this Contract ("Final Payment"). The acceptance by Consultant of Final Payment with respect to the Services or a particular phase of Services, as the case may be, shall operate as a full and complete release of Owner of and from any and all lawsuits, claims, or demands for further payment of any kind for the Services or, if the Services are performed in separate phases, for that phase of the Services.

5.5 Deductions

A. Owner's Right to Withhold. Notwithstanding any other provision of this Contract and without prejudice to any of Owner's other rights or remedies, Owner shall have the right at any time or times, whether before or after approval of any pay request, to deduct and withhold from any Progress or Final Payment that may be or become due under this Contract, such amount as may reasonably appear necessary to compensate Owner for any actual or prospective loss due to: (i) Services that are nonconforming or incomplete; (ii) damage for which Consultant is liable under this contract; (iii) liens or claims of lien, regardless of merit; (iv) claims of Sub-consultants, suppliers or other persons, regardless of merit; (v) delay in the progress or completion of the Services; (vi) inability of Consultant to complete the Services; (vii) failure of Consultant to perform any of its obligations under this Contract; (viii) any other failure of Consultant to perform any of its obligations under this Contract; (ix) the cost to Owner including attorneys' fees and administrative costs of correcting any of the aforesaid matters or exercising any one or more of Owner's remedies set forth in Section 6.1 of this Contract.

B. Use of Withheld Funds. Owner shall be entitled to retain any and all amounts withheld pursuant to Subsection 5.5A above until Consultant shall have either performed the obligations in question or furnished security for such performance reasonably satisfactory to Owner. Owner shall be entitled to apply any money withheld or any other money due Consultant under this Contract to reimburse itself for any and all costs, expenses, losses, damages, liabilities, suits, judgments, awards, attorneys' fees and administrative expenses incurred, suffered or sustained by Owner and chargeable to Consultant under this Contract.

5.6 Accounting

Consultant shall keep accounts, books, and other records of all its billable charges and costs incurred in performing the Services in accordance with generally accepted accounting practices, consistently applied, and in such manner as to permit verification of all entries. Consultant shall make all such material available for inspection by Owner, at the office of Consultant during normal business hours during this Contract and for a period of three years after termination of this Contract. Copies of such material shall be furnished, at Owner's expense, upon request.

ARTICLE VI - REMEDIES

6.1 Owner's Remedies

If it should appear at any time prior to Final Payment that Consultant has failed or refused to prosecute, or has delayed in the prosecution of the Services with diligence at a rate consistent with completion of the Services in full compliance with the requirements of this contract, or has attempted to assign this Contract or Consultant's rights under this contract, either in whole or in part without the written consent of the Owner, or has falsely made any representation or warranty in this Contract, or has otherwise failed, refused or delayed to perform or satisfy any other requirement of this Contract, or has failed to pay its debts as they come due ("Event of

Default”), and has failed to cure any such Event of Default within five (5) business days after Consultant’s receipt of written notice of such Event of Default, Owner shall have the right, at its election and without prejudice to any other remedies provided by law or equity, to pursue any one or more of the following remedies:

- A. Owner may require Consultant, within such reasonable time as may be fixed by Owner, to complete or correct all or any part of the Services that are defective, damaged, flawed, unsuitable, nonconforming or incomplete to accelerate all or any part of the Services, and to take any or all other action necessary to bring Consultant and the Services into strict compliance with this Contract.
- B. Owner may accept the defective, damaged, flawed, unsuitable, nonconforming, incomplete or dilatory Services as part thereof and make an equitable reduction in the Contract Price.
- C. Owner may terminate this Contract without liability for further payment of amounts due or to become due under this Contract.
- D. Owner may withhold from any Progress Payment or Final Payment, whether or not previously approved, or may recover from Consultant any and all costs including attorneys’ fees and administrative expenses incurred by Owner as the result of any Event of Default or as a result of actions taken by Owner in response to any Event of Default.
- E. Owner may recover any damages proven to have been suffered by Owner.

6.2 Terminations and Suspensions by Owner Deemed for Convenience

Any termination or suspension by Owner of Consultant’s rights under this Contract for an alleged Event of Default that is ultimately held unjustified shall automatically be deemed to be a termination or suspension for the convenience of Owner under Section 1.9 of this Contract.

ARTICLE VII - LEGAL RELATIONSHIPS AND REQUIREMENTS

7.1 Binding Effect

This Contract shall be binding on Owner and Consultant and on their respective heirs, executors, administrators, personal representatives, and permitted successors and assigns. Every reference in this Contract to a party shall also be deemed to be a reference to the authorized officers, employees, agents, and representatives of such party.

7.2 Relationship of the Parties

Consultant shall act as an independent contractor in providing and performing the Services. Nothing in, nor done pursuant to, this Contract shall be construed (i) to create the relationship of principal and agent, partners, or joint ventures between Owner and Consultant or (ii) to create any relationship between Owner and any sub-consultant of Consultant.

7.3 No Collusion

Consultant hereby represents and certifies that Consultant is not barred from contracting with a unit of state or local government as a result of (i) a delinquency in the payment of any tax administered by the Illinois Department of Revenue unless Consultant is contesting, in accordance with the procedures established by the appropriate revenue Act, its liability for the tax or the amount of the tax, as set forth in 65 ILCS 5/11-42.1-1; or (ii) a violation of either Section 33E-3 or Section 33E-4 of Article 33E of the Criminal Code of 1961, 720 ILCS 5/33E-1 et seq. Consultant hereby represents that the only persons, firms, or corporations interested in

this Contract as principals are those disclosed to Owner prior to the execution of this Contract, and that this Contract is made without collusion with any other person, firm, or corporation. If at any time it shall be found that Consultant has, in procuring this Contract, colluded with any other person, firm, or corporation, then Consultant shall be liable to Owner for all loss or damage that Owner may suffer thereby, and this Contract shall, at Owner's option, be null and void.

Consultant hereby represents and warrants that neither Consultant nor any person affiliated with Consultant or that has an economic interest in Consultant or that has or will have an interest in the Work or will participate, in any manner whatsoever, in the Work is acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by the United States Treasury Department as a Specially Designated National and Blocked Person, or for or on behalf of any person, group, entity or nation designated in Presidential Executive Order 13224 as a person who commits, threatens to commit, or supports terrorism, and neither Consultant nor any person affiliated with Consultant or that has an economic interest in Consultant or that has or will have an interest in the Work or will participate, in any manner whatsoever, in the Work is, directly or indirectly, engaged in, or facilitating, the Work on behalf of any such person, group, entity or nation.

7.4 Assignment

Consultant shall not (i) assign this Contract in whole or in part, (ii) assign any of Consultant's rights or obligations under this Contract, or (iii) assign any payment due or to become due under this Contract without the prior express written approval of Owner, which approval shall not be withheld unreasonably; provided, however, that Owner's prior written approval shall not be required for assignments of accounts, as defined in the Illinois Commercial Code, if to do so would violate Section 9-318 of the Illinois Commercial Code, 810 ILCS 5/9-318. Owner may not assign this Contract, in whole or in part, or any or all of its rights or obligations under this Contract, without the prior express written consent of Consultant.

7.5 Confidential Information

All information supplied by Owner to Consultant for or in connection with this Contract or the Services shall be held confidential by Consultant and shall not, without the prior express written consent of Owner, be used for any purpose other than performance of the Services, unless withholding such information would violate the law or prevent the Consultant from establishing a claim or defense in an adjudicatory proceeding; except that, prior to disclosing any such information Consultant shall provide notice to the Owner of the request for such information within a time frame sufficient for the Owner to object to or seek a protection order or other judicial or administrative intervention regarding such request.

7.6 No Waiver

No examination, inspection, investigation, test, measurement, review, determination, decision, certificate or approval by Owner, nor any order by Owner for the payment of money, nor any payment for or use, occupancy, possession or acceptance of the whole or any part of the Services by Owner, nor any extension of time granted by Owner, nor any delay by Owner in exercising any right under this Contract, nor any other act or omission of Owner shall constitute or be deemed to be an acceptance of any defective, damaged, flawed, unsuitable, nonconforming or incomplete Services, nor operate to waive or otherwise diminish the effect of any warranty or representation made by Consultant or of any requirement or provision of this Contract or of any remedy, power or right of Owner.

7.7 No Third Party Beneficiaries

No claim as a third party beneficiary under this Contract by any person, firm, or corporation (other than Owner and Consultant) shall be made or be valid against Owner or Consultant.

7.8 Notices

All notices required or permitted to be given under this Contract shall be in writing and shall be deemed received by the addressee thereof when delivered in person on a business day at the address set forth below or on the third business day after being deposited in the United States mail, for delivery at the address set forth below by properly addressed, postage prepaid, certified or registered mail, return receipt requested.

Notices and communications to Owner shall be addressed to, and delivered at, the following address:

Lake County Forest Preserve District
1899 West Winchester Road
Libertyville, Illinois 60048
Attention: Mr. John Nelson, P.E.

Notices and communications to Consultant shall be addressed to and delivered at the following address:

NAME Perkins & Will, Inc
ADDRESS 330 North Wabash Avenue, Suite 3600
CITY STATE Chicago, Illinois 60611
Attention: Mr. Paul Hagle

The foregoing shall not be deemed to preclude the use of other non-oral means of notification or to invalidate any notice properly given by any such other non-oral means.

By notice complying with the requirements of this Section 7.8, Owner and Consultant each shall have the right to change the address or addressee or both for all future notices to it, but no notice of a change of address or addressee shall be effective until actually received.

7.9 Governing Laws

This Contract and the rights of Owner and Consultant under this Contract shall be interpreted according to the internal laws, but not the conflict of laws rules, of the State of Illinois.

7.10 Changes in Laws

Unless otherwise explicitly provided in this Contract, any reference to laws shall include such laws as they may be amended or modified from time to time.

7.11 Compliance with Laws and Grants

Consultant shall perform, or cause its Sub-consultants to perform, the Services in accordance with all required governmental permits, licenses, or other approvals and authorizations, and with applicable statutes, ordinances, rules, and regulations. This requirement includes, but is not limited to, compliance with the Fair Labor Standards Act; any statutes regarding qualification to do business; any statutes prohibiting discrimination because of, or requiring affirmative action based on, race, creed, color, national origin, age, sex, or other prohibited classification, including, without limitation, the Americans with Disabilities Act of 1990, 42 U.S.C. §§ 12101

et seq., and the Illinois Human Rights Act, 775 ILCS 5/1-101 et seq. Consultant shall also comply with applicable conditions of any federal, state, or local grant received by Owner or Consultant with respect to this Contract or the Services.

Consultant shall be liable for any fines or civil penalties that may be imposed or incurred by a governmental agency with jurisdiction over the Services as a result of Consultant's or its sub-consultants' improper performance of, or failure to properly perform, the Services or any part thereof.

Every provision of law required by law to be inserted into this Contract shall be deemed to be inserted herein.

7.12 Ownership of Documents

Consultant and Consultant's sub-consultants shall be deemed the original authors and owners respectively of materials produced pursuant to this Contract and shall retain all common law, statutory and other reserved rights, including copyrights. Consultant hereby grants and conveys to Owner perpetual, irrevocable non-exclusive rights and license to use all Required Submittals and other materials produced under this Contract for District purposes and no other purposes. The Owner agrees to defend and hold the Consultant and the Consultant's sub-consultants harmless from any causes of action, claims, losses, damages and expenses of any nature whatsoever, including reasonable attorney's fees, resulting from any unauthorized re-use of the Consultant's and Consultant's sub-consultants' materials.

7.13 Time

The Contract Time is of the essence of this Contract. Except where otherwise stated, references in this Contract to days shall be construed to refer to calendar days.

7.14 Severability

The provisions of this Contract shall be interpreted when possible to sustain their legality and enforceability as a whole. In the event any provision of this Contract shall be held invalid, illegal, or unenforceable by a court of competent jurisdiction, in whole or in part, neither the validity of the remaining part of such provision, nor the validity of any other provisions of this Contract shall be in any way affected thereby.

7.15 Entire Agreement

This Contract sets forth the entire agreement of Owner and Consultant with respect to the accomplishment of the Services and the payment of the Contract Price therefore, and there are no other understandings or agreements, oral or written, between Owner and Consultant with respect to the Services and the compensation therefore.

7.16 Amendments

No modification, addition, deletion, revision, alteration, or other change to this Contract shall be effective unless and until such change is reduced to writing and executed and delivered by Owner and Consultant.

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IN WITNESS WHEREOF, Owner and Consultant have caused this Contract to be executed as of the day and year first written above.

(SEAL)

Attest/Witness

LAKE COUNTY FOREST PRESERVE DISTRICT

By: _____

Julie A. Gragnani

Title: Secretary

Alex Ty Kovach

Title: Executive Director

Attest/Witness

PERKINS & WILL, INC.

By: _____

By: _____

(NAME OF CONSULTANT'S EXECUTING OFFICER)

Title: _____

Title: _____

(TITLE OF CONSULTANT'S EXECUTING OFFICER)

ATTACHMENT A - SUPPLEMENTAL SCHEDULE OF CONTRACT TERMS

1. Project:
Provide architectural and engineering services at the General Offices, 1899 West Winchester, Libertyville, Illinois 60048 for the renovation of the lower level as storage for the Owner's collections and archives.

The Services include, but are not limited to, all of the Services provided in Consultant's detailed Scope of Work. See Attachment B.

2. Approvals and Authorizations:
Consultant shall obtain the following approvals and authorizations from the following governmental bodies on or before the following dates:

<u>Approval/Authorization</u>	<u>Date</u>
N/A	N/A

3. Commencement Date:
December 1, 2014

4. Completion Date for Design Development:
February 6, 2015
Completion Date for Construction Documents:
March 20, 2015
Substantial Completion Date:
September 25, 2015
Final Completion Date:
December 31, 2015

5. Insurance Coverage:
- A. Worker's Compensation and Employer's Liability with limits not less than:
- (1) Worker's Compensation: Statutory
 - (2) Employer's Liability:
 - a. \$1,000,000.00 injury-per-occurrence
 - b. \$1,000,000.00 disease-per-employee
 - c. \$1,000,000.00 disease-policy limit
- Such insurance shall evidence that coverage applies in the State of Illinois.
- B. Commercial Motor Vehicle Liability with a combined single limit of liability for bodily injury and property damage of not less than \$1,000,000.00 for vehicles owned, non-owned or rented. All employees shall be included as insured's.
- C. Commercial General Liability with coverage written on an "occurrence" basis and with limits no less than:
- (1) General Aggregate: \$2,000,000.00
 - (2) Combined single limit for Bodily Injury and property damage:
\$2,000,000.00 per occurrence

Coverages shall include:

- ❖ Property Damage
- ❖ Blanket Contractual Liability

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- D. Professional Liability Insurance with a limit of liability of not less than \$1,000,000.00 per claim and aggregate, and covering Consultant against all sums that Consultant may be obligated to pay on account of Consultant's negligent acts, errors, omissions or performance of professional services under the Contract.
- E. Umbrella Policy. The required coverages may be in any combination of primary, excess and umbrella policies. Any excess or umbrella policy must provide excess coverage of underlying insurance on a following-form basis such that when any loss covered by the primary policy exceeds the limits under the primary policy, the excess or umbrella policy becomes effective to cover such loss.
- F. Owner as Additional Insured. Owner shall be named as an Additional Insured on all policies except for:
 - ❖ Worker's Compensation Policy/Employer's Liability Policy
 - ❖ Professional Liability Policy
- G. Other Parties as Additional Insured. In addition to Owner, the following parties shall be named as Additional Insured on the following policies:

Additional Insured	Policy or Policies
<u>N/A</u>	<u>N/A</u>

6. Contract Price:

A. Schedule of Prices:

For providing, performing, and completing the Services, Consultant shall be compensated as listed below:

Design Development Phase	\$25,000.00
Construction Documents Phase	\$32,000.00
Bidding & Construction Phase	\$45,000.00
Mechanical, Electrical & Plumbing (MEP) Engineering - All Phases	\$81,900.00
Allowance for Structural Engineering	\$21,000.00
MEP & Structural Coordination	\$8,000.00
Allowance for IECC 2012 Commissioning	\$5,750.00
<u>Allowance for Reimbursable Expenses</u>	<u>\$5,000.00</u>
Total	\$223,650.00

Owner shall reimburse Consultant for allowance items at the actual out of pocket cost to Consultant, for an amount up to, but not-to-exceed, that listed above.

7. Payments:

Regardless of whether the Contract Price is based upon hourly rates or a lump sum, Consultant shall, not later than ten (10) days after execution of the Contract and before submitting its first pay request, submit to Owner a schedule showing the value of each component part or phase of the Services in form and with substantiating data acceptable to Owner ("Breakdown Schedule"). The sum of the items listed in the Breakdown

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Schedule shall equal the lump sum Contract Price or the not to exceed Contract Price, as the case may be. An unbalanced Breakdown Schedule providing for overpayment of Consultant on component parts or phases of the Services to be performed first will not be accepted. The Breakdown Schedule shall be revised and resubmitted until acceptable to Owner. No payment shall be made for Services until Consultant has submitted, and Owner has approved, an acceptable Breakdown Schedule. When a component or phase of the Services, as identified in the Breakdown Schedule, is complete, Owner will pay Consultant the value of such component or phase as provided in the Breakdown Schedule; however, Owner shall not be required to make payments more frequently than once per month.

All pay requests from Consultant shall be made using the pay request format supplied by Owner.

Owner may require that the approved Breakdown Schedule be revised based on developments occurring during the provision and performance of the Services. If Consultant fails to submit a revised Breakdown Schedule that is acceptable to Owner, Owner shall have the right either to suspend Progress and Final Payments for Services or to make such payments based on Owner's determination of the value of the Services completed.

ATTACHMENT B - CONSULTANT'S SCOPE OF WORK

Introduction

The Owner intends to relocate its archives and collections from its current facilities at Lakewood Forest Preserve to the lower level of its General Offices building at 1899 West Winchester, Libertyville, Illinois. Under separate contract, the Consultant has already worked with the Owner to develop a space plan for the lower level that includes the renovation of approximately 12,000 square feet. This contract is for architectural and engineering services for the design development, preparation of construction documents, and construction phase involvement to execute the construction of the lower level remodeling project.

Services

The Consultant shall provide the following services:

Design Development Phase

Based upon approvals and direction provided upon completion of the previous services during the space planning phase, Consultant will proceed with design development documents that will define and illustrate the following:

- Interior architectural elements including walls, doors, columns, ceilings, and floors.
- Lighting systems, including lighting requirements for each area and the selection and placement of each fixture.
- Millwork development, including architectural trim, specialty construction, and casework.
- Final finish selections for walls, floors, ceilings, millwork, doors, frames, and hardware.

The design development documents will be presented for review and approval. If necessary, the design will be revised once and presented for final approval.

Construction Documents Phase

Upon Owner's approval of the final design development documents, Consultant will prepare Construction Documents that will incorporate the planning and design previously accomplished and include the following construction scope and specifications:

- Master Legend: specifications for most interior elements and legends for all symbols used in the Construction Documents
- Construction Details: descriptive details for partitions, doors, frames, hardware, millwork, and other construction elements to be implemented by the contractor.
- Construction Plan: plan indicating the types, locations, and dimensions of all partitions, doors, hardware, plumbing fixtures, areas requiring structural reinforcing or floor penetration, and all reference targets for specialty construction.
- Electrical and Voice/Data Location Plan: plan indicating the types and locations of all floor and wall outlets. Any above-normal-use requirements or equipment will be shown with specifications and/or schedules. The electrical engineer and communications consultant will refer to this document as a basis for their work.

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- Reflected Ceiling Plan: plan indicating types and locations of all light fixtures and ceiling-mounted speakers, switch and switch patterns, ceiling materials, and special ventilation requirements. This document will also be used by the engineers for HVAC and sprinkler piping diagrams.
- Finish Plan and Schedule: specifications and locations for all paint, wall covering, floor covering, bases, window covering, and any other specialty finishes.
- Door and Hardware Schedule: specifications for types, sizes, labels, and finishes for all required doors and hardware sets.

Furniture Plans - Coded furniture plans, if required, will be provided by others (Archive consultant – WeatherstonBruer Associates).

Interior Architectural Specifications – Consultant will develop specifications for all construction items indicated in the basic working drawing set.

Furniture Specifications - Furniture specifications will be provided by others (Archive consultant – WeatherstonBruer Associates).

Engineering and Others Drawings – Consultant will supply the architectural backgrounds to the selected mechanical, electrical, plumbing, fire protection and structural engineers, and other consultants for their use in preparing their documents. Consultant will coordinate other consultants' work for general conformity with the design intent of the interior architectural solution.

Architectural Coordination – Consultant will provide plans to and meet with the Owner to review the interior architectural planning and design, especially as interior architecture elements affect or interface with base building systems.

Bidding & Construction Phase

Bidding – Owner will conduct a public bidding process. Consultant will assist in soliciting bids and answering any questions during the bidding and bid review process.

Permit Application - Consultant will prepare the necessary drawings and specifications for submission by the Owner and/or Contractor to the local authorities for any applicable permits [Village of Libertyville]. A licensed architect on Consultant's staff will stamp and sign the necessary permit documents. Consultant will work with the Owner and/or Contractor in procuring the necessary permit(s) by responding to questions and clarifications from the local authorities.

Construction Observation – Consultant will perform the following activities:

- Basic Construction and Finish Trade Construction Observation – During construction, Consultant will monitor the progress of the work by touring the premises weekly during construction and verifying the following items for conformity with the contract documents: partition locations, electrical and telephone outlet locations, light fixtures and ceiling work, finish material, and cabinetwork. Construction observation services will include up to eight hours per week of both on-site for field visits and attendance at weekly construction meetings.

In addition, Consultant will render typical interpretations and clarifications of the contract documents necessary for the proper execution of the work in conformity with the design intent, upon written request of either Owner or Contractor.

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- Shop Drawing Review – Consultant will review for conformity with the design intent the Contractor's and suppliers' submittals of shop drawings, product data, and samples. Upon this review Consultant will take appropriate action relative to the construction and furnishing of the project.
- Architectural Punch List – When construction is substantially complete, Consultant will prepare a punch list for items needing correction or modification. Approximately fifteen (15) days after issuing the punch list, Consultant will visit the premises to assess completion of the punch list items.

Mechanical, Electrical & Plumbing (MEP) Engineering - All Phases

Consultant's team will provide mechanical, electrical and plumbing engineering services for all phases of the project, including Design Development, Construction Documents, and Bidding & Construction, including services related to, but no limited to, the following:

- Heating system
- Ventilating system
- Air-conditioning system
- HVAC system for archive cold storage and object collection storage
- Humidification systems to support archive requirements
- Electrical power distribution
- Electrical receptacle outlet circuiting
- Lighting system power circuiting and energy code compliant lighting control system
- Building area method lighting power density calculation to confirm energy code compliance of lighting design
- Emergency egress lighting system circuiting
- Fire alarm visual and audible device locations for ADA compliance
- Plumbing systems
- Wet and dry sprinkler fire protection

Structural Engineering

Consultant's team will provide structural engineering services necessary for the project including, but not limited to:

- Providing details for modification to existing basement walls for new openings and new area wells needed to accommodate mechanical equipment requirements.
- Coordinating waterproofing and drainage requirements for the area wells with the architectural and plumbing drawings.
- Evaluating the concrete slab-on-grade and its ability to safely support the new loads from high density storage rack systems and providing details, if necessary, to modify the slab-on-grade.

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- Providing signed and sealed drawings and structural calculations as required for permit review and response to plan review comments.
- Reviewing shop drawings and responding to contractor requests for information.

MEP & Structural Coordination

Consultant will coordinate all services provided by the Consultant's team, including MEP and structural engineers.

IECC 2012 Commissioning

In coordination with the Contractor, the Consultant's team will provide commissioning services to verify the operational performance of the new and modified HVAC equipment and systems and new lighting control system in accordance with the 2012 International Energy Conservation Code (IECC 2012).

ATTACHMENT C - KEY PERSONNEL

1. Key Project Personnel – Owner

NAMES	TELEPHONE NUMBERS
Katherine Hamilton-Smith	847-968-3380
John Nelson	847-968-3407
Andrew Osborne	847-968-3383
Christine Pyle	847-968-3394

2. Key Project Personnel – Consultant

NAMES	TELEPHONE NUMBERS
Paul Hagle	312-596-6886
Jason McCargo (ESD)	312-456-2225

3. Others

NAMES	TELEPHONE NUMBERS
Jeff Weatherston (WBA)	416-242-3895