

Lake County Office of Procurement Services
RFP 26-902: Multi-Family Detached Housing
RFP Selection Committee Meeting Minutes
Procurement Representative: Bill Ponko, Senior Procurement Agent

March 23, 2026, Begin Time: 8:30 AM

❖ Bill Ponko

- Stated this is a public meeting
 1. Stated members of the public may listen, but not take part in discussions
- Identified the solicitation
- Stated this is a federally funded project, funding through The American Rescue Plan Act (ARPA) and Coronavirus State and Local Fiscal Recovery Funds (SLFRF)
- Solicitation was a Request for Proposals
- Noted:
 1. Three (3) Addenda were posted, with Addendum No.1 and No.2 required to be turned in.
 2. During the routine Solicitation Posting audit, it was identified that an addendum was posted briefly in error, inadvertently extending the submission deadline to March 19, 2026. This system error was discovered on March 18, 2026.
- Took roll of the Selection Committee (SC) members (alphabetically):
 1. Maria AbdoulKarim, Office of Housing & Community Services
 2. Sean Beaudet, Office of Parks & Trails
 3. Blake Livingston, Office of Facilities Management
- Noted the three (3) firms providing proposals were (alphabetically):
 1. Faden Builders, Inc.
 2. JT2 EC Corporation
 3. Nichols Contracting, Inc.
- The method of selection will be based upon the vendor's ability to perform via the written criteria, Section 7, on pages 3-4 of the RFP.
- Noted electronic copies of the proposals were distributed to the SC, by Procurement.
- Noted scoring sheets were distributed to the committee prior to the meeting
- Noted Conflict of Interest Statements were also distributed to the SC prior to the meeting, and all were returned with no issues.

❖ Selection Committee:

- Provided their analysis for each firm.

❖ Selection Committee:

Recommended award to award to Nichols Contracting, Inc. the provided review of the proposal by Facilities did not discover anomalies and acceptable references performed by Procurement. If any issues are discovered and not resolved with

Nichols Contracting, Inc., the SC recommended going to the second-place firm, Faden Builders, Inc.

❖ Final Ranking

1. Nichols Contracting, Inc.
2. Faden Builders, Inc.
3. JT2 EC Corporation

❖ Bill Ponko:

- Stated that a meeting will be set up between Nichols Contracting, Inc. and the County to review the proposal and project expectations.
- Stated that Procurement Services will begin to facilitate the processing of the award recommendation.

❖ Meeting Adjourn