



Board of Commissioners of Cook County

Asset Management Committee

Wednesday, January 24, 2024

1:00 PM

**Cook County Building, Board Room, 118
North Clark Street, Chicago, Illinois**

NOTICE AND AGENDA

There will be a meeting of the Committee or Subcommittee of the Board of Commissioners of Cook County at the date, time and location listed above to consider the following:

PUBLIC TESTIMONY

Authorization as a public speaker shall only be granted to those individuals who have registered to speak, with the Secretary, 24 hours in advance of the meeting. To register as a public speaker, go to the meeting details page for this meeting at <https://cook-county.legistar.com/Calendar.aspx> to find a registration link. Duly authorized public speakers may speak live from the County Board Room at 118 N. Clark Street, 5th Floor, Chicago, IL or be sent a link to virtually attend the meeting and will be called upon to deliver testimony at a time specified in the meeting agenda. Authorized public speakers who are not present during the specified time for public testimony will forfeit their allotted time to speak at the meeting. Public testimony must not exceed three minutes; the Secretary will keep track of the time and advise when the time for public testimony has expired. After each speaker has completed their statement, they will be removed from the meeting. Once removed, you will still be able to follow the proceedings for that day at:

<https://www.cookcountyil.gov/service/watch-live-board-proceedings> or in a viewing area at 69 W. Washington Street, 22nd Floor Conference Room C, Chicago, IL. Persons authorized to provide public testimony shall not use vulgar, abusive, or otherwise inappropriate language when addressing the Board; failure to act appropriately; failure to speak to an item that is germane to the meeting, or failure to adhere to the time requirements may result in expulsion from the meeting and/or disqualify the person from providing future testimony. Written comments will not be read aloud at the meeting, but will be posted on the meeting page and made a part of the meeting record.

24-1051

COMMITTEE MINUTES

Approval of the minutes from the meeting of 12/13/2023

[23-5113](#)

Presented by: EARL MANNING, Director, Office of Capital Planning and Policy

PROPOSED CONTRACT

Department(s): Department of Capital Planning & Policy

Vendor: Senga Architects, Inc., Chicago, Illinois

Request: Authorization for the Chief Procurement Officer to enter into and execute

Good(s) or Service(s): Architectural and Engineering Services

Contract Value: \$8,791,200.00

Contract period: 12/01/2023 - 11/30/2027, with one (1), one-year renewal option

Potential Fiscal Year Budget Impact: FY 2024 \$2,197,800.00, FY 2025 \$2,197,800.00, FY 2026 \$2,197,800.00, FY 2027 \$2,197,800.00

Accounts: 11569.1031.11190.560105/7.00000.00000 (Capital Improvement Program)

Contract Number(s): 2038-18542

Concurrences:

The Contract Specific Goal set on this contract is Zero. The Prime Vendor is a Certified MBE.

The Chief Procurement Officer concurs.

Summary: The contract provides for the A/E to conduct an assessment related to accessibility at the Juvenile West Courthouse and 1st floor of the Juvenile Temporary Detention Center. The A/E will provide a Program Analysis Report identifying accessibility requirements and recommendations for additional functionality.

This contract is awarded through Request for Qualifications (RFQ) procedures in accordance with Cook County Procurement Code. Senga Architects, Inc. was selected based on established evaluation criteria.

Legislative History : 11/16/23 - Board of Commissioners - refer to the Asset Management Committee

[24-0298](#)

Presented by: EARL MANNING, Director, Office of Capital Planning and Policy

PROPOSED CONTRACT

Department(s): Department of Capital Planning and Policy

Vendor: Hellmuth, Obata & Kassabaum, Inc. (HOK, Inc.), Chicago, Illinois

Request: Authorization for the Chief Procurement Officer to enter into and execute

Good(s) or Service(s): Consulting Services-CCH Healthcare Services Long-Term Plan Phase II

Contract Value: \$3,995,724.68

Contract period: 12/1/2023 - 11/30/2026

Potential Fiscal Year Budget Impact: FY 2024 \$1,331,908.23, FY 2025 \$1,331,908.23, FY 2026 \$1,331,908.22

Accounts: 11569.1031.11190.560105/7.00000.00000 (Capital Improvement Program)

Contract Number(s): H23-25-127

Concurrences:

The vendor has met the Minority- and Women-owned Business Enterprise Ordinance via: direct participation and partial MWBE waiver.

N/A - PROCURED BY CCH

Summary: This request is for the provision of Consulting Services for the CCH Healthcare Services Long-Term Plan - Phase II. Cook County Health desires to retain a consultant to provide planning services for the long-term future of healthcare delivery in Cook County, which includes a plan to maximize the County's physical assets. This planning effort will center on analysis and recommendations from the consultant on CCH facility needs, strategies for growth, and financial return maximization. The vendor will provide CCH with a long-term plan roadmap, and Market Rate Development assessment, focusing on identification of a development strategy and plans for marketable assets currently in Cook County's control adjacent to John H. Stroger Hospital, including Harrison Square, which supports the 2023-2025 Strategic Plan and long-term financial success.

Approved by CCH Board of Directors 10/27/2023

Legislative History : 12/14/23 - Board of Commissioners - refer to the Asset Management Committee

[24-0300](#)

Presented by: EARL MANNING, Director, Office of Capital Planning and Policy

PROPOSED CONTRACT

Department(s): Department of Capital Planning and Policy

Vendor: GSG Consultants, Inc., Schaumburg, Illinois

Request: Authorization for the Chief Procurement Officer to enter into and execute

Good(s) or Service(s): Architectural and Engineering Services

Contract Value: \$2,700,000.00

Contract period: 12/1/2023 - 11/30/2026

Potential Fiscal Year Budget Impact: FY 2024 \$900,000.00, FY 2025 \$900,000.00, FY 2026 \$900,000.00

Accounts: 11569.1031.11190.560105/7.00000.00000 (Capital Improvement Program)

Contract Number(s): H23-25-126

Concurrences:

The vendor has met the Minority- and Women-owned Business Enterprise Ordinance via: Direct Participation. The prime vendor is a certified MBE.

N/A - PROCURED BY CCH

Summary: This request is for the provision of architectural and engineering services for the environmental abatement, remediation, and demolition of the CCH Administration, Hektoen and Durand Buildings. The scope of this project includes design and construction services for removal of identified environmental hazards, in conjunction with the construction administration services for the building demolition. Services further include site and material testing, bidding, construction administration, construction observation, and post-construction services. Cook County intends to utilize a Construction Manager at Risk (CMaR) delivery method for remediation and demolition of these buildings.

Approved by CCH Board of Directors 10/27/2023

Legislative History : 12/14/23 - Board of Commissioners - refer to the Asset Management Committee

[24-0301](#)

Presented by: EARL MANNING, Director, Office of Capital Planning and Policy

PROPOSED CONTRACT

Department(s): Department of Capital Planning and Policy

Vendor: Desman, Inc., Chicago, Illinois

Request: Authorization for the Chief Procurement Officer to enter into and execute

Good(s) or Service(s): Architectural and Engineering Assessment, Design and Engineering Services

Contract Value: \$864,000.00

Contract period: 10/1/2023 - 9/30/2026

Potential Fiscal Year Budget Impact: FY 2023 \$48,000.00, FY 2024 \$288,000.00, FY 2025 \$288,000.00, FY 2026 \$240,000.00

Accounts: 11569.1031.11190.560105/7.00000.00000 (Capital Improvement Program)

Contract Number(s): H23-25-107

Concurrences:

The vendor has met the Minority- and Women-owned Business Enterprise Ordinance via: direct participation.

N/A - PROCURED BY CCH

Summary: Vendor will provide professional architectural and engineering assessment, design and engineering services for the renovation of the existing loading dock area of JHS, along with the subsequent construction administration and closeout services during the construction period. The main loading dock has not been renovated, nor updated, for over the past 20 years. There are several systems that are exceeding their normal lifespan that require repair and/or replacement.

Approved by CCH Board of Directors 09/29/2023

Legislative History : 12/14/23 - Board of Commissioners - refer to the Asset Management Committee

[24-0358](#)

Presented by: EARL MANNING, Director, Office of Capital Planning and Policy

PROPOSED CONTRACT

Department(s): Department of Capital Planning and Policy

Vendor: Ameresco, Inc., Framingham, Massachusetts

Request: Authorization for the Chief Procurement Officer to enter into and execute

Good(s) or Service(s): On-site Solar PV - Renewable Energy and Solar Solutions and Services

Contract Value: \$6,200,000.00

Contract period: 1/25/2024 - 4/30/2025

Potential Fiscal Year Budget Impact: FY 2024 \$4,200,000.00, FY 2025 \$2,000,000.00

Accounts: 11569.1031.11190.560105/7.00000.00000 (Capital Improvement Program)

Contract Number(s): 2385-08172

Concurrences:

The vendor has met the Minority- and Women-owned Business Enterprise Ordinance via: direct participation.

The Chief Procurement Officer concurs.

Summary: The Vendor shall provide turnkey services for design, permitting, procurement, construction, and commissioning of grid-tied solar photovoltaic (PV) array for pilot project at Skokie Courthouse and planning report for future DOC PV array and microgrid projects.

This Contract is awarded as a Comparable Government Procurement pursuant to Section 31-140 of the Cook County Procurement Code. Ameresco, Inc. was previously awarded a contract by a Request for Proposals (RFP) process through TIPS, a national government purchasing cooperative sponsored by the Region 8 Education Service Center (ESC). Cook County wishes to leverage this procurement effort.

Legislative History : 12/14/23 - Board of Commissioners - refer to the Asset Management Committee

[24-0359](#)

Presented by: EARL MANNING, Director, Office of Capital Planning and Policy

PROPOSED CONTRACT

Department(s): Department of Capital Planning and Policy

Vendor: Johnson Controls (JCI), Inc.

Request: Authorization for the Chief Procurement Officer to enter into and execute

Good(s) or Service(s): On-site Solar PV - Renewable Energy and Solar Solutions and Services

Contract Value: \$3,000,000.00

Contract period: 1/25/2024 - 4/30/2025

Potential Fiscal Year Budget Impact: FY 2024 \$2,200,000.00, FY 2025 \$800,000.00

Accounts: 11569.1031.11190.560105/7.00000.00000 (Capital Improvement Program)

Contract Number(s): 2385-08171

Concurrences:

The vendor has met the Minority- and Women-owned Business Enterprise Ordinance via: direct participation.

The Chief Procurement Officer concurs.

Summary: The Vendor shall provide turnkey services for design, permitting, procurement, construction, and commissioning of grid-tied solar photovoltaic (PV) array for pilot project at Markham Courthouse.

This Contract is awarded as a Comparable Government Procurement pursuant to Section 31-140 of the Cook County Procurement Code. JCI, Inc was previously awarded a contract by a Request for Proposals (RFP) process through TIPS, a national government purchasing cooperative sponsored by the Region 8 Education Service Center (ESC). Cook County wishes to leverage this procurement effort.

Legislative History : 12/14/23 - Board of Commissioners - refer to the Asset Management Committee

Lynne M. Turner

Secretary

Chair: Miller

Vice-Chair: Aguilar

Members: Anaya, Britton, Degnen, Gordon, Moore, K. Morrison, S. Morrison