



**Board of Commissioners of Cook County**

**Asset Management Committee**

**Wednesday, July 24, 2024**

**1:45 PM**

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

**Issued on: 7/15/2024**

**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 virtual 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 F, 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.

[24-4119](#)

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 06/12/2024

[24-2253](#)

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

**PROPOSED CONTRACT AMENDMENT**

**Department(s):** Department of Capital Planning & Policy

**Vendor:** Primera Engineers Ltd., Chicago, Illinois

**Request:** Authorization for the Chief Procurement Officer to increase contract

**Good(s) or Service(s):** Professional Services

**Original Contract Period:** 5/1/2022 - 4/30/2024, with one (1) one-year renewal option

**Proposed Amendment Type:** Increase

**Proposed Contract Period:** N/A

**Total Current Contract Amount Authority:** \$1,160,035.00

**Original Approval (Board or Procurement):** Board, 5/12/2022, \$1,160,035.00

**Increase Requested:** \$271,764.80

**Previous Board Increase(s):** N/A

**Previous Chief Procurement Officer Increase(s):** N/A

**Previous Board Renewals:** N/A

**Previous Chief Procurement Officer Renewals:** 4/17/2024: 5/1/2024 - 4/30/2025

**Previous Board Extension(s):** N/A

**Previous Chief Procurement Officer Extension(s):** N/A

**Potential Fiscal Impact:** FY 2024 \$271,764.80

**Accounts:** 11569.1031.11190.56017.00000.00000

**Contract Number(s):** 2038-18382

**Concurrences:**

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

The Chief Procurement Officer concurs.

**Summary:** Contract increase required due to delay in the start of the project from when the proposal was submitted to notice of award and then to notice to proceed. The delay in the project start requires an adjustment to the Contract Amount due to escalation in labor costs from early 2021 labor rates to late 2023 labor rates. Project is A/E design services for video cameras and recording equipment upgrades and installation of the exterior perimeter of the CCAB and Division XI buildings and the 2nd Floor of the Cermak Health Service Building.

This contract is awarded through Request for Qualifications (RFQ) procedures in accordance with Cook County Procurement Code. Primera Engineers Ltd. was selected based on established evaluation criteria.

**Legislative History :** 6/13/24 - Board of Commissioners - refer as amended in the errata to the Asset M

[24-2612](#)

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

**PROPOSED CONTRACT**

**Department(s):** Department of Capital Planning and Policy

**Vendor:** Gensler Architecture, Design & Planning P.C. D/B/A Gensler, Chicago, Illinois

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

**Good(s) or Service(s):** Ruth M. Rothstein CORE Center Renovation Design Services

**Contract Value:** \$1,499,500.00

**Contract period:** 6/1/2024 - 5/31/2027

**Potential Fiscal Year Budget Impact:** FY 2024 \$291,569.50, FY 2025 \$499,833.33, FY 2026 \$499,833.33, FY 2027 \$208,263.84

**Accounts:** 11569.1031.11190.560105/7.00000.00000 (Capital Improvement Program)

**Contract Number(s):** H24-25-091

**Concurrences:**

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

The CCH Chief Procurement Officer Concurs.

**Summary:** This request is for the provision of professional architectural and engineering services for the evaluation and design of renovations to the Ruth M. Rothstein CORE Center. The vendor will provide design, engineering, and construction administration services through project completion. The vendor will visit the health clinic and perform a complete examination of the facility and furnish CCH with comprehensive design documents for renovations to the facility. The vendor will prepare design documents for the procurement of construction services and provide services through project closeout.

**Legislative History :** 6/13/24 - Board of Commissioners - refer to the Asset Management Committee

[24-3353](#)

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

**PROPOSED CONTRACT AMENDMENT**

**Department(s):** Department of Capital Planning and Policy

**Vendor:** GSG Consultants, Inc., Schaumburg, Illinois

**Request:** Authorization for the Chief Procurement Officer to extend and increase contract

**Good(s) or Service(s):** Service - Architectural and Engineering Design Services for the Oak Forest Health Campus Demolition

**Original Contract Period:** 8/1/2021 - 7/31/2024

**Proposed Amendment Type:** Extension and Increase

**Proposed Contract Period:** Extension period 8/1/2024 - 7/31/2025

**Total Current Contract Amount Authority:** \$3,207,730.12

**Original Approval (Board or Procurement):** Board, 7/29/2021, \$3,207,730.12

**Increase Requested:** \$496,666.00

**Previous Board Increase(s):** N/A

**Previous Chief Procurement Officer Increase(s):** N/A

**Previous Board Renewals:** N/A

**Previous Chief Procurement Officer Renewals:** N/A

**Previous Board Extension(s):** N/A

**Previous Chief Procurement Officer Extension(s):** N/A

**Potential Fiscal Impact:** FY 2024 \$165,999.00, FY 2025 \$330,667.00

**Accounts:**

11569.1031.11190.560105.00000.00000 (Capital Improvement Program)

11569.1031.11190.560107.00000.00000 (Capital Improvement Program)

**Contract Number(s):** H21-25-108

**Concurrences:**

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

The CCH Chief Procurement Officer Concurs

**Summary:** This request is for the vendor to provide additional professional architectural and engineering design services for the abatement, remediation, and demolition of existing buildings, tunnels and mechanical, electrical, and plumbing systems of the Oak Forest Heath Campus (“OFHC”), with the exception of buildings related to the Cook County Department of Emergency Management and Regional Security (“DEMRS”).

This amendment will allow the vendor to complete a topographic survey and complete design drawings for the power distribution and standby power stations, as well as site utilities for a BOT Hub at the OFHC and for the DEMRS Consolidation Building. This amendment will also allow for additional design services required to preserve, stabilize, and isolate the OFHC Catholic Church.

This contract was awarded through a competitive Request for Qualifications (RFQ) process in accordance with Cook County Procurement Code. The vendor was selected based on established evaluation criteria.

**Legislative History :** 6/13/24 - Board of Commissioners - refer to the Asset Management Committee

[24-3328](#)

**Presented by:** (Inactive) QUINCE BRINKLEY, Director, Real Estate Management

**PROPOSED LEASE AGREEMENT**

**Department:** Department of Real Estate Management

**Request:** Request to Enter Lease Agreement

**Landlord:** AKMS, Inc.

**Tenant:** County of Cook, on behalf of the Office of the Chief Judge

**Location:** 705 S. Jefferson St., Chicago, Illinois 60607

**Term/Extension Period:** 10/1/2024 - 9/30/2029

**Space Occupied:** Approximately 41,000 square feet (130 parking spaces)

**Monthly Rent:** \$40,000 base rent per month, totaling \$480,000 annually, and \$2,400,000 base rent over the entire term of lease.

Total Rent Schedule, including Common Area Maintenance and Property Taxes:

Lease Year	Annual Base Rent	Estimated CAM & Property Taxes	Total Estimated Annualized Rent
10/1/24 - 09/30/25	480,000.00	480,536.00	960,536.00
10/01/25 - 09/30/26	480,000.00	375,200.00	855,200.00
10/01/26 - 09/30/27	480,000.00	388,961.00	868,961.00
10/01/27 - 09/30/28	480,000.00	403,408.00	883,408.00
10/01/28 - 09/30/29	480,000.00	418,578.50	898,578.50

Total

Operating Expenses	2,400,000	2,066,683.50	4,466,683.50
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**Fiscal Impact:**

Projected Parking Revenue:	\$1,023,552.00
Total Operating Expenses:	<u>(\$4,466,683.50)</u>
Projected Net Expenses:	(\$3,443,131.50)
Cook County Capital Investment:	(\$140,000.00)
<b>Total Fiscal Impact/Required Funding:</b>	<b>(\$3,583,131.50)</b>

**Accounts:** 11100.1310.35095.550130**Option to Renew:** One (1) Five (5) Year Renewal Option**Termination:** N/A**Utilities Included:** N/A

**Summary/Notes:** Requesting approval to enter a five (5) year lease agreement between AKMS, Inc., as (Landlord), and the County of Cook, a body corporate and politic of the State of Illinois, as (Tenant), for use by the Office of the Chief Judge. The parking lot, located at 705 S. Jefferson St., Chicago, IL. 60607, is approximately 41,000 square feet and will provide 130 parking spaces for the Harrison Domestic Violence Courthouse.

The Office of the Chief Judge endeavors to provide safe, convenient, and affordable parking for the employees, visitors, and litigants that conduct business at the Harrison Domestic Violence Courthouse.

Approval is recommended

**Legislative History :** 6/13/24 - Board of Commissioners - refer to the Asset Management Committee[24-3500](#)**Presented by:** ELIZABETH GRANATO, Chief, Bureau of Asset Management**PROPOSED CONTRACT****Department(s):** Bureau of Asset Management**Vendor:** Various Vendors, See "Summary" Below**Request:** Authorization for the Chief Procurement Officer to enter into and execute**Good(s) or Service(s):** Design and construction of electric vehicle charging stations

**Contract Value:** Not-to-Exceed \$28,436,300.70

**Contract period:** 8/1/2024 - 7/31/2027 with two (2) one-year renewal option

**Potential Fiscal Year Budget Impact:** FY2024 \$4,739,383.45, FY2025 \$9,478,766.90, FY2026 \$9,478,766.90, FY2027 \$4,739,383.45

**Accounts:** 11286.1161.62962.560109.00000.00000 (ARPA)

11569.1031.11190.560105.00000.00000 (Capital Improvement Program)

11569.1031.11190.560107.00000.00000 (Capital Improvement Program)

**Contract Number(s):** 2316-05021

**Concurrences:**

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

The Chief Procurement Officer concurs.

**Summary:** The Bureau of Asset Management respectfully requests approval for vendors to provide design and construction services for level 2 electric vehicle charging stations, level 2 streetlight electric vehicle charging stations, and level 3 fast charging electric vehicle charging stations in various communities throughout Cook County as well as stations budgeted in the Capital Improvement Plan(s).

**Vendor Pool**

FY 2024-2027

Not-to-Exceed Allocation

**Group A (Level 2 Charging Stations)**

(2316-05021-A1) Meade, Inc.	\$4,547,260.14
(2316-05021-A2) Ameresco, Inc.	\$4,547,260.14
(2216-05021-A3) Connelly Electric Company	\$4,547,260.14
(2216-05021-A4) Taylor Electric Company	\$4,547,260.14
(2216-05021-A5) Sharlen Electric Company	\$4,547,260.14

**Group B (Level 2 Streetlight Charging Stations)**

(2316-05021-B1) Voltpost, Inc.	\$425,000.00
(2216-05021-B2) Meade, Inc.	\$425,000.00
(2216-05021-B3) Connelly Electric Company	\$425,000.00
(2216-05021-B4) Ameresco, Inc.	\$425,000.00

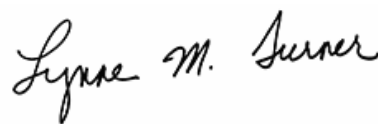
**Group C (Level 3 Fast Charging Stations)**



(2216-05021-C1) Meade, Inc.	\$2,000,000.00
(2216-05021-C2) Connelly Electric Company	\$2,000,000.00

These contracts are awarded pursuant to a publicly advertised Request for Qualifications (RFQ) in accordance with Cook County Procurement Code. All vendors were selected based on established evaluation criteria.

**Legislative History :** 6/13/24 - Board of Commissioners - refer to the Asset Management Committee



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Secretary

Chair: Miller

Vice-Chair: Aguilar

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