



**Board of Commissioners of Cook County  
Minutes of the Asset Management Committee**

**1:45 PM**

**Wednesday, July 24, 2024**

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

**ATTENDANCE**

**Present:** Miller, Aguilar, Anaya, Britton, Degnen, Gordon, Moore and K. Morrison (8)

**Absent:** S. Morrison (1) excused

**PUBLIC TESTIMONY**

Chairwoman Miller asked the Secretary to the Board to call upon the registered public speakers, in accordance with Cook County Code.

No public speakers.

**24-4119**

**COMMITTEE MINUTES**

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

**A motion was made by Vice Chairman Aguilar, seconded by Commissioner Anaya, to approve 24-4119. The motion carried by the following vote:**

**Ayes:** Miller, Aguilar, Anaya, Britton, Degnen, Gordon, Moore and K. Morrison (8)

**Absent:** S. Morrison (1)

**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.

**A motion was made by Vice Chairman Aguilar, seconded by Commissioner Anaya, to recommend for approval 24-2253. The motion carried by the following vote:**

**Ayes:** Miller, Aguilar, Anaya, Britton, Degnen, Gordon, Moore and K. Morrison (8)

**Absent:** S. Morrison (1)

**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~~ **8/1/2024**- 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.

**A motion was made by Vice Chairman Aguilar, seconded by Commissioner Anaya, to approve as amended in the errata 24-2612. The motion carried by the following vote:**

**Ayes:** Miller, Aguilar, Anaya, Britton, Degnen, Gordon, Moore and K. Morrison (8)

**Absent:** S. Morrison (1)

**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 Concurrs

**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.

**A motion was made by Vice Chairman Aguilar, seconded by Commissioner Anaya, to recommend for approval 24-3353. The motion carried by the following vote:**

**Ayes:** Miller, Aguilar, Britton, Degnen, Gordon, Moore and K. Morrison (7)  
**Present:** Anaya (1)  
**Absent:** S. Morrison (1)

**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~~ **120** 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

**Fiscal Impact:**

Projected Parking Revenue:	<del>\$1,023,552.00</del> <u>\$959,040.00</u>
Total Operating Expenses:	<u>(\$4,466,683.50)</u>
Projected Net Expenses:	<del>(\$3,443,131.50)</del> <u>(\$3,507,643.50)</u>
Cook County Capital Investment:	<del>(\$140,000.00)</del>
<b>Total Fiscal Impact/Required Funding:</b>	<del>(\$3,583,131.50)</del> <u>(\$3,507,643.50)</u>

**Accounts:** ~~11100.1310.35095.550130~~ (11100.1499.33930.520835.00000.00000)

**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~~ 120 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

**A motion was made by Vice Chairman Aguilar, seconded by Commissioner Anaya, to recommend for approval as amended in the errata 24-3328. The motion carried by the following vote:**

**Ayes:** Miller, Aguilar, Anaya, Britton, Degnen, Gordon, Moore and K. Morrison (8)

**Absent:** S. Morrison (1)

**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, FY2025 \$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		
Company	(2216-05021-A3)	Connelly	Electric
	\$4,547,260.14		
Company	(2216-05021-A4)	Taylor	Electric
	\$4,547,260.14		
Company	(2216-05021-A5)	Sharlen	Electric
	\$4,547,260.14		

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

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

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

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

**A motion was made by Vice Chairman Aguilar, seconded by Commissioner Anaya, to recommend for approval 24-3500. The motion carried by the following vote:**

**Ayes:** Miller, Aguilar, Anaya, Britton, Degnen, Gordon, Moore and K. Morrison (8)

**Absent:** S. Morrison (1)

## ADJOURNMENT

**A motion was made by Vice Chairman Aguilar, seconded by Commissioner Degnen, to adjourn the meeting. The motion carried by the following vote:**

**Ayes:** Miller, Aguilar, Anaya, Britton, Degnen, Gordon, Moore and K. Morrison (8)

**Absent:** S. Morrison (1)

Respectfully submitted,

A handwritten signature in black ink, appearing to read "A. Miller".

Chairwoman

A handwritten signature in black ink, appearing to read "Lynne M. Turner".

Secretary

A complete record of this meeting is available at <https://cook-county.legistar.com>.