



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

**1:00 PM**

**Wednesday, January 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.

**24-1051**

**COMMITTEE MINUTES**

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

**A motion was made by Vice Chairman Aguilar, seconded by Commissioner Degnen, to approve 24-1051. The motion carried by the following vote:**

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

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

**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~~ **\$525,800.00**

**Contract period:** 12/01/2023 - 11/30/~~2027~~ **2024**, 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~~ **FY 2024 \$525,800.00**

**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.

**A motion was made by Vice Chairman Aguilar, seconded by Commissioner Degnen, to approve as amended in the errata 23-5113. The motion carried by the following vote:**

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

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

**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

**A motion was made by Vice Chairman Aguilar, seconded by Commissioner Degnen, to recommend for approval 24-0298. The motion carried by the following vote:**

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

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

**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

**A motion was made by Vice Chairman Aguilar, seconded by Commissioner Degnen, to recommend for approval 24-0300. The motion carried by the following vote:**

**Ayes:** Miller, Aguilar, Britton, Degnen, Gordon and K. Morrison (6)  
**Present:** Anaya and Moore (2)  
**Absent:** S. Morrison (1)

**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

**A motion was made by Vice Chairman Aguilar, seconded by Commissioner Degnen, to recommend for approval 24-0301. The motion carried by the following vote:**

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

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

**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. ..end

**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.

**A motion was made by Vice Chairman Aguilar, seconded by Commissioner Degnen, to recommend for approval 24-0359. The motion carried by the following vote:**

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

**Absent:** 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:**

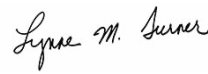
**Ayes:** Miller, Aguilar, Anaya, Britton, Degnen, Gordon, Moore, and K. Morrison (8)

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

Respectfully submitted,



Chairman



Secretary

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