

## REPORT OF THE COMMITTEE ON CAPITAL IMPROVEMENTS

July 23, 2012

The Honorable,  
The Board of Commissioners of Cook County

### ATTENDANCE

Present: Chairman Murphy, Vice Chairman Butler, Commissioners Garcia, Gorman, Silvestri, Steele and Tobolski (7)

Absent: Commissioners Schneider and Sims (2)

Also Present: Patrick Driscoll, Jr. – Deputy State’s Attorney, Chief, Civil Actions Bureau.

Ladies and Gentlemen:

Your Committee on Capital Improvements of the Board of Commissioners of Cook County met pursuant to notice on Monday, July 23, 2012 at the hour of 11:45 A.M. in the Board Room, Room 569, County Building, 118 North Clark Street, Chicago, Illinois.

Your Committee has considered the following items and upon adoption of this report, the recommendations are as follows:

319009 NORESKO, LLC (PROPOSED CONTRACT). Transmitting a Communication, dated June 19, 2012 from Herman Brewer, Chief, Bureau of Economic Development:

requesting authorization for the Chief Procurement Officer to enter into an agreement with NORESKO, LLC, Des Plaines, Illinois, for a Guaranteed Energy Performance Contracting Project (GEPC). Phase II of this contract provides engineering and construction services for the Energy Conservation Measures (ECM) determined via the investment grade energy audit at the Department of Corrections Campus and the Juvenile Temporary Detention Center. Noresko, LLC was selected through a Request for Qualifications/Request for Proposal process as highly qualified and offering a competitive price.

Reason: This contract provides for a guaranteed energy performance contracting project at the Department of Corrections and the Juvenile Temporary Detention Center campuses. The goal of the project is to identify and implement identifying energy conservation measures (ECMs) that will result in at least a 10% reduction in emissions and energy costs as compared to a Base Year, throughout a 20 year financing period. Phase I consisted of a comprehensive investment grade audit of 13 buildings on the Department of Corrections and Criminal Courts Campus. The ECMs identified are estimated to achieve cost savings sufficient to cover financing of the ECMs. The parties have negotiated in good faith the terms of Phase II, pursuant to which Noresko, LLC will perform engineering and construction services necessary to implement the agreed upon ECMs. The engineering and construction cost of

**CAPITAL IMPROVEMENTS COMMITTEE REPORT**

**JULY 23, 2012**

**PAGE 2**

the energy conservation measures will be \$34,228,000.00, with an annual projected savings of \$2,222,800.00.

This is a joint project undertaken by the Office of Capital Planning and Policy, the Department of Environmental Control and the Bureau of Finance. This is categorized as an energy efficiency project.

Estimated Fiscal Impact: \$34,228,000.00. Contract period: Two (2) years for construction, followed by 20 years of monitoring, commencing on the date of Board approval.

20000 County Physical Plant and 32000 Juvenile Temporary Detention Center.

The Chief Procurement Officer concurs.

**\*Referred to the Capital Improvements Committee on 7/10/12.**

**Vice Chairman Butler, seconded by Commissioner Steele, moved the Approval of Communication No. 319009.**

**Vice Chairman Butler, seconded by Commissioner Steele, moved to Withdraw the motion to Approved Communication No. 319009. The motion carried.**

**Vice Chairman Butler, seconded by Commissioner Steele, moved to Accept the Substitute for Communication No. 319009.**

**SUBSTITUTE FOR COMMUNICATION NO. 319009**

Sponsored by  
THE HONORABLE JESUS G. GARCIA, County Commissioner

NORESCO, LLC (PROPOSED CONTRACT AMENDMENT). Transmitting a Communication dated June 19, 2012 from Herman Brewer, Chief, Bureau of Economic Development:

requesting authorization for the Chief Procurement Officer to enter into a First Amendment to the Guaranteed Energy Performance Contract (GEPC) with Noresco, LLC, Des Plaines, Illinois, for a Guaranteed Energy Performance Contracting Project. The GEPC was authorized by Board Action on July 27, 2011 and was executed by Noresco and Cook County on July 27, 2011. Phase I of this contract provided the investment grade energy audit revised at the Department of Corrections Juvenile Temporary Detention Center of Cook County. This First Amendment provides for Phase II, consisting of engineering and construction services for the Energy Conservation Measures (ECM) determined via the investment grade energy audit at the Department of Corrections Campus and the Juvenile Temporary Detention Center. Noresco, LLC was selected through a Request for Qualifications/Request for Proposal process as highly qualified and offering a competitive price.

Reason: This contract provides for a guaranteed energy performance contracting project at the Department of Corrections and the Juvenile Temporary Detention Center campuses. The goal of the project is to identify and implement identifying energy conservation measures (ECMs) that will result in at least a 10% reduction in emissions and energy costs as compared to a Base Year, throughout a 20 year financing period. Phase I consisted of an investment grade audit of 22 buildings on the Department of Corrections and Criminal Courts Campus and the Juvenile Temporary Detention Center. The ECMs are estimated to achieve cost savings sufficient to cover financing of the ECMs. The parties have negotiated in good faith the terms of Phase II, pursuant to which Noresco, LLC will perform engineering and construction services necessary to implement the agreed upon ECMs. The engineering and construction cost of the energy conservation measures will be \$34,228,060.00, with an annual projected savings of \$2,222,800.00.

This is a joint project undertaken by the Office of Capital Planning and Policy, the Department of Environmental Control and the Bureau of Finance. This is categorized as an energy efficiency project.

Estimated Fiscal Impact: \$34,228,060.00. Contract period: Two (2) years for construction, followed by 20 years of monitoring, commencing on the date of Board approval.

20000 County Physical Plant and 32000 Juvenile Temporary Detention Center.

The Chief Procurement Officer concurs.

**Vice Chairman Butler, seconded by Commissioner Steele, moved the Approval of the Substitute for Communication No. 319009. The motion carried.**

319010 JOHNSON CONTROLS, INC. (JCI) (PROPOSED CONTRACT). Transmitting a Communication, dated June 15, 2012 from Herman Brewer, Chief, Bureau of Economic Development:

requesting authorization for the Chief Procurement Officer to execute a contract with JOHNSON CONTROLS, INC. (JCI), Milwaukee, Wisconsin, for a Guaranteed Energy Performance Contracting Project (GEPC). Phase II of this contract provides engineering and construction services for the Energy Conservation Measures (ECM) determined via the investment grade energy audit at the Stroger Hospital of Cook County Campus. Johnson Controls, Inc. was selected through a Request for Qualifications/Request for Proposal process as highly qualified and offering a competitive price.

Reason: This contract provides for a guaranteed energy performance contracting project at the Stroger Hospital of Cook County Campus. This project has identified, and will implement energy conservation measures (ECMs) that will result in at least a 10% reduction in emissions and energy costs as compared to a Base Year, throughout a 20 year financing period. In Phase II, Johnson

**CAPITAL IMPROVEMENTS COMMITTEE REPORT**

**JULY 23, 2012**

**PAGE 4**

Controls, Inc. (JCI) will perform construction services necessary to implement the agreed upon ECMs. The construction cost of the energy conservation measures will be \$26,497,854.00 with an annual projected savings of \$2,058,139.00.

This is a joint project undertaken by the Office of Capital Planning and Policy, the Department of Environmental Control and the Bureau of Finance. This is categorized as an energy efficiency project.

Estimated Fiscal Impact: \$26,497,854.00. Contract period: Two (2) years for construction, followed by 20 years of monitoring, commencing on the date of Board approval.

28000 Cook County Health & Hospitals.

This item has been approved by the Finance Committee of the Health & Hospitals System at their June 22, 2012 Meeting:

The Chief Procurement Officer concurs.

**\*Referred to the Capital Improvements Committee on 7/10/12.**

**Commissioner Silvestri, seconded by Commissioner Steele, moved to Accept the Substitute for Communication No. 319010. The motion carried.**

**SUBSTITUTE FOR COMMUNICATION NO. 319010**

Sponsored by  
THE HONORABLE JESUS G. GARCIA, County Commissioner

JOHNSON CONTROLS, INC. (JCI) (PROPOSED CONTACT AMENDMENT). Transmitting a Communication dated June 19, 2012 from Herman Brewer, Chief, Bureau of Economic Development:

requesting authorization for the Chief Procurement Officer to execute a First Amendment to the Guaranteed Energy Performance Contract (GEPC) with Johnson Controls, Inc. (JCI), Milwaukee, Wisconsin, for a Guaranteed Energy Performance Contracting Project. The GEPC was authorized by Board Action on July 27, 2011 and was executed by JCI and Cook County on July 27, 2011. Phase I of this contract provided the investment grade energy audit revised at the Stroger Hospital of Cook County Campus. This First Amendment provides for Phase II, consisting of engineering and construction services for the Energy Conservation Measures (ECM) determined via the investment grade energy audit at the Stroger Hospital of Cook County Campus. Johnson Controls, Inc. was selected through a Request for Qualifications/Request for Proposal process as highly qualified and offering a competitive price.

CAPITAL IMPROVEMENTS COMMITTEE REPORT

JULY 23, 2012

PAGE 5

Reason: This contract provides for a guaranteed energy performance contracting project at the Stroger Hospital of Cook County Campus. This project has identified, and will implement energy conservation measures (ECMs) that will result in at least a 10% reduction in emissions and energy costs as compared to a Base Year, throughout a 20 year financing period. Phase I consisted of a comprehensive investment grade audit of 5 buildings on the Stroger Hospital Cook County Campus. The ECMs are estimated to achieve cost savings sufficient to cover financing of the ECMs. In Phase II, Johnson Controls, Inc. (JCI) will perform construction services necessary to implement the agreed upon ECMs. The parties have negotiated in good faith the terms of Phase II, pursuant to which JCI will perform engineering and construction services necessary to implement the agreed upon ECMs. The engineering and construction cost of the energy conservation measures will be \$26,497,854.00 with an annual projected savings of \$2,058,139.00.

This is a joint project undertaken by the Office of Capital Planning and Policy, the Department of Environmental Control and the Bureau of Finance. This is categorized as an energy efficiency project.

Estimated Fiscal Impact: \$26,497,854.00. Contract period: Two (2) years for construction, followed by 20 years of monitoring, commencing on the date of Board approval.

28000 Cook County Health & Hospitals.

This item has been approved by the Finance Committee of the Health & Hospitals System at their June 22, 2012 Meeting.

The Chief Procurement Officer concurs.

**Commissioner Silvestri, seconded by Commissioner Steele, moved the Approval of the Substitute for Communication No. 319010. The motion carried.**

319025 WALSH CONSTRUCTION COMPANY II, LLC (PROPOSED CONTRACT). Transmitting a Communication, dated June 20, 2012 from Herman Brewer, Bureau Chief, Bureau of Economic Development and Maria De Lourdes Coss, Chief Procurement Officer:

requesting authorization for the Chief Procurement Officer to enter into and execute Contract #12-18-142 with Walsh Construction Company II, LLC, Chicago, Illinois, for Countywide Warehouse and Records Storage Center - Hawthorne project.

Reason: The project consists of the build-out of 371,000 square feet of space within the Hawthorne Warehouse to accommodate general storage and records management complete with administrative operations for the Clerk of the Circuit Court, the County Clerk and the Bureau of Health. Competitive bidding procedures were followed in accordance with the Cook County Procurement Ordinance. Walsh Construction Company II, LLC was the

CAPITAL IMPROVEMENTS COMMITTEE REPORT

JULY 23, 2012

PAGE 6

lowest responsive and responsible bidder and is recommended for the award. The low bidder's cost savings realized by Cook County is \$1,747,032.00 based on the Engineer's estimate for this project.

Estimated Fiscal Impact: \$ 33,731,719.00.

20000 County Physical Plant

The Purchasing Agent concurs.

**\*Referred to the Capital Improvements Committee on 7/10/12.**

**Commissioner Silvestri, seconded by Commissioner Steele, moved to Withdraw Communication No. 319025. The motion carried.**

Chairman Murphy asked the Secretary of the Board to call upon the registered public speakers, in accordance with Cook County Code, Sec. 2-107(dd).

1. George Blakemore – Concerned Citizen

**Commissioner Tobolski moved to adjourn the meeting, seconded by Commissioner Garcia. The motion carried and the meeting was adjourned.**

**YOUR COMMITTEE RECOMMENDS THE FOLLOWING ACTION  
WITH REGARD TO THE MATTERS NAMED HEREIN:**

Communication Number 319009	Approved as Substituted
Communication Number 319010	Approved as Substituted
Communication Number 319025	Withdrawn

Respectfully submitted,  
Committee on Capital Improvements

  
Joan Patricia Murphy, Chairman

Attest:

  
Matthew B. DeLeon, Secretary

\*A video recording of this meeting is available on the Office of the Secretary to the Board's web site on the Video Page at <http://blog.cookcountyil.gov/secretarytotheboard/county-board-proceedings/county-board-video-and-audio/>