



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

**Wednesday, February 8, 2023**

**11:30 AM**

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

**ATTENDANCE**

**Present:** Miller, Aguilar, Anaya, Britton, Degnen, Gordon, Moore, Morrison and Morrison (9)

**A motion was made by Commissioner Anaya, seconded by Commissioner Britton, to allow for remote participation in meeting. The motion carried by the following vote:**

**Ayes:** Miller, Aguilar, Anaya, Britton, Degnen, Gordon, Moore, K. Morrison and S. Morrison (9)

**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

[23-1304](#)

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 1/25/2023

**A motion was made by Vice-Chairman Aguilar, seconded by Commissioner Anaya, to approve 23-1304. The motion carried by the following vote:**

**Ayes:** Miller, Aguilar, Anaya, Britton, Degnen, Gordon, Moore, K. Morrison and S. Morrison (9)

[23-0229](#)

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

**PROPOSED CONTRACT**

**Department(s):** The Department of Capital Planning & Policy, The Department of Facilities Management, The Department of Transportation and Highways

**Vendor:** Various vendors (see “Summary” below)

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

**Good(s) or Service(s):** Countywide Job Order Contract (JOC) Program

**Contract Value:** \$204,000,000.00

**Contract period:** 2/1/2023 - 1/31/2026, with two (2), one (1) year renewal options

**Potential Fiscal Year Budget Impact:** FY 2023 \$68,000,000.00, FY 2024 \$68,000,000.00, FY 2025 \$68,000,000.00

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

**Contract Number(s):** 2185-11191

**Concurrences:**

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

The Chief Procurement Officer concurs.

**Summary:** JOC is a quantity-based procurement process that allows the facility users to complete a multitude of repair/maintenance/replacement and construction projects with a single, competitively bid contract. The JOC process generally involves first selecting a vendor pool of potential contractors through a competitive procurement process, and then identifying projects for such selected contractors.

Explanation of Fiscal Impact: The County will award a series of JOC contracts for a not to exceed dollar amount. The number of projects and dollar value of each are determined from the annual Board-approved Capital Improvement Plan. The potential fiscal impact is not to exceed \$68 million, annually, for three (3) years.

Competitive bidding procedures were followed in accordance with the Cook County Procurement Code.

The contractors listed in the table below are the most responsive and responsible bidders in each respective category.

Contract No.	Vendors Pool Base Term Amount (3 years)	Not to Exceed
<b>UGC (Unrestricted General Contractor)</b>		
2185-11191 UGC 1	GMA Construction Group	\$9,000,000.00
2185-11191 UGC 2	Leopardo Companies	\$9,000,000.00
2185-11191 UGC 3	Paul Borg Construction Company	\$9,000,000.00
2185-11191 UGC 4	SMB Contracting Inc.	\$9,000,000.00
2185-11191 UGC 5	Ashlaur Construction Company, Inc.	\$9,000,000.00
2185-11191 UGC 6	Industria, Inc.	\$9,000,000.00
<b>SPGC (Self-Performing GC)</b>		
2185-11191 SPGC 7	FH Paschen	\$9,000,000.00
2185-11191 SPGC 8	Industria, Inc.	\$9,000,000.00
2185-11191 SPGC 9	CREA Construction Inc.	\$9,000,000.00
2185-11191 SPGC 10	Ashlaur Construction Company, Inc.	\$9,000,000.00
2185-11191 SPGC 11	Paul Borg Construction Company	\$9,000,000.00
2185-11191 SPGC 12	Argo Construction Company DBA Grace Infrastructure Company	\$9,000,000.00
2185-11191 SPGC 13	Old Veteran Construction, Inc.	\$9,000,000.00
<b>MC (Mechanical Contractor)</b>		
2185-11191 MC 14	FH Paschen	\$6,000,000.00
2185-11191 MC 15	Autumn Construction Services	\$6,000,000.00
2185-11191 MC 16	S Mechanical, Inc.	\$6,000,000.00
<b>EC (Electrical Contractor)</b>		
2185-11191 EC 17	Construction, Inc.	\$4,500,000.00
2185-11191 EC 18	Stingray Electric	\$4,500,000.00
<b>D (Demolition Contractor)</b>		
2185-11191 D 19	FH Paschen	\$2,250,000.00
2185-11191 D 20	McDonagh Demolition, Inc.	\$2,250,000.00
<b>SW (Site Work)</b>		
2185-11191 SW 21	MQ Construction	\$6,000,000.00
2185-11191 SW 22	FH Paschen	\$6,000,000.00
<b>ENV (Environmental)</b>		
2185-11191 ENV 23	FH Paschen	\$1,500,000.00
<b>SBE UGC (Unrestricted General Contractor)</b>		
2185-11191 SBE UGC 24	GMA Construction Group	\$3,000,000.00
2185-11191 SBE UGC 25	CREA Construction, Inc.	\$3,000,000.00
2185-11191 SBE UGC 26	Industria, Inc.	\$3,000,000.00

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2185-11191 SBE UGC 27	Ashlaur Construction Company, Inc. <b>SBE SPGC (Self-Performing GC)</b>	\$3,000,000.00
2185-11191 SBE SPGC 28	Ashlaur Construction Company, Inc.	\$3,000,000.00
2185-11191 SBE SPGC 29	Argo Construction Company DBA Grace Infrastructure Company	\$3,000,000.00
2185-11191 SBE SPGC 30	CREA Construction, Inc.	\$3,000,000.00
2185-11191 SBE SPGC 31	Industria, Inc. <b>SBE MC (Mechanical Contractor)</b>	\$3,000,000.00
2185-11191 SBE MC 32	Autumn Construction Services, Inc. <b>SBE EC (Electrical Contractor)</b>	\$1,500,000.00
2185-11191 SBE EC 33	Construction, Inc. <b>SBE D (Demolition Contractor)</b>	\$1,500,000.00
2185-11191 SBE D 34	Ashlaur Construction Company, Inc.	\$6,000,000.00
2185-11191 SBE D 35	Robe Construction, Inc. <b>SBE SW (Site Work)</b>	\$6,000,000.00
2185-11191 SBE SW 36	MQ Construction <b>SBE ENV (Environmental)</b>	\$1,500,000.00
2185-11191 SBE ENV 37	Ashlaur Construction Company, Inc.	\$1,500,000.00

**A motion was made by Vice-Chairman Aguilar, seconded by Commissioner Anaya, to accept as substituted 23-0229. The motion carried by the following vote:**

**Ayes:** Miller, Aguilar, Anaya, Britton, Degnen, Gordon, Moore, K. Morrison and S. Morrison (9)

[23-0229](#)

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

**PROPOSED SUBSTITUTE TO FILE 23-0229**  
**(Asset Management Committee 2/8/2023)**

**PROPOSED CONTRACT**

**Department(s):** The Department of Capital Planning & Policy, The Department of Facilities Management, The Department of Transportation and Highways

**Vendor:** Various vendors (see “Summary” below)

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

**Good(s) or Service(s):** Countywide Job Order Contract (JOC) Program

**Contract Value:** \$197,250,000.00

**Contract period:** 2/1/2023 - 1/31/2026, with two (2), one (1) year renewal options

**Potential Fiscal Year Budget Impact:** FY 2023 \$65,750,000.00, FY 2024 \$65,750,000.00, FY 2025 \$65,750,000.00

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

**Contract Number(s):** 2185-11191

**Concurrences:**

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

The Chief Procurement Officer concurs.

**Summary:** JOC is a quantity-based procurement process that allows the facility users to complete a multitude of repair/maintenance/replacement and construction projects with a single, competitively bid contract. The JOC process generally involves first selecting a vendor pool of potential contractors through a competitive procurement process, and then identifying projects for such selected contractors.

Explanation of Fiscal Impact: The County will award a series of JOC contracts for a not to exceed dollar amount. The number of projects and dollar value of each are determined from the annual Board-approved Capital Improvement Plan. The potential fiscal impact is not to exceed \$68 million, annually, for three (3) years.

Competitive bidding procedures were followed in accordance with the Cook County Procurement Code. The contractors listed in the table below are the most responsive and responsible bidders in each respective category.

Contract No.	Vendors Pool Base Term Amount (3 years) <b>UGC (Unrestricted General Contractor)</b>	Not to Exceed
2185-11191 UGC 1	Griggs Mitchell & Alma of IL LLC dba GMA Construction Group	\$9,000,000.00
2185-11191 UGC 2	Leopardo Companies	\$9,000,000.00
2185-11191 UGC 3	Paul Borg Construction Company	\$9,000,000.00
2185-11191 UGC 4	SMB Contracting Inc.	\$9,000,000.00
2185-11191 UGC 5	Ashlaur Construction Joint Venture	\$9,000,000.00
2185-11191 UGC 6	Industria, Inc.	\$9,000,000.00
	<b>SPGC (Self-Performing GC)</b>	
2185-11191 SPGC 7	F.H. Paschen, S.N. Nielsen & Associates, LLC	\$9,000,000.00
2185-11191 SPGC 8	Industria, Inc.	\$9,000,000.00
2185-11191 SPGC 9	CREA Construction Inc.	\$9,000,000.00

2185-11191 SPGC 10	Ashlaur Construction Joint Venture	\$9,000,000.00
2185-11191 SPGC 11	Paul Borg Construction Company	\$9,000,000.00
2185-11191 SPGC 12	Argo Construction Company DBA Grace Infrastructure Company	\$9,000,000.00
2185-11191 SPGC 13	Old Veteran Construction, Inc. <b>MC (Mechanical Contractor)</b>	\$9,000,000.00
2185-11191 MC 14	F.H. Paschen, S.N. Nielsen & Associates, LLC	\$6,000,000.00
2185-11191 MC 15	Autumn Construction Services	\$6,000,000.00
2185-11191 MC 16	S Mechanical, Inc. <b>EC (Electrical Contractor)</b>	\$6,000,000.00
2185-11191 EC 17	BMI Construction Joint Venture	\$4,500,000.00
2185-11191 EC 18	Stingray Electric <b>D (Demolition Contractor)</b>	\$4,500,000.00
2185-11191 D 19	F.H. Paschen, S.N. Nielsen & Associates, LLC	\$2,250,000.00
2185-11191 D 20	McDonagh Demolition, Inc. <b>SW (Site Work)</b>	\$2,250,000.00
2185-11191 SW 21	MQ Sewer & Water Contractors, Inc. dba MQ Construction Company	\$6,000,000.00
2185-11191 SW 22	F.H. Paschen, S.N. Nielsen & Associates, LLC <b>ENV (Environmental)</b>	\$6,000,000.00
2185-11191 ENV 23	F.H. Paschen, S.N. Nielsen & Associates, LLC <b>SBE UGC (Unrestricted General Contractor)</b>	\$1,500,000.00
2185-11191 SBE UGC 24	Griggs Mitchell & Alma of IL LLC dba GMA Construction Group	\$3,000,000.00
2185-11191 SBE UGC 25	CREA Construction, Inc.	\$3,000,000.00
2185-11191 SBE UGC 26	Industria, Inc.	\$3,000,000.00
2185-11191 SBE UGC 27	Ashlaur Construction Joint Venture <b>SBE SPGC (Self-Performing GC)</b>	\$3,000,000.00
2185-11191 SBE SPGC 28	Ashlaur Construction Joint Venture	\$3,000,000.00
2185-11191 SBE SPGC 29	Argo Construction Company DBA Grace Infrastructure Company	\$3,000,000.00
2185-11191 SBE SPGC 30	CREA Construction, Inc.	\$3,000,000.00
2185-11191 SBE SPGC 31	Industria, Inc. <b>SBE MC (Mechanical Contractor)</b>	\$3,000,000.00
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2185-11191 SBE EC 33	BMI Construction Joint Venture <b>SBE D (Demolition Contractor)</b>	\$2,250,000.00
2185-11191 SBE D 34	Ashlaur Construction Joint Venture	\$1,500,000.00
2185-11191 SBE D 35	Robe Construction, Inc. <b>SBE SW (Site Work)</b>	\$1,500,000.00
2185-11191 SBE SW 36	MQ Sewer & Water Contractors, Inc. dba MQ Construction Company <b>SBE ENV (Environmental)</b>	\$2,250,000.00
2185-11191 SBE ENV 37	Ashlaur Construction Company, Inc.	\$1,500,000.00

A motion was made by Vice-Chairman Aguilar, seconded by Commissioner Anaya, to

recommend for approval as substituted 23-0229. The motion carried by the following vote:

**Ayes:** Miller, Aguilar, Anaya, Britton, Degnen, Gordon, Moore, Morrison and Morrison (9)

**ADJOURNMENT**

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

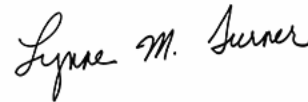
**Ayes:** Miller, Aguilar, Anaya, Britton, Degnen, Gordon, Moore, K. Morrison and S. Morrison (9)

Respectfully submitted,



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Chairman



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Secretary

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