



**Board of Commissioners of Cook County
Minutes of the Finance Committee**

Tuesday, June 30, 2015

10:00 AM

**Cook County Building, Board Room, Rm. 569
118 North Clark Street, Chicago, Illinois**

ATTENDANCE

Present Chairman Daley, Vice Chairman Sims, Commissioners Boykin, Fritchey, Gainer, García, Gorman, Moore, Murphy, Silvestri, Steele and Suffredin (12)

Absent Commissioners Arroyo, Butler, Goslin, Schneider and Tobolski (5)

PUBLIC TESTIMONY

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

1. George Blakemore, Concerned Citizen

15-2706

Presented by: PHIL BOOTHBY, Director, Office of Capital Planning and Policy

PROPOSED CONTRACT AMENDMENT

Department(s): Department of Capital Planning and Policy

Vendor: NORESCO, LLC Des Plaines, Illinois

Request: Authorization for the Chief Procurement Officer to increase contract

Good(s) or Service(s): Energy Conservation Measures.

Original Contract Period: 7/24/2012 - 10/13/2035

Proposed Contract Period Extension: N/A

Total Current Contract Amount Authority: \$34,228,000

Original Approval (Board or Procurement): 7/24/2012, \$34,228,000

Previous Board Increase(s) or Extension(s): N/A

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

This Increase Requested: \$1,665,000.00

Potential Fiscal Impact: FY 2015 \$1,665,000.00

Accounts: 1619

Contract Number(s): 12-60-349

Concurrences:

Vendor has met the Minority and Women Business Enterprise Ordinance.

The Chief Procurement Officer concurs.

Summary: The aging JTDC chillers were identified during Phase A of the Investment Grade Audit in 2012. At the time both chillers were operating, however since then, one of the existing 45 year old Carrier chillers has failed and is not able to be brought back into service and the other chiller is starting to fail. Temporary cooling equipment will be necessary for the upcoming cooling season. This amendment will fund the demolition and removal of the old chillers, equipment, asbestos abatement, and installation of the new chillers.

Request for Proposal (RFP) procedures were followed in accordance with the Cook County Procurement Code. NORESKO, LLC was selected based on established evaluation criteria.

A motion was made by Vice Chairman Sims, seconded by Commissioner Steele, that this Contract Amendment be recommended for approval. The motion carried by the following vote:

Ayes: Chairman Daley, Vice Chairman Sims, Commissioners Boykin, Gainer, García, Gorman, Moore, Murphy, Silvestri, Steele and Suffredin (11)

Nays: Commissioner: Fritchey (1)

Absent: Commissioners: Arroyo, Butler, Goslin, Schneider and Tobolski (5)

15-3644

Presented by: PHIL BOOTHBY, Director, Office of Capital Planning and Policy

PROPOSED CONTRACT

Department(s): Department of Capital Planning & Policy

Vendor: NORESKO, LLC. Des Plaines, Illinois

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

Good(s) or Service(s): Energy Conservation Measures

Contract Value: \$11,386,016.00

Contract period: 6/17/2015 - 1/9/2037

Potential Fiscal Year Budget Impact: FY 2015 \$6,459,816.00, FY 2016 \$4,926,200.00

Accounts: 1619

Contract Number(s): 1528-14647

Concurrences:

Vendor has met the Minority and Women Business Enterprise Ordinance.

The Chief Procurement Officer concurs.

Summary: Request for Proposal (RFP) procedures were followed in accordance with the Cook County Procurement Code. NORESO, LLC was selected based on established evaluation criteria. Phase I provided for a comprehensive investment grade audit (IGA) for the County two Corporate Buildings (118 N. Clark and 69 W. Washington) and Provident Hospital. The IGA was completed in December 2014.

This is Phase 2, installation and implementation, of a Guaranteed Energy Savings Performance Contract at the corporate buildings. The first phase was a comprehensive investment grade audit that identified a specific set of energy conservation measures (ECMs) for each facility. The project will reduce energy costs 30% and water 13% and address the repair or replacement of failing critical infrastructure and building automation systems. This contract is for two (2) years of construction followed by 20 years of verification of the energy conservation measures and maintenance service on steam traps at the County Building.

A motion was made by Vice Chairman Sims, seconded by Commissioner Steele, that this Contract Amendment be recommended for approval. The motion carried by the following vote:

Ayes: Chairman Daley, Vice Chairman Sims, Commissioners Boykin, Gainer, García, Gorman, Moore, Murphy, Silvestri, Steele and Suffredin (11)

Nays: Commissioner: Fritchey (1)

Absent: Commissioners: Arroyo, Butler, Goslin, Schneider and Tobolski (5)

15-3658

Presented by: PHIL BOOTHBY, Director, Office of Capital Planning and Policy

PROPOSED CONTRACT

Department(s): Department of Capital Planning & Policy

Vendor: NORESO, LLC, Des Plaines, Illinois

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

Good(s) or Service(s): Energy Conservation Measures

Contract Value: \$32,833,402.00

Contract period: 6/17/2015 - 4/20/2037

Potential Fiscal Year Budget Impact: FY 2015 \$7,633,695.00, FY 2016 \$21,091,753.00, FY2017 \$4,107,955.00

Accounts: 1619

Contract Number(s): 1528-14648

Concurrences:

Vendor has met the Minority and Women Business Enterprise Ordinance.

The Chief Procurement Officer concurs

Summary: Request for Proposal (RFP) procedures were followed in accordance with the Cook County Procurement Code. NORESKO, LLC was selected based on established evaluation criteria. Phase I provided for a comprehensive investment grade audit (IGA) for the County suburban courthouses (Bridgeview, Skokie, Markham, and Rolling Meadows) and highway maintenance facilities (Districts 1, 2, 3, 4, and 5.) The IGA was completed in December 2014.

This is Phase 2, installation and implementation, of a Guaranteed Energy Savings Performance Contract at 9 County facilities. The first phase was a comprehensive investment grade audit that identified a specific set of energy conservation measures (ECMs) for each facility. The project will reduce energy costs 53% and water 27% and address the repair or replacement of failing critical infrastructure and building automation systems. This contract is for two (2) years of construction, followed by 20 years of verification of savings from the energy conservation measures.

A motion was made by Vice Chairman Sims, seconded by Commissioner Steele, that this Contract Amendment be recommended for approval. The motion carried by the following vote:

Ayes: Chairman Daley, Vice Chairman Sims, Commissioners Boykin, Gainer, García, Gorman, Moore, Murphy, Silvestri, Steele and Suffredin (11)

Nays: Commissioner: Fritchey (1)

Absent: Commissioners: Arroyo, Butler, Goslin, Schneider and Tobolski (5)

15-3597

Presented by: ANNA ASHCRAFT, Director, Real Estate Management Division

PROPOSED LICENSE AGREEMENT

Department: Real Estate Management

Request: Approve a (New) License Agreement

Licensor: County of Cook

Licensee: NORESCO, LLC

Location: 69 W. Washington, Suite 3000

Term/Extension Period: An initial term of one year, beginning 4/1/2015

Space Occupied: 285 Square feet

| Monthly Rent: | Year | Annual Fee | Monthly Fee |
|----------------------|-------------|-------------------|--------------------|
| | 1 | \$4,275.00 | \$356.25 |
| | 2 (Option) | \$4,347.00 | \$362.25 |
| | 3 | \$4,416.00 | \$368.00 |

Fiscal Impact: Revenue Generating

Accounts: N/A

Option to Renew: Two options to renew for one year each under certain conditions

Termination: By either party with 30 days written notice

Utilities Included: Yes

Summary/Notes: Licensee is currently providing services to the County Bureau of Asset Management (the "Bureau") under Contract No. 12-60-349, and it is anticipated to enter into an additional contract or contracts to provide services to the Bureau.

The Licensee shall use the Licensed Area for general office purposes in connection with the performance of services for the County under the Contract, provided, however, that one of the workstations may also be used for other business of Licensee.

A motion was made by Commissioner Murphy, seconded by Commissioner Silvestri, that this Proposed License Agreement be recommended for approval. The motion carried by the following vote:

Ayes: Chairman Daley, Vice Chairman Sims, Commissioners Boykin, Gainer, García, Gorman, Moore, Murphy, Silvestri, Steele and Suffredin (11)

Nays: Commissioner: Fritchey (1)

Absent: Commissioners: Arroyo, Butler, Goslin, Schneider and Tobolski (5)

AJOURNMENT

A motion was made by Commissioner Murphy, seconded by Commissioner Silvestri, that this meeting be adjourned. The motion carried by the following vote:

Aye: Chairman Daley, Vice Chairman Sims, Commissioners Boykin, Fritchey, Gainer, García, Gorman, Moore, Murphy, Silvestri, Steele and Suffredin (12)

Absent: Commissioners Arroyo, Butler, Goslin, Schneider and Tobolski (5)

Respectfully submitted,

Chairman

Secretary