

# 2024 ANNUAL REPORT



*"These investments are much more than improvements; they are a promise for a brighter, more sustainable future for our community."*

**Mayor Fred Bilotto**  
**Blue Island, IL**



*Regional Firefighter Training at Park Forest Training Facility*



*Dixmoor Water Main Ribbon Cutting*

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To our Build Up Cook community,

I am pleased to share with you the first ever Annual Report for the Build Up Cook program. This program, launched as a \$20 million initiative funded by the American Rescue Plan Act and administered by the Bureau of Asset Management (BAM), was designed to meet the critical infrastructure needs of our municipalities and neighborhoods throughout Cook County. We are very proud of the work that has been done this year through the program, and this report serves not only as a report of our successes, but a testament to our commitment to equitably enhance resident quality of life across our communities.

Over the past year, the Build Up Cook program has transformed into a vital resource for many communities, addressing infrastructure challenges that have long been a barrier to the growth and safety of our most vulnerable communities. By bringing together our county's technical expertise, skilled workforce and funding opportunities, we have been able to work hand-in-hand with municipalities to execute critical infrastructure projects.

The accomplishments of the Build Up Cook Program so far speak to the power of collaboration. From replacing aging water mains to repairing essential civic structures, our efforts are already delivering tangible benefits. In addition to the infrastructure improvements that are in progress, the program is also leading transformative municipal workshops on the topics of budgeting and forecasting, grant management and leveraging community-connected resources. These workshops have provided a space for municipal leaders to come together to build capacity, share resources and strengthen connections.

We are immensely proud of the progress made so far. In just the short time since the announcement of the program in October 2023, Build Up Cook has been honored with multiple awards:

- **2024 National Association of Counties (NACo) Achievement Award.** Since 1970, the NACo Achievement Awards have recognized outstanding county government programs and services. Noteworthy programs receive awards in 18 categories that cover a vast range of county responsibilities. Build Up Cook was recognized with an Achievement Award at NACo's Annual Conference & Exhibition in July.
- **2024 American Planning Association – IL Chapter Advancing Diversity and Social Change Award.** Each year APA-IL jurors receive nominations for a series of awards for distinguished projects in urban and regional planning. In 2024, the jury selected Build Up Cook to receive the Advancing Diversity and Social Change award for supporting under-represented communities.

Our work has just begun. We look forward to expanding our impact in the coming years. The challenges of aging infrastructure are significant, but with the Build Up Cook Program, we are addressing these needs head-on, ensuring that Cook County's communities remain resilient, safe and vibrant.

I would like to extend my gratitude to the Build Up Cook staff, the Interagency Working Group, our municipal partners and the many skilled workers all who have contributed to the success of this program. Together, we are building a stronger, more equitable and more resilient future for Cook County.

Sincerely,



Toni Preckwinkle  
Cook County Board President





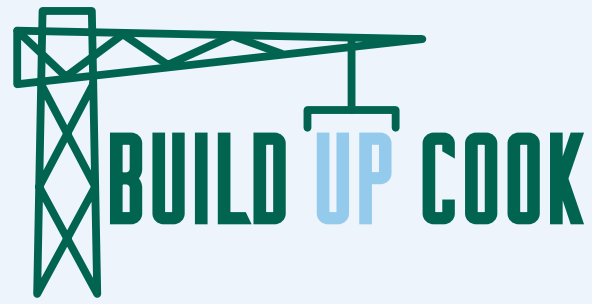
*"Through Build Up Cook, Cook County is leveraging our staff, resources, and experience to support historic federal investments in public infrastructure by working hand-in-hand with our partner municipalities."*

**Toni Preckwinkle**  
**Cook County Board President**

## ARPA FUNDING

The American Rescue Plan Act (ARPA) is one of the most impactful pieces of federal legislation passed since the New Deal in the 1930s. Congress allocated over \$1 billion of ARPA funding to Cook County, with the intention to assist in its recovery from the pandemic and continue building a sustainable, affordable and equitable future for all. Because of the hard work done over the past decade, Cook County is able to invest the vast majority of these funds directly into community programs to help residents, businesses and local governments thrive. Build Up Cook's priority investments in critical construction and capacity building reflect the Cook County's commitment to equity and the values of the Policy Roadmap.

Cook County initially allocated \$22 million in ARPA funding to Build Up Cook and an additional \$8.5 million was later added to increase the investment in drinking water infrastructure. With a total of \$30.5 million in ARPA funding invested into Build Up Cook, projects are already underway across Cook County to help communities thrive.



## ABOUT BUILD UP COOK

Build Up Cook, led by the Bureau of Asset Management within the Offices Under the President of the Cook County Board of Commissioners, leverages \$30.5 million in federal recovery funding from ARPA to improve infrastructure and public facilities across Cook County. Through Build Up Cook, Cook County lends technical expertise and available state and federal funding to provide resilient infrastructure improvements in under-resourced communities. Build Up Cook is committed to prioritizing the highest-need communities and completing locally-desired capital investments that meet economic development goals and address resident needs.



**COOK COUNTY**  
**BUREAU OF**  
**ASSET**  
**MANAGEMENT**

## BUREAU OF ASSET MANAGEMENT

The Bureau of Asset Management (BAM) seeks to meet community needs for resilient and innovative spaces by providing essential public spaces equitably, collaboratively, and sustainably. The core work of the bureau services the buildings and infrastructure owned by Cook County; both responding to needs for new and renovated spaces and operating and maintaining the spaces already providing critical healthcare, public safety, environmental and economic development services to Cook County residents.

# HISTORY OF BUILD UP COOK

The Bureau of Asset Management (BAM) was created to unite Cook County's capital planning, real estate and facilities management units under one leadership structure to improve the quality and resilience of the infrastructure and public facilities owned by Cook County. The Bureau of Asset Management continued to understand the needs of suburban municipalities, and the need for infrastructure assistance became critically apparent in 2021, when Dixmoor, Illinois experienced multiple main breaks resulting in boil orders, school closures and unreliable water pressure. When Cook County received historic ARPA investments that same year, BAM proposed a program to lend Cook County's technical expertise and resources to the most under-resourced municipalities. With the support of President Toni Preckwinkle, BAM piloted an approach that would lend Cook County's resources to the most under-resourced municipalities, with the goal of providing infrastructure equity through Build Up Cook.

Over the last two years, the Build Up Cook team has worked with incredible partners, both inside and outside Cook County, to pilot a program with real potential to equitably transform infrastructure and public facilities beginning with the communities who need them most.

## POLICY ROADMAP PRIORITIES

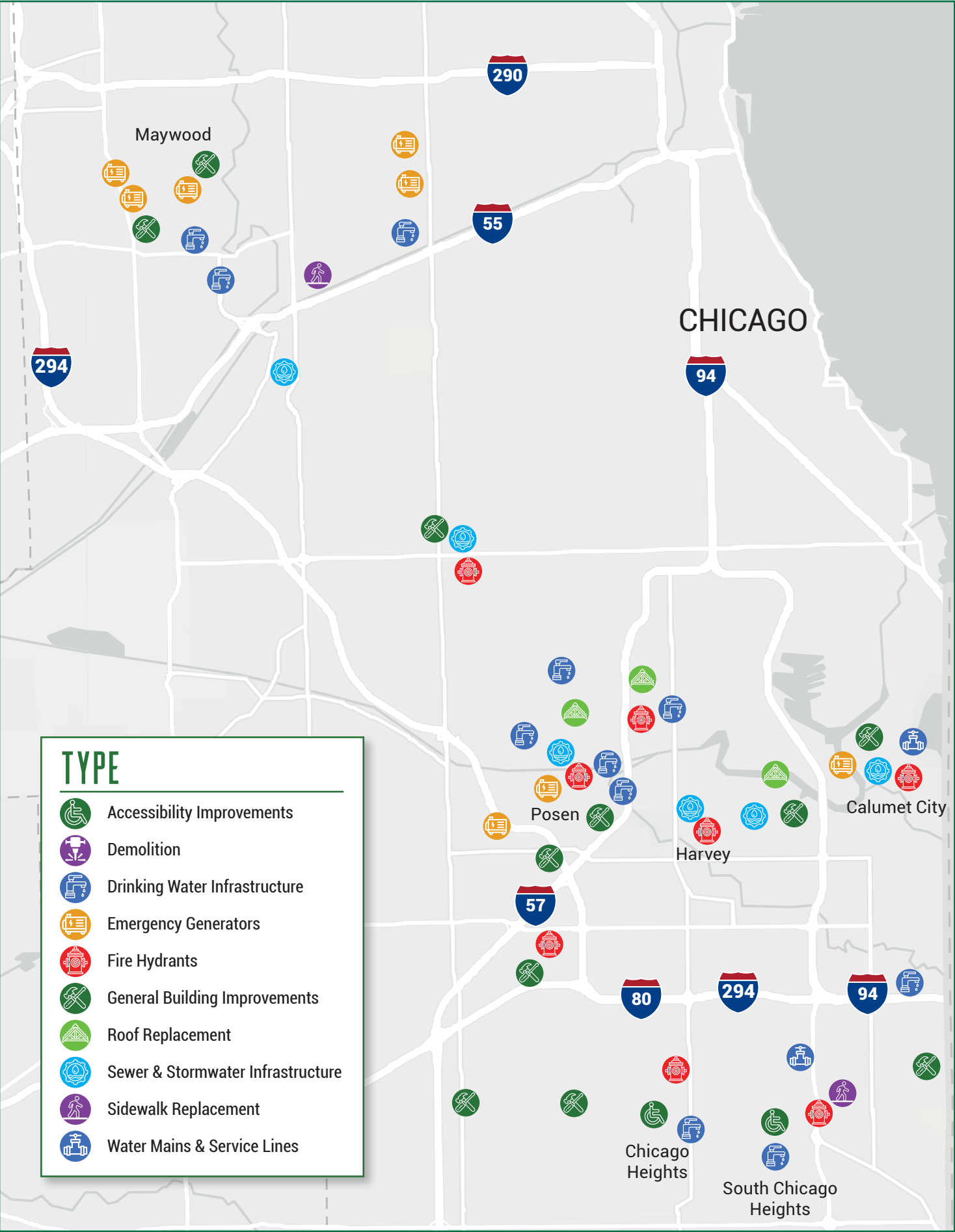
In March, President Preckwinkle released The Policy Roadmap 2024-2027, an update to Cook County's policy-driven strategic plan for the Offices Under the President. The six-pillar Policy Roadmap reflects the administration's core values and vision for fostering safe, thriving and healthy communities. The work of Build Up Cook closely aligns with the Policy Roadmap, and specifically follows objectives of four pillars:

- **Connected Communities (Infrastructure and Technology)**
  - » Strategy 1.3: Coordinate the development of water infrastructure projects to improve drinking water and stormwater management.
- **Healthy Communities (Health and Wellness)**
  - » Strategy 3.3: Promote accessible multi-modal transportation options, including walking and biking, that connect people to family, work and play.
- **Sustainable Communities (Climate Resiliency)**
  - » Strategy 4.3: Partner with municipalities and community-based organizations to build regional capacity to mitigate and adapt to climate change.
- **Vital Communities (Economic Development)**
  - » Strategy 7.4: Provide capacity building assistance to municipalities and non-profits so they can better serve residents.

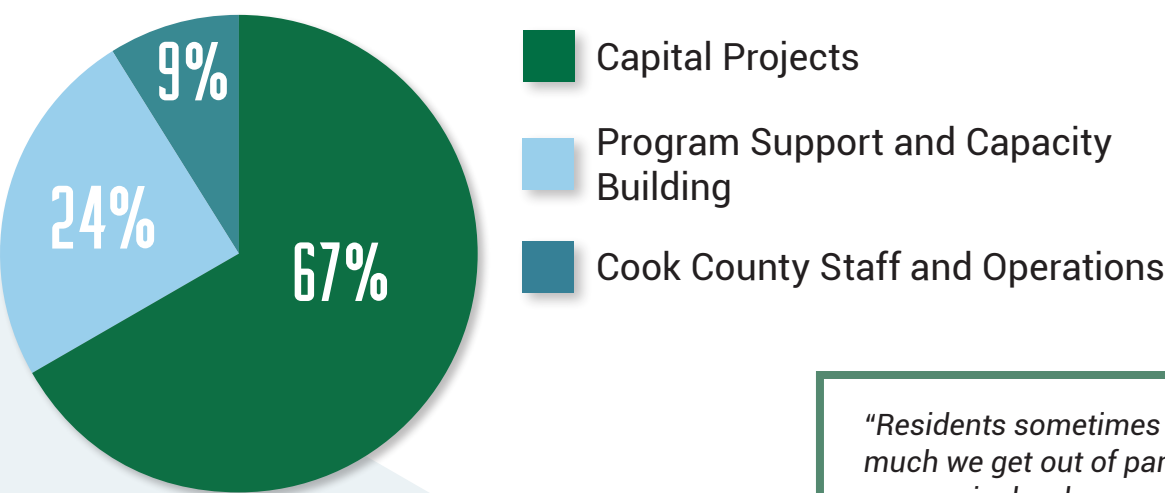
## PRIORITY MUNICIPALITIES

The prioritization of communities receiving assistance from Build Up Cook was driven by the values of the Policy Roadmap: Equity, Engagement, and Excellence. A tool was developed to rank Cook County municipalities based on need, past investment and proximity to each other. This ranking tool leveraged both quantitative and qualitative review by an Interagency Working Group (IWG). First, the quantitative review began by ranking all municipalities based on the 2023 update to the Equitable Distribution Model (EDM) used to distribute County CARES Act funds. The IWG then conducted a qualitative review, considering both the amount of past County infrastructure investment and the potential for inter-jurisdictional impact. Municipalities with less past investment received higher priority. Municipalities clustered closer to one another also received higher priority, because of the potential for inter-jurisdictional collaboration. Finally, to remain responsive to local needs, all municipalities already selected for Build Up Cook pilot projects received priority.

# BUILD UP COOK PROJECT MAP



# BUILD UP COOK BY THE NUMBERS



## BUILD UP COOK FUNDS COMMITTED

### CONSTRUCTION PROJECTS BY TYPE

Accessibility Improvements	\$340,000
Demolition	\$104,888
Drinking Water Infrastructure	\$3,000,000
Emergency Generators	\$1,525,274
Fire Hydrant Replacement	\$3,217,648
General Building Improvements	\$4,226,464
Roof Replacement	\$1,157,669
Sewer & Stormwater Infrastructure	\$734,243
Sidewalk Replacement	\$750,000
Site Assessment & Planning	\$150,000
Water Mains & Service Lines	\$5,208,172
TOTAL	\$20,414,357

Dollar values above are accurate as of October 2024 and subject to change based on a variety of factors.

*"Residents sometimes don't understand how much we get out of partnerships through economic development and what it means to Calumet City. They see the projects, but they don't see the partnerships that it takes to get these dollars and do these programs that are good for our community. I don't know too many programs that are on par with Build Up Cook. I think this is one of the best programs that President Preckwinkle and the Board of Commissioners have created. It allows us to be creative, to be open, and to be flexible."*

**Mayor Thaddeus Jones**  
Calumet City, IL

Build Up Cook has already secured **\$12.1 million** in Bipartisan Infrastructure Law funding for lead water service line replacement through IEPA's state revolving fund. That's **\$27 for every dollar invested** in Technical Assistance.



# BUILD UP COOK BY THE NUMBERS

In 2023, much of the groundwork for Build Up Cook was laid, including hiring of staff, structuring the IWG, launching pilot projects and holding multiple rounds of meetings and site visits with priority municipalities. Throughout 2024, Build Up Cook executed a phased approach:

2024

Q1

- Established strong relationships with Build Up Cook priority municipalities through in-person visits and regular communication.
- Finalized construction project priorities with municipalities. Approved projects through IWG and notified municipalities of approved projects.

Q2

- Collaborated with individual IWG members and select County bureaus and departments to identify capacity building resources from Cook County to match with municipal needs.
- Developed and passed IGAs with 25 municipalities and Cook County Board of Commissioners to formally kick off construction projects.
- Began site visits for all Phase I construction projects.

Q3

- Engaged with external stakeholders that can offer capacity building technical assistance to complement high-impact municipal projects.
- Launched Fall Capacity Building Workshop Series.
- Completed scope visits completed for all Phase I projects.
- Secured \$12.1M in funding for lead service line replacement in priority communities through the Bipartisan Infrastructure Law administered by IEPA's State Revolving Fund.

Q4

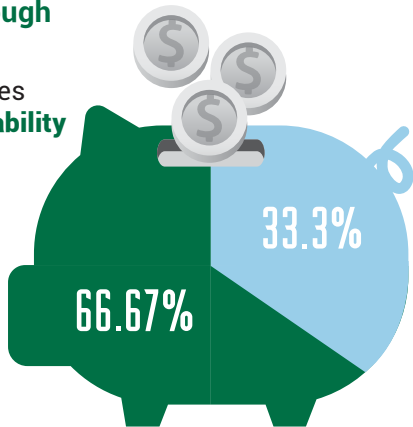
- Hosted a series of workshops to address and build the capacity of municipalities in line with their priorities. Developed supporting materials, such as fact sheets and handouts, and partnered with regional advocacy organizations to maximize impact.
- Obligated all \$30.5M in ARPA funds.

## TAX CAPACITY

These graphics illustrate the tax capacity of Build Up Cook municipalities vs. Cook County as a whole and the hardship index of Build Up Cook municipalities vs. Cook County as a whole.

### Funding Capacity Through Property Taxes

BUC priority municipalities have **1/3 of the funding ability** of other Cook County municipalities.



### Hardship & Life Expectancy

BUC priority municipalities are in the **bottom 25%**.



# DRINKING WATER INFRASTRUCTURE

Throughout conversations across Cook County, the need for funding and support of drinking water systems became clear. Build Up Cook is working on a number of projects to replace hydrants and water valves and upgrade pumphouses in multiple communities. Through multiple site visits and meetings, communities were able to share priority hydrants and valves in most urgent need of replacement. In many cases, these priorities were found when it was already too late—by being called to a site during a fire and finding that the closest hydrants were unusable. One of the goals of Build Up Cook is to be able to provide maintenance on integral projects like hydrant and valve replacement before it becomes an emergency, allowing municipalities to be proactive on water system needs, rather than reactive.



Priority community hydrant replacement during construction

## Communities with Drinking Water Infrastructure Projects:

Blue Island  
Broadview  
Calumet City  
Calumet Park  
Chicago Heights  
Cicero  
Dixmoor  
Hometown  
Lynwood  
Markham  
Phoenix  
Posen  
Sauk Village  
South Chicago Heights  
Stickney

There is a need for much **more federal investment** – and investments **focused on local drinking water infrastructure.**

We estimate the **total need for drinking water infrastructure investment** in Build Up Cook's 26 under-resourced partner municipalities to exceed **\$2.3 billion.**

*"These projects are priority one. Water is always a hot topic for us, particularly because the need is great and the funds are few. The investment that the Build Up Cook team will be making is going to far exceed what we could have done within the next five years."*

**Mayor Jada Curry**  
Lynwood, IL

# DRINKING WATER INFRASTRUCTURE



Construction for emergency water main project in priority community

*"One project that gets neglected is water main valves. If you have a problem where you want to shut water down, you need working valves. We're really excited to move forward and get these projects done. It's going to be a very big help for the water department and our community of Cicero."*

**Lido Manetti**  
Water Manager  
Cicero, IL

*"Build Up Cook is providing the City of Chicago Heights with invaluable technical assistance and engineering expertise for infrastructure maintenance and repair. We appreciate the team and their collaboration with city staff for sharing the knowledge, direction and resources to assist the city in moving forward."*

**Mayor David Gonzalez**  
Chicago Heights, IL



Drinking water pump house of priority community



# WATER MAINS & SERVICES LINES

Safe drinking water is essential for human health. Across the region, there is an increasing need for investment in drinking water infrastructure. From lead service lines that need replacement in order to supply residents with safe drinking water, to aging water mains that leak into the ground and drive up resident costs without supplying water, the effect on residents is profound. With increasingly intense freeze and thaw cycles due to climate change that cause regular water main breaks across Cook County, the need for immediate action is high. News articles about water main breaks causing flooding for residents and boil orders for drinking water are becoming more common. Through Build Up Cook, Cook County has taken on a number of water main and service line projects.

## Communities with Water Main & Service Line Projects:

Burnham  
Dixmoor  
Ford Heights  
Harvey  
Robbins

*"We are grateful that the Build Up Cook crew continue to work with the Village of Dixmoor and the southland. We need them. They have been great to us. They have been helping us endure the emergencies that we have had."*

**Mayor Fitzgerald Roberts**  
Dixmoor, IL



Priority community water main to be replaced through Build Up Cook

*"When we were nearing the end of our project with the U.S. Army Corps of Engineers, we realized we were at a standstill. Build Up Cook came in and provided the additional funding that we needed to extend the new water main and finish the job— that was the last 400 feet of a 4,400-foot project. These system-wide failures are occurring with greater frequency as the aging systems continue to degrade and fail. I hope that Build Up Cook can continue to be the lifeline that it has been to Dixmoor to other communities in the South Suburbs."*

**Melanie Arnold**  
Dixmoor Project Engineer  
Robinson Engineering



# WATER MAIN EMERGENCIES

Cook County's Department of Emergency Management and Regional Security handles emergency response by addressing the immediate flooding caused by broken watermain and providing bottled water to residents. However, interruptions in water service delivery sometimes require a long-term infrastructure fix. This is a unique need that Build Up Cook, in partnership with multiple Departments and Bureaus within Cook County, has been able to fill. In 2023, Build Up Cook has taken on two unique emergency projects, one of which has been completed and the other of which is ongoing. Both of these projects began with a call to Cook County for help in both responding to an immediate emergency and for investment and support to fix the root of the problem. In both of these cases, the emergency was a water main break, but as with all of our projects, the specific needs are unique. In order to prevent emergencies like these, there is a need for greater investment in capital planning, infrastructure maintenance, repair and replacement over the long term.



Emergency response to water main break in priority community

*"We have over 100-year-old infrastructure that needs to be repaired. We have issues with our supply lines and making sure that our water system is working properly so that we can pump water to our downstream communities. I look forward to having a continued relationship so that we can work on these issues and make it better for everyone in the future."*

**Mayor Christopher Clark  
Harvey, IL**

*"When the Village of Robbins' watermain transmission line suffered a major leak back in January 2024, various factors such as equipment, manpower and funding arose. Amid hardship, Build Up Cook aided the Village of Robbins with the necessary assistance to complete the repairs and restore the community's water. The Village of Robbins is enormously grateful for their support and the impact on the community is immense!"*

**Emani Hollingsworth  
Water Superintendent  
Robbins, IL**

# SEWER & STORMWATER INFRASTRUCTURE

While sewer systems may be an afterthought to many, the functionality of municipal sewer systems are integral to the health of communities. Most communities in Cook County use a combined sewer system, meaning stormwater runoff is combined directly into the sewer system along with household wastewater. With more extreme weather events, this can bring an increase in combined sewer backups, which can cause toxic flooding in homes and neighborhoods. Maintenance such as sewer jetting and lining can prevent future backups and flooding. Build Up Cook is working with a number of communities on sewer jetting projects that remove buildup and televise the inside of laterals to assess possible damages. Build Up Cook is also assisting with the lining of sewers to seal any cracks or breaks within the system that are found during the jetting and televising process.

## Communities with Sewer & Stormwater Infrastructure Projects:

Burnham

Hometown

Phoenix

Posen

Summit

*"We are getting more of these heavier rains more often than we've seen in the past. When it floods, it becomes very difficult for residents to get to and from work."*

**Mayor Sergio Rodriguez**  
Summit, IL



Sewer jetting in priority community

*"To know that I can be a part of something with Build Up Cook that is benefiting our community brings me immense pride. Our sewer system and our water system are around 75 years old. They typically have a lifespan of about 75 to 100 years, so we're right at the precipice of needing to maintain or replace things. The timing of this program and the availability to replace the manhole covers and the fire hydrants is perfect for us."*

**Mayor Frank Finnegan**  
Hometown, IL



# EMERGENCY GENERATORS

Emergency backup generators are an integral part of ensuring that communities continue have access to necessary services in the case of a power outage brought on by a storm or overburdened power utility. As storms and heat waves become more frequent and intense with the advance of climate change, communities are more at risk of power outages. Build Up Cook is replacing a number of generators across priority communities that will be used for a wide range of municipal buildings and services. Without reliable backup generators, the loss of power could cause even larger issues for communities: from loss of water pressure village-wide, to loss of power at village hall where important public services are processed, to loss of temperature controls in animal shelters and emergency shelters, and more.

## Communities with Emergency Generator Projects:

Bellwood  
Calumet City  
Cicero  
Dixmoor  
Markham  
Maywood  
Posen

*"This is a priority for us because we have some projects that we need to get done that we don't have funding for, like backup generators to help our stormwater and drinking water systems that protect our residents when we lose power. This is very vital to the municipality and our organization."*

**Mayor Andre Harvey**  
Bellwood, IL

*"I think it's very important to continue funding and supporting programs like Build Up Cook. The projects we need assistance with are in two locations: the water plant and a stormwater pumping station. These locations do not currently have backup generators. In any event of a power outage, these new backup generators will provide power to our pumping station so that we will still be able to get water distributed out to our residents."*

**Marty Walker**  
Public Works Director  
Bellwood, IL



Inspection of infrastructure at priority community project site

# BUILDING IMPROVEMENTS

Village halls, fire departments and police stations all deliver essential services to residents— whether putting out fires, responding to families in distress, providing a dignified place to vote or keeping elderly residents cool during heatwaves. Many of our public facilities have not been updated in decades— or in some cases, since the municipality was incorporated. It can be difficult to find funding to make these improvements without overburdening residents. Build Up Cook projects include replacing doors to ensure that people can safely enter and exit buildings easily, upgrading entrances and bathrooms to be accessible for all and bringing necessary upgrades to the exterior of buildings to ensure they are properly protected from the elements. These investments will ensure staff and residents have a safe, accessible and welcoming experience in municipal spaces.

## Communities with General Building Infrastructure Projects:

Broadview  
Burnham  
Harvey  
Hometown  
Lynwood  
Markham  
Maywood  
Park Forest  
Phoenix  
Richton Park  
South Chicago Heights



Regional Firefighter Training at Park Forest Training Facility

*"Many of the surrounding towns utilize this space for regional training of firefighters. We complete training to maintain certification as well as prepare better firefighters for the future. Maintaining the condition of this building is extremely important because the more it degrades, the harder it's going to be to train here. When we maintain the building, we can utilize this building well into the future. This training site was dedicated in memory of Shorty Phifer, who was our only line-of-duty death, who perished in a fire."*

**Mark Cotrano**  
Deputy Fire Chief  
Park Forest, IL



# BUILDING IMPROVEMENTS

*"The accessibility projects are important to community members. Those that visit the Senior Center and the Village Hall are excited to know that we're moving forward with these projects. It's great news for everyone."*

**Nora Gomez**  
Village Administrator  
South Chicago Heights, IL



*Priority community fire station to be repaired through Build Up Cook*

*"Build Up Cook has helped us revitalize and transform our community by restoring our old facilities, so that they can be a resource to the community for years to come. If we keep kicking it down the road, it hurts our communities. Providing assistance like Build Up Cook helps revitalize our communities, helps sustain our communities and helps our communities begin to thrive and heal."*

**Mayor Nathaniel Booker**  
Maywood, IL

# ROOF REPLACEMENTS

Along with general building upgrades, Build Up Cook has taken on a number of full roof replacements in municipal buildings such as village halls, police stations and community centers. These facilities can experience regular leaks, lack of temperature control and unhealthy mold. The roof replacement projects maintain spaces where staff work daily and where residents apply for services, pay their water bills or participate in the democratic process. As with all Build Up Cook projects, the goal of roof replacements is to ensure that public spaces are safe, functional and accessible for all.



Roof to be replaced through Build Up Cook for community center in priority community

## Communities with Roof Replacement Infrastructure Projects:

Blue Island

Burnham

Calumet Park

Phoenix

*"One of the projects that we desperately needed to work on was the village hall. At that point, the roof was leaking. We had cracks in the walls that needed to be repaired. We had electrical issues. The Build Up Cook crew came out and they repaired the roof and the cracks in the walls and replaced the ceiling tiles. You can see this huge transformation."*

**Mayor Terry Wells**  
Phoenix, IL

*"Build Up Cook offered upgrades that we couldn't get through the normal channels. One of the greatest projects they could offer was our village hall roof replacement, which is coming up on about 100 years old. The village hall is where we house our police department, our clerk's office, and the village seat of government. The last thing we need is to have the village hall be inoperable when residents need permits, when they need to speak with somebody, and when they need to meet."*

**Jonathan Shaw**  
Grants & Community Development Coordinator/  
Director of Parks & Recreation  
Calumet Park, IL



# SIDEWALK REPLACEMENTS

Freedom of mobility means that people with different abilities can move from home to work, school and play freely. Uneven, buckling and broken sidewalks can limit freedom of mobility for seniors, parents with strollers and people with mobility limitations. Build Up Cook will be replacing sidewalks to increase mobility around priority areas in communities, such as near schools and community centers, to ensure that all residents are able to walk safely without fear of injury. Sidewalk replacement projects will also include updated accessibility ramps at curbs and crossways to ensure the walkways are accessible to all.

## Communities with Sidewalk Replacement Projects:

Sauk Village

Stickney

*"The priority is always timing and budgets. As you know, we are a small community with a small budget. Build Up Cook has been a great asset to the village and future of the village."*

**Mayor Jeff Walik**  
Stickney, IL

*"This is what real change looks like."*

**Derrick Champion**  
City Administrator & Economic  
Development Director  
Markham, IL



*Sidewalks in priority community to be replaced through Build Up Cook*

# CAPACITY BUILDING

Build Up Cook's Capacity Building Program aims to enhance the capabilities of the most under-resourced communities in Cook County to deliver quality infrastructure and public facilities that improve quality of life and create greater economic opportunities. Beyond the work of Build Up Cook to conduct short-term capital infrastructure improvements, another integral part of the Build Up Cook program focuses on building long-term internal capacity within municipalities. This work enables staff and officials to make informed decisions that benefit their communities.

For decades, communities in the south and west part of Cook County, primarily communities of color, have seen declining capital investment– the direct result of negative historical race-driven policies and investments and limited tax capacity. Build Up Cook seeks to bring resources to these communities through comprehensive support such as a Fall Workshop Series, Grant Guidebook and strategic coordination with internal and external partners. Build Up Cook provides technical assistance, expert advice, and targeted resources to help these municipalities leverage recovery funding and advance critical capital projects.

## KEY INITIATIVES

- **Technical Assistance and Support:** Build Up Cook provides hands-on technical assistance to municipalities to build their internal capacity. This includes guidance on project planning, financial management, regulatory compliance and strategic development. By focusing on these areas, the program ensures that municipalities are better equipped to manage capital projects, apply for grants and comply with funding requirements.
- **Fall Workshop Series:** The Fall Workshop Series is a cornerstone of the Build Up Cook Capacity Building Program, designed to provide in-depth training on essential topics for municipal development:
  - » **Municipal Finance Workshop (September 10, 2024):** The first workshop focused on building the financial management capabilities of municipalities. Participants engaged in interactive sessions on best practices for conducting audits and maintaining financial transparency. Over two dozen municipal representatives attended, benefiting from the expertise of speakers from the Great Lakes Community Action Partnership (GLCAP) and the Environmental Finance Center (EFC), who provided valuable resources to support financial planning and management.
  - » **Grant Readiness Workshop (October 8, 2024):** This workshop equipped municipalities with the skills needed to secure additional resources through grants. It covered strategies for identifying grant opportunities from federal, state, and local sources, preparing competitive grant applications and managing awarded funds. With over 21 participants and experts from Arcadis, CMAP, STV and the Cook County Department of Transportation and Highways leading the discussions, the workshop was highly successful in fostering a deep understanding of grant processes.
  - » **Green Stormwater Infrastructure (GSI) Workshop (November 12, 2024):** The final workshop of the series focused on environmental sustainability, providing municipalities with guidance on identifying green infrastructure projects, understanding current trends and securing complementary funding sources. Participants learned from real-world examples and best practices shared by industry experts and engaged in hands-on activities to develop their green infrastructure plans. Over 8 municipal representatives attended this event which also qualified for IEPA Operator Certification continuing education credits.



# CAPACITY BUILDING

- **Grant Guidebook:** A fundamental issue confronting under-resourced Cook County municipalities is limited capacity to compete for and manage state and federal funds. The first two capacity building workshops focused entirely on ways to overcome these challenges through best management practices and partnerships. Informed by this experience, consultation with Interagency Working Group members and input from partners, Build Up Cook will release a Grant Guidebook early in 2025 with information on identifying funding sources, developing successful applications and managing awarded funds effectively, thus enhancing municipal capacity to undertake impactful projects.
- **Securing Additional Capital Funding:** There is far more need for capital investment in under-resourced Cook County municipalities than there is funding available through ARPA. As such, Build Up Cook is exploring opportunities to secure additional funding through competitive state and federal programs, partnerships with funders and other sources. Thus far, Build Up Cook has partnered with 12 municipalities to provide assistance applying for and managing funding for lead service line replacement. After just one year, this partnership has already secured \$12.1 million dollars from the Bipartisan Infrastructure Law through the State Revolving Fund. For every dollar invested by Cook County, this initiative has leveraged \$27 in new investments.



*Build Up Cook Grant Readiness Workshop*

# ACKNOWLEDGEMENTS

Build Up Cook relies on coordination across County departments to deliver comprehensive support to our municipal partners. Within the Bureau of Asset Management, the Department of Facilities Management was an early and integral partner in the development of Build Up Cook, providing much of the support for our pilot projects. An Interagency Working Group (IWG) meets monthly to review construction support and capacity building needs, identify county resources to address those needs and approve project funding. All of Cook County's capital-facing departments are members of the IWG, including the Bureau of Asset Management, Bureau of Economic Development, Department of Transportation and Highways, Department of Emergency Management and Regional Security and Department of Environment and Sustainability. Each of these groups brings a different perspective of the built environment, as it pertains to building construction, transportation infrastructure, sustainable development and preventing harm when infrastructure fails. Each of them brings different resources to the table to improve our work through staff expertise, specialized equipment and contract capacity. Without the contributions of these partners, Build Up Cook would not be able to provide the wraparound support needed to bring transformative projects to our communities.



*The Build Up Cook Team (l to r)  
Kylah Seltzer Johnston, Drew  
Williams-Clark and Cindy Cambray*





# PARTNERSHIPS

Build Up Cook benefits from the support of many external partners, several of which have been involved since the conceptualization of the program. The Bureau of Asset Management wishes to specifically thank the following for their contributions over the past two years:

- **Ardmore Roderick - ARCADIS Joint Venture** provided overall program and construction management support to the Build Up Cook Team and led our wildly successful lead service line replacement funding effort.
- The **Chicago Metropolitan Agency for Planning (CMAP)** reviewed hundreds of published plans from municipalities across Cook County and conducted interviews and focus groups with staff to identify an inventory of capital project needs and provide preliminary recommendations to meet those needs in coordination with other partners.
- The **City of Markham** presented expert content knowledge and facilitated targeted discussions at the Strengthening Municipal Finance Workshop.
- **Civic Consulting Alliance** worked with BAM leadership and IWG member departments to create a structure and framework to pilot the program. The nonprofit's pro bono partners, Analytics8 and KPMG, also supported by building a visualization tool to help prioritize community assistance.
- The **Delta Institute**, which acts as a US EPA Region 5 Environmental Finance Center for water infrastructure, presented opportunities for broader policy and program support and facilitated group discussion at the Strengthening Municipal Financial Management Workshop.
- **Elevate** participated in both the Strengthening Municipal Finance Workshop and the Grant Readiness Workshop, sharing expertise, presenting on existing programming, and facilitating group discussion with municipalities.
- **Environmental Protection Agency, Region 5 Office (US EPA)** worked with the Build Up Cook team to identify and coordinate with the Environmental Finance Centers receiving federal funds to provide Technical Assistance to local governments.
- The **Great Lakes Community Action Partnership (GLCAP)** presented opportunities for financial readiness support and facilitated group discussion at the Strengthening Municipal Financial Management Workshop.
- **Greenprint Partners** and the **Center for Neighborhood Technology** presented expert content and facilitated targeted discussions in the Green Infrastructure Workshop.
- The **Illinois Environmental Protection Agency (IEPA)** reviewed state revolving fund eligibility rules and process with the Build Up Cook team to ensure we understood principal forgiveness eligibility for lead service line replacement funding.
- **OAI, Inc.** participated in the Green Stormwater Infrastructure Workshop and provided valuable expertise to our municipal partners.
- **Primera Engineers and CCC (Comprehensive Construction Consulting)**, additional subconsultants under the Joint Venture, provided project management and technical expertise essential to the program's success.
- **RM Chin & Associates**, a subconsultant to the STV/CBRE Joint Venture, delivered program communications support, including brand development, messaging, workshop facilitation, and co-creation of the grants guidebook.
- The **STV/CBRE Joint Venture**, led by STV Construction Inc. in partnership with CBRE, has provided overall program and construction management support to the Build Up Cook initiative from its conceptualization through pilot project rollout to program institutionalization.
- **Tai Ginsberg Associates**, also a subconsultant to the STV/CBRE Joint Venture, offered critical legislative liaison support, ensuring legislators understood the needs and opportunities associated with the program.

# PROJECT LIST

Municipality	Project Name	Estimate Budget At Completion	Project Type	County District	State House District	State Senate District	Congressional District
South Chicago Heights	South Chicago Heights Senior Center Accessibility Improvements	\$220,000.00	Accessibility Improvements	6	80	40	2
South Chicago Heights	South Chicago Heights Village Hall Accessibility Improvements	\$120,000.00	Accessibility Improvements	6	80	40	2
Broadview	Broadview Demolition of Buildings	\$104,888.00	Demolition	1	7	4	7
Blue Island	Blue Island Chlorine Pump Replacement	\$150,000.00	Drinking Water Infrastructure	5	27	14	1
Broadview	Broadview Water Main Valve Replacements	\$150,000.00	Drinking Water Infrastructure	1	7, 8	4	7
Chicago Heights	Chicago Heights Water Main Valve Replacements	\$150,000.00	Drinking Water Infrastructure	5, 6	29, 80	15, 40	2
Cicero	Cicero Water Main Valve Replacements	\$1,200,000.00	Drinking Water Infrastructure	16	2, 21, 23	1, 11, 12	4
Dixmoor	Dixmoor Water Supply System Improvements	\$150,000.00	Drinking Water Infrastructure	5	30	15	1, 2
Lynwood	Lynwood Lift/Pump Station Pump Replacement	\$250,000.00	Drinking Water Infrastructure	6	33	17	2
South Chicago Heights	South Chicago Heights Water Valve Replacements	\$750,000.00	Drinking Water Infrastructure	6	80	40	2
Stickney	Stickney Pump Station Renovation/ Pump Replacement	\$200,000.00	Drinking Water Infrastructure	16	2	1	4
Bellwood	Bellwood Stormwater Backup Generator	\$154,320.00	Emergency Generators	1	7	4	7
Bellwood	Bellwood Pump House Backup Generator	\$154,321.00	Emergency Generators	1	7	4	7
Calumet City	Calumet City Yates Detention Facility - Backup Generator Quick Connect	\$94,757.00	Emergency Generators	4	29	15	2
Cicero	Cicero Annex Building Backup Generator Replacement	\$121,098.00	Emergency Generators	16	2	1	4
Cicero	Cicero Waggin Tails Animal Shelter Back Up Generator	\$83,249.00	Emergency Generators	16	2	1	4
Dixmoor	Dixmoor Water Distribution / Generator (USACE Partnership)	\$485,916.00	Emergency Generators	5	30	15	1, 2
Markham	Markham Pump House Backup Generator Replacement	\$102,490.00	Emergency Generators	5	30	15	1
Maywood	Maywood Police Station Backup Generator Replacement	\$57,381.00	Emergency Generators	1	7	4	7
Maywood	Maywood Pump House Backup Generator Replacement	\$223,966.00	Emergency Generators	1	7	4	7
Posen	Posen Lift Station Backup Generator	\$47,778.00	Emergency Generators	5	30	15	1
Calumet City	Calumet City Fire Hydrant Replacements	\$300,000.00	Fire Hydrant Replacement	4	29, 33, 34	15, 17	2
Calumet Park	Calumet Park Hydrant Replacements	\$750,000.00	Fire Hydrant Replacement	5	28	14	1



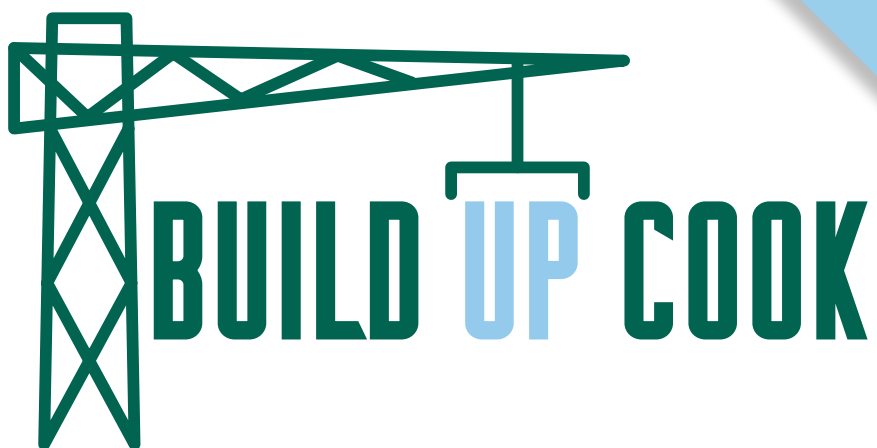
# PROJECT LIST

Municipality	Project Name	Estimate Budget At Completion	Project Type	County District	State House District	State Senate District	Congressional District
Chicago Heights	Chicago Heights Fire Hydrant Replacements	\$350,000.00	Fire Hydrant Replacement	5, 6	29, 80	15, 40	2
Hometown	Hometown Fire Hydrant Replacements	\$150,000.00	Fire Hydrant Replacement	11	31	16	6
Markham	Markham Fire Hydrant Replacements	\$750,000.00	Fire Hydrant Replacement	5	30	15	1, 2
Phoenix	Phoenix Fire Hydrant Replacements	\$78,218.00	Fire Hydrant Replacement	5	30	15	2
Posen	Posen Fire Hydrant Replacements	\$339,430.00	Fire Hydrant Replacement	5	28, 30	14, 15	1
Sauk Village	Sauk Village Fire Hydrant Replacements	\$500,000.00	Fire Hydrant Replacement	6	29, 34	15, 17	2
Broadview	Broadview Fire House Building Improvements	\$500,000.00	General Building Improvements	1	7	4	7
Burnham	Burnham Community Center	\$1,000,000.00	General Building Improvements	4	29	15	2
Burnham	Burnham Environmental Testing	\$3,130.00	General Building Improvements	4	29	15	2
Harvey	Harvey Police Station Renovation	\$500,000.00	General Building Improvements	5	30	15	2
Hometown	Hometown Village Hall Municipal Building Exterior Doors Replacement	\$160,000.00	General Building Improvements	11	31	16	6
Lynwood	Lynwood Village Hall/Police Station Upgrade	\$500,000.00	General Building Improvements	6	34	17	2
Markham	Markham Village Hall Former Council Chamber Interior Space Improvement/Office Conversion	\$500,000.00	General Building Improvements	5	30	15	2
Maywood	Maywood Police Station Mechanical Upgrade	\$200,000.00	General Building Improvements	1	7	4	7
Park Forest	Park Forest Fire Training Site/ Building Exterior Upgrade	\$500,000.00	General Building Improvements	6	80	40	2
Phoenix	Phoenix Door and Carpentry Repairs	\$13,212.00	General Building Improvements	5	30	15	2
Phoenix	Phoenix Village Hall Ceiling Repairs	\$50,122.00	General Building Improvements	5	30	15	2
Richton Park	Richton Park Glaeser Park Improvements	\$300,000.00	General Building Improvements	6	38	19	2
Blue Island	Blue Island East Annex Repairs - Roof Replacement	\$500,000.00	Roof Replacement	5	28	14	1
Calumet Park	Calumet Park Village Hall/Police Station Roof Replacement	\$500,000.00	Roof Replacement	5	28	14	1
Phoenix	Phoenix Village Hall Roof (Add Heating Unit Replacement)	\$157,669.00	Roof Replacement	5	30	15	2
Burnham	Burnham Sewer Jetting	\$105,350.00	Sewer & Stormwater Infrastructure	4	33, 34	17	2

# PROJECT LIST

Municipality	Project Name	Estimate Budget At Completion	Project Type	County District	State House District	State Senate District	Congressional District
Hometown	Hometown Manhole Replacements	\$150,000.00	Sewer & Stormwater Infrastructure	11	31	16	6
Phoenix	Phoenix Sewer Jetting	\$19,438.00	Sewer & Stormwater Infrastructure	5	30	15	2
Posen	Posen Sewer Jetting	\$109,455.00	Sewer & Stormwater Infrastructure	5	28, 30	14, 15	1
Summit	Summit Sewer Jetting	\$150,000.00	Sewer & Stormwater Infrastructure	16	21	11	4
Summit	Summit Sewer Lining	\$200,000.00	Sewer & Stormwater Infrastructure	16	21	11	4
Sauk Village	Sauk Village Sidewalk Repair/ Replacement	\$350,000.00	Sidewalk Replacement	6	29, 34	15, 17	2
Stickney	Stickney Sidewalk Repair/ Replacement	\$400,000.00	Sidewalk Replacement	16	2	1	4
Burnham	Burnham Lead Service Line Replacement (LSLR)	\$250,000.00	Water Mains & Service Lines	4	33	17	2
Dixmoor	Dixmoor Water Main Pipe Replacement (USACE Partnership)	\$304,500.00	Water Mains & Service Lines	5	30	15	1, 2
Dixmoor	Dixmoor Water Supply System Improvements	\$850,000.00	Water Mains & Service Lines	5	30	15	1, 2
Dixmoor	Dixmoor Water System Repair (USACE Partnership)	\$230,000.00	Water Mains & Service Lines	5	30	15	1, 2
Ford Heights	Ford Heights Water Main Improvements (CDBG Partnership)	\$1,000,000.00	Water Mains & Service Lines	5	29	15	2
Harvey	Harvey Water Main and Pump Replacement (Rapid Response)	\$1,739,044.00	Water Mains & Service Lines	5	30	15	2
Robbins	Robbins Water Main Emergency (Rapid Response)	\$834,627.00	Water Mains & Service Lines	5	28	14	1
		<b>TOTAL \$20,264,357</b>					

Dollar values above are accurate as of October 2024 and subject to change based on a variety of factors.



## GET IN TOUCH WITH US!

You can learn more about Build Up Cook at <https://arpa.cookcountyil.gov/build-up-cook>

Learn more about other programs under the Bureau of Asset Management at <https://www.cookcountyil.gov/agency/bureau-asset-management>

If you'd like to contact the Build Up Cook team directly, send an email to [buildupcook@cookcountyil.gov](mailto:buildupcook@cookcountyil.gov)

Follow Cook County Government on social media for updates on programs like Build Up Cook and more!  
[@cookcountygov](#)



