



Board of Commissioners of Cook County

Asset Management Committee

Wednesday, June 12, 2024

11:30 AM

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

Issued on: 6/4/2024

NOTICE AND AGENDA

There will be a meeting of the Committee or Subcommittee of the Board of Commissioners of Cook County at the date, time and location listed above to consider the following:

PUBLIC TESTIMONY

Authorization as a public speaker shall only be granted to those individuals who have registered to speak, with the Secretary, 24 hours in advance of the meeting. To register as a public speaker, go to the meeting details page for this meeting at <https://cook-county.legistar.com/Calendar.aspx> to find a registration link. Duly authorized public speakers may speak live from the County Board Room at 118 N. Clark Street, 5th Floor, Chicago, IL or be sent a link to virtually attend the meeting and will be called upon to deliver testimony at a time specified in the meeting agenda. Authorized public speakers who are not present during the specified time for public testimony will forfeit their allotted time to speak at the meeting. Public testimony must not exceed three minutes; the Secretary will keep track of the time and advise when the time for public testimony has expired. After each virtual speaker has completed their statement, they will be removed from the meeting. Once removed, you will still be able to follow the proceedings for that day at:

<https://www.cookcountyil.gov/service/watch-live-board-proceedings> or in a viewing area at 69 W. Washington Street, 22nd Floor Conference Room F, Chicago, IL. Persons authorized to provide public testimony shall not use vulgar, abusive, or otherwise inappropriate language when addressing the Board; failure to act appropriately; failure to speak to an item that is germane to the meeting, or failure to adhere to the time requirements may result in expulsion from the meeting and/or disqualify the person from providing future testimony. Written comments will not be read aloud at the meeting, but will be posted on the meeting page and made a part of the meeting record.

24-3509

COMMITTEE MINUTES

Approval of the minutes from the meeting of 05/14/2024

[24-2267](#)

Presented by: QUINCE BRINKLEY, Director, Real Estate Management

PROPOSED LEASE AGREEMENT

Department: Department of Real Estate Management

Request: Authority to Enter Into a Lease Agreement

Landlord: Web III Broadview Cermak LLC

Tenant: Cook County

Location: 2101 W. Cermak, Broadview, Illinois

Term/Extension Period: 6/1/2024 - 5/31/2034

Space Occupied: 15,850 Square Feet

Monthly Rent:

6/1/2024 - 7/31/2024	\$0.00 per month
8/1/2024 - 5/31/2025	\$14,529.17 per month
6/1/2025 - 5/31/2026	\$14,877.27 per month
6/1/2026 - 5/31/2027	\$15,237.56 per month
6/1/2027 - 5/31/2028	\$15,610.46 per month
6/1/2028 - 5/31/2029	\$15,996.41 per month
6/1/2029 - 5/31/2030	\$16,395.87 per month
6/1/2030 - 5/31/2031	\$16,809.31 per month
6/1/2031 - 5/31/2032	\$17,237.33 per month
6/1/2032 - 5/31/2033	\$17,680.11 per month
6/1/2033 - 5/31/2034	\$18,138.50 per month

In addition to the monthly base rent, tenant is responsible for Taxes and Operating expenses above the 2024 base year

Fiscal Impact: \$1,921,084.22, and an approximate additional \$350,000 estimated for buildout to be paid from an Escrow Account set up by CCH. Note that this cost will be offset by \$50,000 in Tenant Improvements provided by the Landlord.

Accounts: 41220.4895.1055.520835

Option to Renew: Two (2), five (5) year renewal options

Termination: None

Utilities Included: None. Tenant pays the pro-rata share of the increase in Operating Expenses above the base year.

Summary/Notes: Requesting authorization to enter into a lease on behalf of the Cook County Department of Public Health for use as a Vaccine Redistribution Center. The space will provide for safe storage of necessary supplies and vaccines that can be easily distributed throughout the County as needs arise. The space is centrally located, providing ease of access to all areas of the County.

Legislative History : 4/18/24 - Board of Commissioners - refer to the Asset Management Committee

[24-2531](#)

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

PROPOSED CONTRACT

Department(s): Department of Capital Planning and Policy

Vendor: Berglund Construction Co., Chicago, Illinois

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

Good(s) or Service(s): Construction Manager at Risk (CMaR) Services for Provident Hospital Improvements

Contract Value: \$100,865,745.00

Contract period: 7/1/2024 - 6/30/2027

Potential Fiscal Year Budget Impact: FY2024 \$14,009,131.20, FY2025 \$33,621,915.00, FY2026 \$33,621,915.00, FY2027 \$19,612,783.80

Accounts: 11569.1031.11190.560105/7.00000.00000 (Capital Improvement Program)

Contract Number(s): H24-25-085

Concurrences:

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

The CCH Chief Procurement Officer Concurs.

Summary: This request is for Construction Manager at Risk (CMaR) services for improvements to Provident Hospital. The vendor shall provide pre-construction services and complete the construction of assigned projects under a guaranteed maximum price (GMP).

The vendor will be expected to collaborate with architectural and engineering firms to provide preconstruction services to meet the objectives of the County, as well as any regulatory requirements, and shall provide complete construction management services for the construction of new projects, renovation projects, and demolition of up to 3 existing buildings on the campus.

The vendor will provide all constructions services through project closeout. The approved projects include building exterior improvements, site upgrades, and interior improvements that are currently, or will be, assigned to multiple design professionals. Current projects underway that this request will support include renovations to the Provident Behavioral Health Center, Community Triage and Stabilization Center, and hospital ambulance bay.

Future projects for the Provident Campus under this request will support the following areas: Mechanical Systems Capital Renewal/Replacement Project; Bio Tech Trash Compactor; Bicycle Rack Storage System; Women's Pavilion; GI Suites; Elevator Modernization; Exterior Inspections and Renovations; Parking Structure Renovations; and Interior Renovation and Restack.

Legislative History : 4/18/24 - Board of Commissioners - refer to the Asset Management Committee

[24-2188](#)

Presented by: ELIZABETH GRANATO, Chief, Bureau of Asset Management

PROPOSED CONTRACT AMENDMENT

Department(s): Bureau of Asset Management

Vendor: eCIFM Solutions, Inc., San Ramon, California

Request: Authorization for the Chief Procurement Officer to increase contract

Good(s) or Service(s): Asset Management System Software Module

Original Contract Period: 2/15/2023 - 2/14/2028, with five (5), one (1) year renewal options

Proposed Amendment Type: Increase

Proposed Contract Period: N/A

Total Current Contract Amount Authority: \$5,902,420.32

Original Approval (Board or Procurement): Board, 1/26/2023, \$5,902,420.32

Increase Requested: \$1,335,210.96

Previous Board Increase(s): N/A

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

Previous Board Renewals: N/A

Previous Chief Procurement Officer Renewals: N/A

Previous Board Extension(s): N/A

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

Potential Fiscal Impact: FY 2024 \$250,642.49 FY 2025 \$592,507.51, FY2026 \$290,605, FY2027 \$215,893.15, FY2028 \$37,061.66

Accounts: (CEP: 11569.1031.21120.560225) (Operating: 11000.1031.11195.540135)

Contract Number(s): 1950-18051

Concurrences:

The vendor has met the Minority- and Women-owned Business Enterprise Ordinance via: Full MWBE waiver.

The Chief Procurement Officer concurs.

Summary: TRIRIGA Operations & Maintenance (O&M) module, which is part of TRIRIGA, will replace our exiting FAMIS solution, as part of the Cook County Asset Management System - TRIRIGA 11 implementation project. This modification will allow BAM to consolidate its operations under one system fully integrated with Oracle EBS and other County systems. It will improve process efficiency, visibility and coordination among our departments.

This contract was awarded through Request for Proposals (RFP) procedures in accordance with Cook County Procurement Code. eCIFM was selected based on established evaluation criteria.

Legislative History : 5/16/24 - Board of Commissioners - refer to the Asset Management Committee

[24-2250](#)

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

PROPOSED CONTRACT AMENDMENT

Department(s): Department of Capital Planning & Policy

Vendor: Ardmore Roderick - Arcadis JV, 1500 W. Carroll, Suite 300, Chicago, Illinois

Request: Authorization for the Chief Procurement Officer to increase contract

Good(s) or Service(s): Professional Services

Original Contract Period: 8/1/2022 - 7/31/2026, with two (2) one-year renewal options

Proposed Amendment Type: Increase

Proposed Contract Period: N/A

Total Current Contract Amount Authority: \$29,346,084.64

Original Approval (Board or Procurement): Board, 7/28/2022, \$29,346,084.64

Increase Requested: \$2,309,000.00

Previous Board Increase(s): N/A

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

Previous Board Renewals: N/A

Previous Chief Procurement Officer Renewals: N/A

Previous Board Extension(s): N/A

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

Potential Fiscal Impact: FY 2024 \$594,000.00, FY 2025 \$1,075,000.00, FY2026 \$640,000.00

Accounts: 11286.1031.63464.520830.00000.00000

Contract Number(s): 2138-18556

Concurrences:

The vendor has met the Minority- and Women-owned Business Enterprise Ordinance via: direct participation; The prime vendor is a certified MBE.

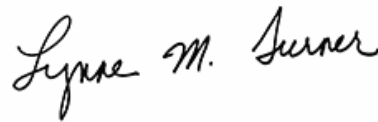
The Chief Procurement Officer concurs.

Summary:

This increase will allow the Bureau of Asset Management to continue to purchase professional services for the duration of the contract term. These professional services are needed to continue the support of the Build Up Cook Program.

This contract was awarded through a publicly advertised Request for Qualifications (RFQ) process in accordance with Cook County Procurement Code. Ardmore Roderick / Arcadis A Joint Venture was selected based on established evaluation criteria.

Legislative History : 5/16/24 - Board of Commissioners - refer to the Asset Management Committee



Secretary

Chair: Miller

Vice-Chair: Aguilar

Members: Anaya, Britton, Degnen, Gordon, Moore, K. Morrison, S. Morrison