



Board of Commissioners of Cook County

Asset Management Committee

Wednesday, June 15, 2022

10:30 AM

Virtual Meeting

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 virtual public speaker shall only be granted to those individuals who have submitted in writing, their name, email address, phone number, subject matter, and organization (if any) to the Secretary 24 hours in advance of the meeting. Duly authorized virtual public speakers shall 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 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.

22-3863

COMMITTEE MINUTES

Approval of the minutes from the meeting of 05/11/2022

[22-2884](#)

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

PROPOSED CONTRACT

Department(s): Department of Capital Planning & Policy

Vendor: WSP, Chicago, Illinois

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

Good(s) or Service(s): Architectural and Engineering Design Services for infrastructure Systems Evaluation

Contract Value: \$4,355,718.50

Contract period: 7/1/2022 - 12/31/2027

Potential Fiscal Year Budget Impact: FY 2022 \$433,439.60; FY 2023 \$862,500.58; FY 2024 \$946,407.37; FY 2025 \$1,264,562.00; FY 2026 \$305,311.79; FY 2027 \$291,007.67; FY 2028 \$252,489.50

Accounts: 11569.1031.11190.560105/7.00000.00000

Contract Number(s): 1923-18040

Concurrences:

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

The Chief Procurement Officer concurs.

Summary: The overall intent of this project is for the Central Plant (inclusive of the heating/cooling distribution), CCAB, CCB, RTU, Cermak and the Tunnels at DOC Campus, and their related infrastructure systems to be fully evaluated in their entirety for upgrades and/or replacements in order to be brought up to current codes and industry standards, improve performance and reliability, provide redundancy for routine maintenance and emergencies, reduce energy usage, and/or to meet ongoing and future DOC campus needs. Existing equipment and systems in many cases may require replacement as they are beyond their useful life or have capacity limitations. The work includes the assessment, analysis, and reporting of the facility conditions, plus design, bidding and construction administration of the affected buildings. • General scope of work for the A/E shall be to bring the tunnel system and the M-E-P systems to a state of good repair which is to include meeting industry standard minimums and all applicable code requirements for operation, performance and reliability, as well as Facility and County requirements for

the respective equipment, systems, or materials. This further includes addressing related life safety, security, civil, structural, sustainability, adjacent general building items as applies, and leaks. • The project consists of the evaluation, the findings report and design for addressing repairs, improvements and upgrades noted above under the noted building disciplines and as related directly to accessibility.

This contract is awarded through Request for Proposals (RFP) procedures in accordance with Cook County Procurement Code. WSP of Chicago, Illinois was selected based on established evaluation criteria.

Legislative History : 5/12/22 - Board of Commissioners - refer to the Asset Management Committee

[22-2975](#)

Sponsored by: TONI PRECKWINKLE (President), Cook County Board of Commissioners

PROPOSED RESOLUTION

PROPERTY CONVEYANCE RESOLUTION: VILLAGE OF LEMONT

WHEREAS, On March 17th, 2022, the Cook County Board of Commissioners approved a vacating resolution presented by the County Department of Transportation and Highways (DOTH), which vacated an irregular shaped piece of Right of Way consisting of approximately 0.040 acres located at the southwest corner of the IL Route 83 and Bell Road intersection, identified as EL #450, in the Village of Lemont within Cook County Commissioner District 17; and

WHEREAS, Cook County Department of Real Estate Management was notified that the Village of Lemont is working to develop the site adjacent to this excess land. The acquisition of this vacated parcel will aid in providing an access point for the proposed development, which will enhance the Village's economic development efforts and provide a benefit to Lemont residents as well residents in the surrounding communities. This land is necessary because it completes the corner parcel where development will be taking place; and

WHEREAS, Pursuant to Cook County Code Chapter 66, Section 66-3 (the "Surplus Highway Property Ordinance"), the Cook County Department of Transportation and Highways has completed the process of vacating the property and as such, this property is considered "surplus." The Department of Transportation and Highways as well as the Department of Real Estate Management have determined that the parcel to be transferred is not needed for other County purposes and the sale of the property to the Village of Lemont will be beneficial to the community; and

WHEREAS, In accordance with the Surplus Highway Property Ordinance, the Department of Transportation and Highways and the Real Estate Management Division recommend conveyance of EL #450 to the Village of Lemont. The parties have agreed on a price of \$5,300, which is based on appraisals of the parcel.

NOW, THEREFORE, BE IT RESOLVED, that the Cook County Board of Commissioners does hereby authorize the conveyance of said surplus property to the Village of Lemont.

Legislative History : 5/12/22 - Board of Commissioners - refer to the Asset Management Committee

[22-2976](#)

Sponsored by: TONI PRECKWINKLE (President), Cook County Board of Commissioners

PROPOSED RESOLUTION

DECLARATION OF SURPLUS PROPERTY AND CONVEYANCE TO CITY OF OAK FOREST

WHEREAS, The Cook County Department of Real Estate Management requests authorization to have certain County-owned property adjacent to 167th Street, identified as EL #447 (Parcel 1), as well as a portion of the County right-of-way (Parcel 2) on the west side of Kilbourn Avenue, north of 167th Street declared as “Surplus Property” by the Board of Commissioners of Cook County and to convey the properties to the City of Oak Forest; and

WHEREAS, EL-447 (Parcel 1) consists of approximately 0.34 acres and is a slightly irregular-shaped parcel of land in Cook County Commissioner District 5 and is located at the northwest corner of 167th Street and Kilbourn Avenue. The County right-of-way (Parcel 2) on the west side of Kilbourn Avenue consists of approximately 0.024 acres; and

WHEREAS, Cook County Department of Real Estate Management was notified that the City of Oak Forest is working to develop the site adjacent to this excess land. The acquisition of the surplus parcel and of the right-of-way will provide essential space for development, which will significantly enhance the City’s economic development efforts and provide a benefit to Oak Forest residents and all residents within a five (5) mile trade area. This land is necessary because this County owned parcel, adjacent to 167th Street, is unused, thereby leaving critical land undevelopable. The Right of Way along Kilbourn Avenue to be transferred to the City of Oak Forest will provide ease of control and access for the City’s development plans; and

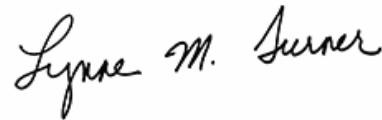
WHEREAS, Pursuant to Cook County Code Chapter 66, Section 66-3 (the “Surplus Highway Property Ordinance”), the Cook County Department of Transportation and Highways has determined that this property is “surplus.” The Real Estate Management Division has determined that the parcels to be transferred are not needed for other County purposes. This determination is based upon the small and irregular size of the parcels, and the restrictions that will be placed on the site for access from 167th Street; and

WHEREAS, In accordance with the Surplus Highway Property Ordinance, the Real Estate Management Division and the Department of Transportation and Highways recommend conveyance of EL #447 (Parcel 1) as well as the noted section of right-of-way (Parcel 2) along Kilbourn Avenue to the City of

Oak Forest. The parties have agreed on a price of \$130,500 for parcel EL-447 (Parcel 1) and \$3,100 for the right-of-way (Parcel 2) along Kilbourn Avenue, which is based on appraisals completed by MAI appraisers and General Certified Appraisers.

NOW, THEREFORE, BE IT RESOLVED, that the Cook County Board of Commissioners does hereby declare the parcels to be “surplus” and authorize the conveyance of the properties to the City of Oak Forest.

Legislative History : 5/12/22 - Board of Commissioners - refer to the Asset Management Committee



Secretary

Chairman: Moore
Vice-Chairman: Arroyo
Members: Anaya, Britton, Deer,
K. Morrison, S. Morrison, Silvestri and Sims