



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

**11:30 AM**

**Wednesday, June 12, 2024**

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

**ATTENDANCE**

**Present:** 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.

**24-3509**

**COMMITTEE MINUTES**

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

**A motion was made by Vice Chairman Aguilar, seconded by Commissioner Anaya, to approve 24-3509. The motion carried by the following vote:**

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

**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.

**A motion was made by Vice Chairman Aguilar, seconded by Commissioner Degnen, to accept as substituted 24-2267. The motion carried by the following vote:**

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

**A motion was made by Vice Chairman Aguilar, seconded by Commissioner Degnen, to recommend for approval as substituted 24-2267. The motion carried by the following vote:**

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

**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 Concur.

**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.

**A motion was made by Vice Chairman Aguilar, seconded by Commissioner Degnen, to recommend for approval 24-2531. The motion carried by the following vote:**

**Ayes:** Miller, Aguilar, Anaya, Britton, Degnen, Gordon, Moore, and K. Morrison (8)

**Nayes:** S. Morrison (1)

**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 existing 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.

**A motion was made by Vice Chairman Aguilar, seconded by Commissioner Degnen, to recommend for approval 24-2188. The motion carried by the following vote:**

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

**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.

**A motion was made by Vice Chairman Aguilar, seconded by Commissioner Degnen, to recommend for approval 24-2250. The motion carried by the following vote:**

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

**ADJOURNMENT**

**A motion was made by Vice Chairman Aguilar, seconded by Commissioner S. Morrison, 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,



Chairwoman



Secretary

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