



# Board of Commissioners of Cook County

118 North Clark Street  
Chicago, IL

## Legislation Text

---

**File #:** 24-2531, **Version:** 1

---

### 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.