



Board of Commissioners of Cook County

118 North Clark Street
Chicago, IL

Legislation Details

File #: 16-2503 **Version:** 1 **Name:** Clayco, Chicago, Illinois
Type: Contract Amendment **Status:** Approved
File created: 3/30/2016 **In control:** Finance Committee
On agenda: 4/13/2016 **Final action:** 5/11/2016
Title: PROPOSED CONTRACT AMENDMENT

Department(s): Bureau of Asset Management

Vendor: Clayco, Chicago, Illinois

Request: Authorization for the Office of the System Director-Supply Chain Management to extend and amend contract

Good(s) or Service(s): Developer Service

Original Contract Period: 11/18/2015 - 6/30/2016 (Phase #1)

Proposed Contract Period Extension: 7/1/2016 - 09/30/2018

Total Current Contract Amount Authority: \$946,410.00

Original Approval (Board or Procurement): 11/18/2015

Previous Board Increase(s) or Extension(s): N/A

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

This Increase Requested: \$112,640,000.00

Potential Fiscal Impact: FY 2016 \$13,027,729, FY 2017 \$81,895,138, FY 2018 \$17,717,133

Accounts: 1619

Contract Number(s): H15-25-126

Concurrences:

The vendor has met the Minority and Women Owned Business Enterprise Ordinance.

The Chief Procurement Officer concurs.

Summary: The County and CCHHS have determined that Clayco, Inc. (Developer) has completed Phase 1 of the Agreement, which included programming, feasibility and schematic design services to meet CCHHS administrative and clinical needs. A new 9-story, 282,000 square foot ambulatory and administrative office building is proposed for the corner of West Polk Street and South Damen Avenue. This building will allow CCHHS to decommission nearly 680,000 square feet of real estate (including the Fantus Clinic, Polk Administration Building, and Hektoen Auditorium and Office). This new building will allow CCHHS to compete in current and future healthcare markets, improve outpatient services, reduce operating costs, avoid costly capital renewals for obsolete buildings, and increase clinical and administrative efficiency.

The Agreement provides that upon completion of Phase 1 the County and CCHHS may elect to

engage the Developer for Phase 2 Services which will include the elaboration of the schematic design into design development, construction documents and construction. The Construction Contract with the County and CCHHS will be added as an amendment and modification to the Agreement.

The County and CCHHS seek authority to enter into a Construction Contract with the Developer which will be added as an amendment and modification to the Agreement. The Clayco contract budget shall not exceed \$112,640,000.00 which includes: 1) \$108,500,000.00 to design and construct the new buildings and related site work; and 2) \$4,140,000.00 as the owner's contingency. The Agreement will be extended to September, 2018 to allow for Phase 2 Services to be completed.

Sponsors:

Indexes: (Inactive) ELAINE LOCKWOOD BEAN, Chief, Bureau of Asset Management

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
5/11/2016	1	Board of Commissioners	approve	Pass
5/10/2016	1	Finance Committee	recommend for approval	Pass
4/13/2016	1	Board of Commissioners	refer as amended in the errata	Pass