



Board of Commissioners of Cook County

Asset Management Committee

Wednesday, May 15, 2024

1:00 PM

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

Issued on: 05/07/2024

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.

24-3052

COMMITTEE MINUTES

Approval of the minutes from the meeting of 04/17/2024

[24-2219](#)

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

PROPOSED RESOLUTION

TO PROVIDE ARPA FUNDS TO SUPPORT BUILD UP COOK PROGRAM OF THE DEPARTMENT OF ASSET MANAGEMENT

WHEREAS, on March 11, 2021, the federal government authorized the American Rescue Plan Act of 2021 (“ARPA”) which includes \$1.9 trillion in federal stimulus funds to hasten the United States’ recovery from the economic and health effects caused by the COVID-19 pandemic; and

WHEREAS, specifically, the federal government has authorized and allocated a federal award of approximately \$1,000,372,385B of ARPA funding to Cook County to assist the County in its recovery from the economic and health effects of COVID-19; and

WHEREAS, on June 24, 2021, the Cook County American Rescue Plan Act Framework (the “ARPA Framework”) was presented to the Cook County Board of Commissioners; and

WHEREAS, the Cook County Board of Commissioners via Resolution 21-3654 accepted the ARPA federal award allocated to Cook County to assist the County in its recovery from the economic and health effects of COVID-19 in the amount of approximately \$1,000,372,385.00; and

WHEREAS, Resolution 21-3654 further authorized the Cook County Budget Director and Comptroller to create and implement a Special Purpose Fund for the ARPA award and other accounting measures to track the acceptance and spending of the federal award; and

WHEREAS, the Cook County Board of Commissioners authorized the Chief Financial Officer, Budget Director, Chief Procurement Officer and applicable using agencies to issue grants, contracts, and agreements for ARPA programs approved via Resolutions 22-3657 and 22-0637; and

WHEREAS, to further the Policy Roadmap Goals, the Bureau of Asset Management developed a menu of programs and initiatives which received approval through the Project Management Office process to utilize ARPA funding for various Build Up Cook (NT-099) initiatives; and

WHEREAS, the Board of Commissioners’ initial financial commitment to Build Up Cook was \$20,000,000.00 in ARPA Revenue Loss funding; and

WHEREAS, the Board of Commissioners committed an additional \$2,000,000.00 in funding to address a specific drinking water emergency facing the City of Harvey and the Board of Commissioners approved Intergovernmental Agreement 23-5676 initiating that work; and

WHEREAS, pending approval the Board of Commissioners will approve an additional transfer of \$8,500,000.00 from the Vital Communities Pillar to the Connected (formerly Smart) Communities Pillar to support to support Build Up Cook water capital projects; and

WHEREAS, Build Up Cook is a program of the Bureau of Asset Management that builds municipal capacity to address capital improvement and infrastructure needs through consulting, professional development, engineering, and construction; and

WHEREAS, Build Up Cook is prioritizing support for up to 25 under-resourced municipalities as identified using the 2023 Equitable Allocation Model, past County infrastructure investment, and geographic data. These municipalities include Bellwood, Blue Island, Broadview, Burnham, Calumet City, Calumet Park, Chicago Heights, Cicero, Dixmoor, Ford Heights, Harvey, Hometown, Lynwood, Markham, Maywood, Park Forest, Phoenix, Posen, Riverdale, Robbins, Sauk Village, South Chicago Heights, Richton Park, Stickney, Stone Park, and Summit; and

WHEREAS, the Build Up Cook Program of the Bureau of Asset Management may also provide technical, managerial, professional, construction, and environmental assistance as necessary for the communities to obtain funding, professional services, construction services, and other services necessary to develop plans, designs, and implement programs all in compliance with ARPA funding; and

WHEREAS, the Build Up Cook Program of the Bureau of Asset Management drafted an Intergovernmental Agreement to be executed by under-resourced communities which was reviewed by the State's Attorney Office of Cook County as to form and legality; and

WHEREAS, the Build Up Cook Program of the Bureau of Asset Management has or will inform each under-resourced community that they have been identified to participate in the Build-Up Cook Program; and

WHEREAS, Cook County, by virtue of its powers as set forth in the Counties Code, 55 ILCS 5/1-1 *et seq.* is authorized to enter into intergovernmental agreements; and

WHEREAS, this Intergovernmental Agreement is further authorized under Article VII, Section 10 of the Illinois Constitution and by the provisions of the Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq.*

NOW, THEREFORE, BE IT RESOLVED, that the Cook County Board of Commissioners hereby approves the issuance of the various Intergovernmental Agreements in the total amount of \$17,679,686.00, to provide technical, managerial, professional, construction, and environmental assistance as necessary for the identified communities to obtain funding, professional services, construction services, and other services necessary to develop plans, designs, and implement programs in compliance with ARPA funding; and

BE IT FURTHER RESOLVED, that the Cook County Board of Commissioners recognizes that time

is of the essence and authorizes the Director of the Build Up Cook Program of the Bureau of Asset Management to enter into Intergovernmental Agreements in substantially the same form as that of Exhibit A for projects with the under-resourced communities identified on Exhibit B; and

BE IT FURTHER RESOLVED, that the Cook County Board of Commissioners hereby authorizes the Director of the Build Up Cook Program of the Bureau of Asset Management or its designee to modify the agreements and funding allocations to the Build Up Cook Program selected communities based upon need and utilization; and

BE IT FURTHER RESOLVED, that the Build Up Cook Director shall issue a report on the impact of these investments and the status of projects authorized through this resolution.

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

[24-1904](#)

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

PROPOSED CONTRACT

Department(s): Cook County Health - Operations and Development and Capital Planning and Policy

Vendor: Enercon Ltd. dba Grumman Butkus Associates Evanston, Illinois

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

Good(s) or Service(s): Service - Mechanical, Engineering, and Plumbing (MEP) System Upgrades to Stroger Hospital - Powerhouse Only

Contract Value: \$2,061,200.00

Contract period: 5/1/2024 - 4/30/2027

Potential Fiscal Year Budget Impact: FY 2024 \$400,789.00, FY 2025 \$687,066.50, FY 2026 \$687,066.50, FY 2027 \$286,278y.00

Accounts: 41569.4031.11190.560107.00000.00000

Contract Number(s): H24-25-073

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 the provision of engineering design services for upgrades to the powerhouse MEP systems at Stroger Hospital. The vendor shall perform a complete examination of Stroger's MEP systems in conjunction with a thorough review of the previous MEP assessments. The vendor will provide design, engineering, and construction administration services through project completion. The work will be constructed over multiple phases to minimize hospital and patient service disruptions.

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

[24-1905](#)

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

PROPOSED CONTRACT

Department(s): Cook County Health - Operations and Development and Capital Planning and Policy

Vendor: Enercon Ltd. dba Grumman Butkus Associates Evanston, Illinois

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

Good(s) or Service(s): Architectural and Engineering Design Services for Mechanical, Electrical, Plumbing (MEP) Upgrades (John H. Stroger Jr. Hospital Only)

Contract Value: \$1,547,100.00

Contract period: 5/1/2024 - 4/30/2027

Potential Fiscal Year Budget Impact: FY 2024 \$214,875.00, FY 2025 \$515,700.00, FY 2026 \$515,700.00, FY 2027 \$300,825.00

Accounts: 41569.4031.11190.560107.00000.00000

Contract Number(s): H24-25-074

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 the provision of engineering services for the design, engineering, and

construction administration services for implementation of mechanical and electrical infrastructure upgrades to Stroger Hospital. The vendor will provide design, engineering, and construction administration services through project completion. A complete examination of the hospital’s MEP systems in conjunction with a thorough review of the previous MEP assessments will be completed. The work will be constructed over multiple phases to minimize hospital and patient service disruptions.

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

[24-2502](#)

Presented by: QUINCE BRINKLEY, Director, Real Estate Management

PROPOSED LEASE AGREEMENT

Department: Department of Real Estate Management

Request: Approval to enter into a lease agreement.

Landlord: Westside Health Authority

Tenant: Cook County Health

Location: 4800 W. Chicago Avenue, Chicago, Illinois 60651

Term/Extension Period: 7/23/2024 - 7/22/2029

Space Occupied: 13,790 SF

Monthly Rent: 7/23/2024 - 7/22/2025, \$42,908.01. 7/23/2025 - 7/22/2026, \$43,771.38. 7/23/2026 - 7/22/2027, \$44,654.29. 7/23/2027 - 7/22/2028, \$45,557.24. 7/23/2028 - 7/22/2029, \$46,480.72

Fiscal Impact: \$2,680,459.70

Accounts: 41215.4893.10700.550130.00000.00000

Option to Renew: Option to renew for two (2) five (5) year terms, with a 2% annual base rent escalations per Board Approval

Termination: N/A

Utilities Included: Yes for electricity and natural gas, no for water

Summary/Notes: Cook County Health (CCH) uses the premises for the purpose of providing medical services to the public and for ancillary office and storage purposes. Landlord will provide a \$75,000.00

tenant improvement allowance for paint, carpet, and miscellaneous cosmetic improvements.

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

[24-2561](#)

Presented by: QUINCE BRINKLEY, Director, Real Estate Management

PROPOSED LEASE AGREEMENT

Department: Department of Real Estate Management

Request: Request to Sublease Property

Landlord: Xeris Pharmaceuticals, Inc.

Tenant: Cook County

Location: 180 N. LaSalle St. Chicago, Illinois

Term/Extension Period: 7/1/2024 - 6/30/2031

Space Occupied: 40,850 Square Feet

Monthly Rent:

7/1/2024 - 6/30/2025	\$97,018.75
7/1/2025 - 6/30/2026	\$100,422.92
7/1/2026 - 6/30/2027	\$103,827.08
7/1/2027 - 6/30/2028	\$107,231.25
7/1/2028 - 6/30/2029	\$110,635.42
7/1/2029 - 6/30/2030	\$114,039.58
7/1/2030 - 6/30/2031	\$117,443.75

Fiscal Impact: \$8,256,561.75

Accounts:

- 11900.1250.54471.550131----66% Federal
- 11900.1250.54472.550131----34% State

Option to Renew: N/A

Termination: Sublandlord may not terminate unless County provides written consent. If the Master Lease is terminated for any reason whatsoever prior to its natural expiration, then the Sublease shall terminate with the Master Lease.

Utilities Included: Water, Heating and Cooling within normal business hours, Electricity and telecommunications are the responsibility of the County and paid from the same account.

Summary/Notes: Requesting authorization to enter a sublease for the State's Attorney's Office, whose current leased space at 28 N. Clark expires 06/30/2024. The space was offered at a discounted price due to it being a sublease scenario and within a timeframe suitable for the SAO's needs. This allows time for the SAO to assess their future need during the 7-year lease term. Presently, the building is owned with no mortgage by a financially sound group. The lease will be paid by a grant obtained by the SAO from the Child Support Enforcement Award.

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

[24-2573](#)

Presented by: QUINCE BRINKLEY, Director, Real Estate Management

PROPOSED LEASE AGREEMENT

Department: Department of Real Estate Management

Request: Request to Enter Lease Agreement

Landlord: Westside Health Authority

Tenant: Cook County, for use by the Public Defender's Office

Location: 5500 W. Madison Street, Chicago, Illinois 60644

Term/Extension Period: 3/1/2024 -12/31/2026

Space Occupied: 2,520 square feet

Monthly Rent: \$6,405.00

Fiscal Impact: \$140,910.00

Accounts: 11286.1260.62742.550130.00000.00000

Option to Renew: Option to renew for three (3) additional three (3) year terms.

Termination: Provide details of lease termination

Utilities Included: Yes

Summary/Notes: Requesting approval to enter into a lease agreement between Westside Health Authority, as (Landlord) and Cook County, a body corporate and politic (Tenant), for use by the Public Defender's Office, to lease approximately 2,520 rentable square feet of office space, on the second floor, in the building located at 5500 W. Madison Street, Chicago, IL. 60644, for the purpose of establishing a Freedom Defense Center.

The Freedom Defense Center of Austin fosters accountability and trust between the Public Defender's Office and the community it serves. The center is rooted in partnership, standing with the Austin community to reduce the impact of the carceral system and to fight for justice. It works to change the narrative around harm and safety, by honoring community members' experiences and prioritizing autonomy.

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

[24-2662](#)

Presented by: QUINCE BRINKLEY, Director, Real Estate Management

PROPOSED LEASE AMENDMENT

Department: Department of Real Estate Management

Request: Request to Approve Second Amendment to Lease Agreement

Landlord: Trustees of University of Illinois, a body politic and corporate

Tenant: County of Cook, a body politic and corporate, on behalf of Cook County State's Attorney's Office

Location: Spaces 26.2 and 26.4 - 715 W. Maxwell St., Chicago, Illinois

Term/Extension Period: 6/1/2024 - 5/31/2025

Space Occupied: Approximately 1,179 Square Feet

Monthly Rent: \$2,500.00

Fiscal Impact: \$30,000.00 (total renewal term)

Accounts: 11100.1250.14245.550130.00000.00000

Option to Renew: One (1) remaining one (1) year renewal option

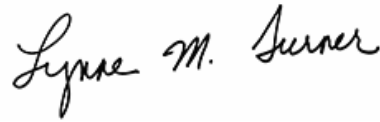
Termination: County may terminate with 60 days' notice.

Utilities Included: Yes

Summary: Requesting approval to exercise a renewal option contained in the Second Amendment (approved 5/25/2023) to an IGA License with Board of Trustees of University of Illinois, a body politic and corporate, as Landlord, and County of Cook, a body politic and corporate, on behalf of the Cook County State's Attorney's Office as Tenant, for the use of approximately 1,179 sq. ft. of building area known as Spaces 26.2 and 26.4 of the building located at 715 W. Maxwell St., Chicago, IL.

The space will be used for operations of the State's Attorney's Office Community Justice Center.

Legislative History : 4/18/24 - 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