



Board of Commissioners of Cook County

Asset Management Committee

Wednesday, June 11, 2025

11:15 AM

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

Issued on: 6/3/2025

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.

[25-3043](#)

COMMITTEE MINUTES

Approval of the minutes from the meeting of 5/13/2025

[25-2123](#)

Presented by: JAMES ESSEX, Director, Real Estate Management

PROPOSED LEASE AMENDMENT

Department: Department of Real Estate Management

Request: Request to Renew Lease Agreement

Landlord: The Salvation Army, an Illinois Corporation

Tenant: County of Cook

Location: 55550 Prairie Stone Pkwy, Hoffman Estates, Illinois 60192

Term/Extension Period: 2/1/2025 - 1/31/2030

Space Occupied: 5,941 sq. ft. within the building

Monthly Rent:

Term	Annual Rent	Monthly Rent
2/1/2025 - 1/31/2026	\$92,250.00	\$7,687.50
2/1/2026 - 1/31/2027	\$92,250.00	\$7,687.50
2/1/2027 - 1/31/2028	\$92,250.00	\$7,687.50
2/1/2028 - 1/31/2029	\$92,250.00	\$7,687.50
2/1/2029 - 1/31/2030	\$92,250.00	\$7,687.50
Total Fiscal Impact	\$461,250.00	

Fiscal Impact: \$461,250.00 (Term of Lease)

Accounts:

11100.1280.10155.550130

11100.1300.14185.550130

Option to Renew: One (1), Five (5) Year Renewal Option

Termination: N/A

Utilities Included: Yes

Summary: Requesting approval to renew the lease agreement between the County of Cook and the Salvation Army for use of approximately 5,941 sq. ft. of building area in the property located at 55550

Prairie Stone Parkway in Hoffman Estates.

The Office of the Chief Judge seeks to renew this lease in order to operate Cook County's Adult Probation Department and the department's partnerships with community providers.

Legislative History : 4/10/25 - Board of Commissioners - refer to the Asset Management Committee

Legislative History : 5/13/25 - Asset Management Committee - recommend for deferral

Legislative History : 5/15/25 - Board of Commissioners - defer

[25-2445](#)

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

PROPOSED CONTRACT AMENDMENT

Department(s): Department of Capital Planning and Policy

Vendor: Mid-West Moving & Storage, Inc. - Elk Grove Village, Illinois

Request: Authorization for the Chief Procurement Officer to renew and increase contract

Good(s) or Service(s): Moving Services

Original Contract Period: 8/1/2022 - 7/31/2025 with two, one-year renewal options

Proposed Amendment Type: Renewal and Increase

Proposed Contract Period: Renewal Period 8/1/2025 - 7/31/2026

Total Current Contract Amount Authority: \$750,000.00

Original Approval (Board or Procurement): Board, 7/28/2022, \$750,000.00

Increase Requested: \$500,000.00

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

Proposed Contract Period Extension: N/A

Contract Utilization: The vendor has met the Minority- and Women-owned Business Enterprise Ordinance via: Direct participation. The prime vendor is a certified MBE.

Potential Fiscal Impact: FY 2026, \$500,000.00

Accounts: 11569.1031.11190.560107.00000.00000

Contract Number(s): 2185-18584R

Summary: This renewal is required to allow the Department of Capital Planning and Policy to continue to receive Countywide moving services as they relate to various Board-approved Capital improvement projects.

This contract was awarded through a publicly advertised competitive bidding process in accordance with the Cook County Procurement Code. Mid-West Moving & Storage, Inc. was the lowest, responsive and responsible bidder.

Legislative History : 5/15/25 - Board of Commissioners - refer to the Asset Management Committee

[25-2584](#)

Presented by: JAMES ESSEX, Director, Real Estate Management

PROPOSED LICENSE AGREEMENT

Department: Department of Real Estate Management

Request: Request to Renew License Agreement

Licensor: The Catholic Bishop of Chicago

Licensee: County of Cook

Location: St. Hyacinth Parish - 3635 W. George Street, Chicago, IL. 60618

Term/Extension Period: 7/1/2025 - 6/30/2026

Space Occupied: Approximately 9,135 sq. ft.

Monthly Rent: \$2,472.00

Fiscal Impact: \$29,664.00

Accounts: 11100.1300.14185.550130 (OCJ)

Option to Renew: One (1), one (1) year term, with parties' mutual agreement

Termination: N/A

Utilities Included: Yes

Summary/Notes: Requesting approval to renew the License Agreement between The Catholic Bishop of Chicago, an Illinois corporation, as (Licensor), and the County of Cook, a body corporate and politic of the State of Illinois (Licensee), on the behalf the Restorative Justice Community Court, to lease space at St. Hyacinth Parish, located at 3635 W. George Street, Chicago, Illinois 60618 (Parish).

Included amongst the Parish campus is a building commonly known as "Resurrection Hall," collectively, the (Licensor's Property), for the purpose of conducting the business of the Restorative Justice Community Court operated by the Circuit Court of Cook County.

RJCC focuses on young adults between the ages 18-26 that are charged with non-violent felony or misdemeanor crimes. RJCC's primary objective is to give young adults an opportunity to course-correct and improve their chances of living successful and productive lives. Participants that successfully complete the program may have the opportunity to have their charges dismissed and arrests and court records expunged.

Legislative History : 5/15/25 - Board of Commissioners - refer to the Asset Management Committee

[25-2709](#)

Presented by: JAMES ESSEX, Director, Real Estate Management

PROPOSED LEASE AMENDMENT

Department: Department of Real Estate Management

Request: Request to Approve Amendment to Lease Agreement

Landlord: County of Cook, a body politic and corporate of the State of Illinois

Tenant: YONG H. PARK and EUN YOUNG SHIN individually, d/b/a Ace Shoe Clinic

Location: 69 West Washington Street, Chicago, Illinois, 60602 suite LL-18

Term/Extension Period: 7/1/2025 - 6/30/2030

Space Occupied: 299 sq. ft.

Monthly Rent:

Term	Price/SF	Monthly Rent	Annual Rent
Year 1	\$37.58	\$936.37	\$11,236.42
Year 2	\$38.39	\$956.55	\$11,478.61
Year 3	\$39.23	\$977.48	\$11,729.77
Year 4	\$40.10	\$999.16	\$11,989.90
Year 5	\$40.99	\$1,021.33	\$12,256.01

Fiscal Impact: Revenue Generating

Accounts: N/A

Option to Renew: Tenant shall have the option to renew the lease for an additional five (5) year period, upon, at least thirty (30) days' written notice to Landlord, prior to the expiration of the current term.

Termination: N/A

Utilities Included: Yes

Summary: Requesting approval of 8th lease amendment with Ace Shoe Clinic, which provides shoe repair and retail services in the lower lobby of 69 W. Washington.

Legislative History : 5/15/25 - Board of Commissioners - refer to the Asset Management Committee

[25-2710](#)

Presented by: JAMES ESSEX, Director, Real Estate Management

PROPOSED MISCELLANEOUS ITEM OF BUSINESS

Department: Department of Real Estate Management

Summary: Requesting approval to renew the Memorandum of Understanding (MOU) between the Department of Human Services (DHS), the Division of Rehabilitation Services (DRS), and the Business Enterprise Program for the Blind (BEPB), all collectively referred to as the "Party" (DHS/DRS/BEPB), and the County of Cook.

Purpose:

The Business Enterprise Program for the Blind was created to enlarge the economic and remunerative employment opportunities for visually impaired persons. DHS/DRS/BEPB is the governing and licensing agency for its participants ("Blind Vendor") and partners with the County of Cook, which provides vending opportunities at various County facilities throughout its portfolio.

The existing MOU expired December 31, 2024, and a month-to-month extension was approved by the Board on December 19, 2024 to permit the Party to complete its facilities assessment of the County's real estate portfolio to identify additional locations and to determine the scale, scope, and suitable vending options for each location.

Concession Fee Structure:

DHS/DRS/BEPB agrees to pay the County a fee based on the following formula: **(1)** \$100 per month, per Vendor, for all Vending Facilities operated on the Owner's Premises, where the Vendor's annual net profits are less than or equal to \$50,000; **(2)** \$200 per month, per Vendor, for all Vending Facilities operated on the Owner's Premise, where the Vendor's annual net profits are more than \$50,000 or up to \$100,000; and **(3)** \$400 per month, per Vendor, for all Vending Facilities operated on the Owner's Premise, where the annual net profits are more than \$100,000.

Net profits represent the number of sales dollars remaining, after all operating expenses and taxes have been deducted from total revenue. Where a Vendor operates Vending Facilities at more than one (1) Premises, the Vendor will pay a separate Concession Fee at each of the Premises, based on the formula set forth in the above paragraph. Where more than one (1) Vendor operates Vending Facilities at the same Premise, each Vendor will pay a Concession Fee, based on the formula set forth in the above paragraph.

Renewal Term:	Five (5) years
Commencement Date:	June 1, 2025
Expiration Date:	May 31, 2030

Approval of the renewal is recommended.

Legislative History : 5/15/25 - Board of Commissioners - refer to the Asset Management Committee

[25-2757](#)

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

PROPOSED CONTRACT

Department(s): Department of Capital Planning and Policy

Vendor: Walsh Construction Company II, LLC, 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

Contract Value: Not-to-Exceed \$50,000,000.00

Contract period: 7/1/2025 - 6/30/2029

Contract Utilization: The vendor has met the Minority- and Women-owned Business Enterprise Ordinance via: Direct participation.

Potential Fiscal Year Budget Impact: FY2025 \$1,000,000.00; FY2026 \$3,000,000.00; FY2027 \$17,000,000.00; FY2028 \$25,000,000.00; FY2029 \$4,000,000.00

Accounts:

11569.1031.11190.560105.00000.00000

11569.1031.11190.560107.00000.00000

Capital Improvement Program

Contract Number(s): 2215-02093

Summary: This contract will provide CMAR Preconstruction services for renovation of the 7th and 8th floors at 118 N Clark. The project will incorporate the overall restacking plan for the County Building and the implementation of Workplace Strategy + Design (WS+D) - part of the Cook County Policy Roadmap.

This contract is awarded through Request for Qualifications (RFQ) procedures in accordance with the Cook County Procurement Code in which Walsh Construction Company II, LLC was selected as the most qualified firm. DCPD is requesting authorization to enter into negotiations with the vendor to develop a Guaranteed Maximum Price (GMP), which will be addressed via contract amendment at a future Cook County Board Meeting.

Legislative History : 5/15/25 - Board of Commissioners - refer to the Asset Management Committee

[25-2758](#)

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

PROPOSED CONTRACT

Department(s): Department of Capital Planning and Policy

Vendor: Walsh Construction Company II, LLC, Chicago, Illinois

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

Good(s) or Service(s): Construction Manager at Risk Services (CMAR)

Contract Value: Not-to-Exceed \$50,000,000.00

Contract period: 7/1/2025 - 6/30/2029

Contract Utilization: The vendor has met the Minority- and Women-owned Business Enterprise Ordinance via: Direct participation..

Potential Fiscal Year Budget Impact: FY2025 \$2,000,000.00; FY2026 \$2,000,000.00; FY2027 \$23,000,000.00; FY2028 \$23,000,000.00

Accounts:

11569.1031.11190.560105.00000.00000

11569.1031.11190.560107.00000.00000

Capital Improvement Program

Contract Number(s): 2215-02096

Summary: This contract will provide comprehensive construction management services for renovation of the 10th and 11th floors at 118 N Clark, as well as swing space on the 4th floor. The contract will incorporate the overall restacking plan for the County Building and the implementation of Workplace Strategy + Design (WS+D) - part of the Cook County Policy Roadmap.

The vendor was selected through Request for Qualifications (RFQ) procedures in accordance with the Cook County Procurement Code, in which Walsh Construction Company II, LLC was selected as the most qualified firm. DCPD is requesting authorization to enter into negotiations with the vendor to develop a Guaranteed Maximum Price (GMP), which will be addressed via contract amendment to be introduced at a future Cook County Board Meeting.

Legislative History : 5/15/25 - Board of Commissioners - refer to the Asset Management Committee

[25-2814](#)

Presented by: JAMES ESSEX, Director, Real Estate Management

PROPOSED INTERGOVERNMENTAL AGREEMENT RENEWAL (REAL ESTATE)

Department: Department of Real Estate Management

Landlord: The Board of Trustees of the University of Illinois, a body corporate and politic of the State

of Illinois

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

Request: Request to Approve Renewal of Intergovernmental Agreement

Location: 715 W. Maxwell St., Chicago, Illinois

Agreement Period: Renewal Period, 6/1/2025 - 5/31/2026

Termination: N/A

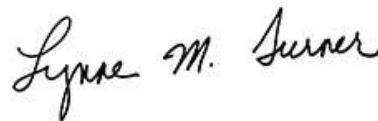
Space Occupied: 1,179 sq. ft.

Fiscal Impact: \$2,500.00 monthly (\$30,000.00 for entire renewal period)

Accounts: 11100.1250.11965.550130.00000.00000

Summary: The Department of Real Estate Management, on behalf of the State's Attorney's Office, respectfully requests approval to renew its intergovernmental agreement with the Board of Trustees of the University of Illinois. The leased premises is 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 continue to be used for operating the State's attorney's Office Community Justice Center.

Legislative History : 5/15/25 - Board of Commissioners - refer to the Asset Management Committee



Secretary

Chair: Miller

Vice-Chair: Aguilar

Members: Anaya, Britton, Degnen, McCaskill, Moore, K. Morrison, S. Morrison