



**Board of Commissioners of Cook County**

**Asset Management Committee**

**Wednesday, December 13, 2023**

**1:00 PM**

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

**REVISED 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 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.

[24-0423](#)

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 11/15/2023

[23-5114](#)

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

**PROPOSED CONTRACT**

**Department(s):** Department of Capital Planning and Policy

**Vendor:** Globetrotters Engineering Corporation, Chicago, Illinois

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

**Good(s) or Service(s):** Architectural and Engineering Services

**Contract Value:** \$422,475.34

**Contract period:** 12/01/2023 - 11/30/2024 with one (1) one-year renewal option

**Potential Fiscal Year Budget Impact:** FY 2024 \$422,475.27

**Accounts:** 11569.1031.11190.560105/7.00000.00000 (Capital Improvement Program)

**Contract Number(s):** 2215-02095

**Concurrences:**

The Contract specific goal set on this contract is zero. The Prime Vendor is a Certified MBE.

The Chief Procurement Officer concurs.

**Summary:** The contract provides for the A/E to conduct an assessment related to accessibility at the Leighton / CCB Courthouse. The A/E will provide a Program Analysis Report identifying accessibility requirements and recommendations for additional functionality.

This contract is awarded through Request for Qualifications (RFQ) procedures in accordance with Cook County Procurement Code. Globetrotters Engineering Corporation was selected based on established evaluation criteria.

**Legislative History :** 11/16/23 - Board of Commissioners - refer to the Asset Management Committee

[23-5618](#)

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

**PROPOSED ACQUISITION OF LAND RESOLUTION**

**REQUESTING AUTHORIZATION TO PURCHASE REAL ESTATE FOR USE OF COOK COUNTY HEALTH'S MAIL-ORDER ROBOTIC PHARMACY**

**WHEREAS**, Cook County Department of Real Estate Management has been working closely with Cook County Health to locate a suitable property to house its Mail-Order Robotic Pharmacy operation, which offers ease of access, climate control, adequate docking facilities, and ample parking; and

**WHEREAS**, the identified subject property, an approximately 20,250 square foot flex industrial property located at 5325 South 9th Avenue, Countryside, Illinois, meets the needs of programming for the pharmacy's operations; and

**WHEREAS**, the property will be used by Cook County Health for its Mail-Order Robotic Pharmacy operation, which is being relocated from Stroger Hospital to free up prime clinical space at the hospital; and

**WHEREAS**, the property is conveniently located in the Southwest Suburbs near several expressways and lies within Cook County Commissioner District 17, and is the perfect size for the Robotic operations; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Cook County Board of Commissioners does hereby authorize the County to enter into a purchase and sale agreement to acquire the subject property, and to authorize the following actions:

- (i) For the Real Estate Director to execute any and all notices; and
- (ii) For the President or the Real Estate Director to execute any and all documents and instruments and to take such other action as may be necessary to effectuate the purchase of the parcel; and
- (iii) For the Comptroller to pay the agreed upon purchase price per the purchase and sale agreement as well as any fees/closing costs detailed in said purchase and sale agreement.

**Fiscal Impact:**

\$2,700,000.00

11569.1031.11190.560305.00000.00000 (Capital Improvement Program)

**Legislative History :** 11/16/23 - Board of Commissioners - refer to the Asset Management Committee

[23-5619](#)

**Presented by:** QUINCE BRINKLEY, Director, Real Estate Management, ISRAEL ROCHA JR., Chief Executive Officer, Cook County Health & Hospitals System

**PROPOSED LEASE AGREEMENT**

**Department:** Department of Real Estate Management

**Request:** Request to Approve Lease Assignment and Assumption Agreement

**Landlord:** Howard Brown Health, an Illinois not-for-profit

**Tenant:** County of Cook, a body politic and corporate by and through its operating unit Cook County Health and Hospitals doing business as Cook County Health

**Location:** 439-493 E. 31st Street, Chicago, Illinois 60637

**Term/Extension Period:** 1/1/2024 - 6/30/2033

**Space Occupied:** 26,704 square feet

**Monthly Rent:** Base Rent: 26,704 sq. ft. at \$28.00 psf with 2.5% escalations

**Fiscal Impact:**

Period	Months	Net Rent	Estimated Tax Expense
Jan 2024 - May 2024	5	\$319,335.37	\$55,633.33
June 2024 - Dec 2024	7	\$447,069.47	\$124,618.67
Jan 2025 - Dec 2025	12	\$785,631.72	\$218,972.80
Jan 2026 - Dec 2026	12	\$805,392.60	\$224,447.12
Jan 2027 - Dec 2027	12	\$825,420.60	\$230,058.30
Jan 2028 - Dec 2028	12	\$845,982.72	\$235,809.76
Jan 2029 - Dec 2029	12	\$867,078.84	\$241,705.00
Jan 2030 - Dec 2030	12	\$888,709.08	\$247,747.62
Jan 2031 - Dec 2031	12	\$910,873.44	\$253,941.31
Jan 2032 - Dec 2032	12	\$933,571.80	\$260,289.85
Jan 2033 - June 2033	6	\$478,402.14	\$133,398.55
		\$8,107,467.78	\$2,226,622.31

**Improvements:** Landlord shall provide an allowance for improvements to the Premises in the amount of \$50.00 per square foot or \$1,335,200, with an additional \$195,512 allowance for restrooms, which the landlord shall pay upon Lease Assignment. Additionally, landlord to reimburse \$23,263 for parking lot

repairs once they are complete.

**Accounts:**

FY24-26: 11286.4897.67210.550130.00000.00000 (ARPA - TR011)

FY27-33: 41200.4891.13945.550130.00000.00000

**Option to Renew:** Two (2), Five (5) Year renewal options

**Termination:** Landlord shall have the option to terminate this Lease effective as of the last day of the seventh Lease year by giving written notice to Tenant not less than one (1) year prior to the Early Termination. Landlord shall pay to Tenant a fee in an amount equal to the unamortized portion of the costs of the Tenant Work reduced by the Tenant Improvements Allowance.

**Utilities Included:** Paid by Tenant

**Summary/Notes:** Requesting approval of a Lease Assignment and Assumption Agreement between Howard Brown Health Center, an Illinois not for profit corporation (“Assignor”) and County of Cook, a body politic on behalf of Cook County Health (“Assignee”) for 26,704 square feet of leased space located at 439-493 E. 31st Street, commonly known as 467 E. 31st Street, Chicago, Illinois. This assignment enables Cook County Health to build out clinic space for operations to continue for their Behavioral Health, Physical /Occupational Therapy and Family Medicine programs during the planned renovation of Provident Hospital.

**Legislative History :** 11/16/23 - Board of Commissioners - refer to the Asset Management Committee

[23-4586](#)

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

**PROPOSED CONTRACT**

**Department(s):** The Department of Capital Planning & Policy

**Vendor:** HDR Architecture, Inc., Chicago, Illinois

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

**Good(s) or Service(s):** Professional Architectural and Engineering Services - Skokie Courthouse Window Replacement

**Contract Value:** \$477,729.92

**Contract period:** 1/1/2024 - 12/31/2026

**Potential Fiscal Year Budget Impact:** FY2023 \$50,000, FY2024 \$184,000, FY2025 \$184,000, FY2026 \$59,729.92

**Accounts:** 11569.1031.11190.560105/7.00000.00000 (Capital Improvement Program)

**Contract Number(s):** 2038-18469

**Concurrences:**

The vendor has met the Minority- and Women-owned Business Enterprise Ordinance via direct participation.

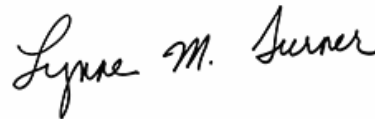
The Chief Procurement Officer concurs.

**Summary:** The Department of Capital Planning and Policy is requesting authorization for the Chief Procurement Officer to enter into and execute a contract with HDR Architecture, Inc. The contract will be used to provide design services for the renovation of the exterior windows at the Skokie Courthouse.

The County previously purchased and has received and stored the windows for the main building exterior, and HDR will design the reconstruction of the steel lintels and brickwork over those windows and will also design the renovations of the atrium-style glazing at the east and west entrances. This contract also includes construction phase services.

This contract is awarded through Request for Qualifications (RFQ) procedures in accordance with Cook County Procurement Code. HDR Architecture, Inc. was selected based on established evaluation criteria.

**Legislative History :** 11/16/23 - Board of Commissioners - refer to the Asset Management Committee



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Secretary

Chair: Miller

Vice-Chair: Aguilar

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