



**Board of Commissioners of Cook County
Minutes of the Asset Management Committee**

1:00 PM

Wednesday, December 13, 2023

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

ATTENDANCE

Present: Miller, Aguilar, Anaya, Britton, Degnen, Moore, K. Morrison, and S. Morrison (8)

Absent: Gordon (1)

PUBLIC TESTIMONY

Chairwoman Miller asked the Secretary to the Board to call upon the registered public speakers, in accordance with Cook County Code.

No public speakers

24-0423

COMMITTEE MINUTES

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

A motion was made by Vice Chairman Aguilar, seconded by Commissioner Degnen, to approve 24-0423. The motion carried by the following vote:

Ayes: Miller, Aguilar, Anaya, Britton, Degnen, Moore, K. Morrison, and S. Morrison (8)

Absent: Gordon (1)

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.

A motion was made by Vice Chairman Aguilar, seconded by Commissioner Degnen, to recommend for approval 23-5114. The motion carried by the following vote:

Ayes: Miller, Aguilar, Anaya, Britton, Degnen, Moore, K. Morrison, and S. Morrison (8)

Absent: Gordon (1)

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)

A motion was made by Vice Chairman Aguilar to recommend for approval 23-5618. The motion carried by the following vote:

Ayes: Miller, Aguilar, Anaya, Britton, Degnen, Moore, K. Morrison, and S. Morrison (8)

Absent: Gordon (1)

23-5619

Presented by: QUINCE BRINKLEY, Director, Real Estate Management, (Inactive) 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.

A motion was made by Vice Chairman Aguilar, seconded by Commissioner Degnen, to suspend the rules to take 23-5619 out of order. The motion carried by the following vote:

Ayes: Miller, Aguilar, Anaya, Britton, Degnen, Moore, K. Morrison and S. Morrison (8)

Absent: Gordon (1)

A motion was made by Vice Chairman Aguilar, seconded by Commissioner Degnen, to accept as substituted 23-5619. The motion carried by the following vote:

Ayes: Miller, Aguilar, Anaya, Britton, Degnen, Moore, K. Morrison, and S. Morrison (8)

Absent: Gordon (1)

23-5619

Presented by: QUINCE BRINKLEY, Director, Real Estate Management, (Inactive) 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 \$28.70 psf with 2.5% escalations

Fiscal Impact: \$18,902,633.09 (includes buildout cost of \$8,545,280.00 and rent schedule detailed below)

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
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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: The buildout cost of the facility is estimated to be \$8,545,280.00 (approximately \$320.00 per square foot). Landlord shall provide an allowance for improvements to the Premises in the amount of \$50.00 per square foot or \$1,335,200.00, with an additional \$195,512.00 allowance for restrooms, which the landlord shall pay upon Lease Assignment. Additionally, planned parking lot repairs are estimated to be \$23,263.00 and will be reimbursed by the landlord upon completion.

Upon the effective date of the assumption, Assignor shall pay to County the lump sum of \$918,621.28. This amount includes \$731,137.28, which is the present value of the discounted rent from June 1, 2024 through the end of the term, and \$187,484.00, which is one half of the anticipated rent and operating expenses during the 5 month construction period. Additionally, the Assignor shall deposit \$50,000.00 with the County to be used to cover any necessary replacements during the lease term.

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. The subject property is located at 467 E. 31st Street, Chicago, Illinois (commonly known as 439-493 E. 31st Street).

This assignment enables Cook County Health to occupy and build out clinic space to continue operations for Behavioral Health and Family Medicine and to expand services for Physical and Occupational Therapy programs. The continuation of these programs is essential to the area while future renovations take place at Provident Hospital.

A motion was made by Vice Chairman Aguilar, seconded by Commissioner Degnen, to recommend for approval as substituted 23-5619. The motion carried by the following vote:

Ayes: Miller, Aguilar, Anaya, Britton, Degnen and K. Morrison (6)

Nays: Moore and S. Morrison (2)

Absent: Gordon (1)

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.

A motion was made by Vice Chairman Aguilar, seconded by Commissioner Degnen, to recommend for approval 23-4586. The motion carried by the following vote:

Ayes: Miller, Aguilar, Anaya, Britton, Degnen, Moore, K. Morrison, and S. Morrison (8)

Absent: Gordon (1)

ADJOURNMENT

A motion was made by Vice Chairman Aguilar, seconded by Commissioner Anaya, to adjourn the meeting. The motion carried by the following vote:

Ayes: Miller, Aguilar, Anaya, Britton, Degnen, Moore, K. Morrison, and S. Morrison (8)

Absent: Gordon (1)

Respectfully submitted,



Chairwoman



Secretary

A complete record of this meeting is available at <https://cook-county.legistar.com>.