



Board of Commissioners of Cook County

Asset Management Committee

Wednesday, October 22, 2025

11:30 AM

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

Issued on: 10/14/2025

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.

25-4103

COMMITTEE MINUTES

Approval of the minutes from the meeting of 9/17/2025

[25-3588](#)

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

PROPOSED CONTRACT

Department(s): Department of Capital Planning and Policy

Vendor: Facility Optimization Solutions LLC, Buffalo, New York

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

Good(s) or Service(s): Job Order Contracting (JOC) Consulting Services

Contract Value: \$5,831,500.00

Contract period: 11/1/2025 - 10/31/2028 with two (2) one-year renewal options.

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

Potential Fiscal Year Budget Impact: FY 2026 \$1,831,500.00, FY 2027 \$2,000,000.00, FY 2028 \$2,000,000.00

Accounts:

11569.1031.11190.560105.00000.00000

11569.1031.11190.560107.00000.00000

Capital Improvement Program

Contract Number(s): 2416-02094

Summary: Facility Optimization Solutions LLC (FOS), as Administrator, will provide management services for the Job Order Contracting (JOC) Program. The JOC program provides an alternate procurement method that enables the County to rapidly engage multiple capital construction projects simultaneously. The JOC Program consists of the JOC administrator and JOC Construction Contractors.

The vendor's fee for the services provided is assessed as a percentage of the value of construction procured by the County through the JOC program. The County is under no obligation to expend any monies under this contract and is only obligated to pay the vendor's fee when construction work is procured through the JOC program.

This contract was awarded through a publicly advertised Request for Proposals process in accordance with the Cook County Procurement Code. Facility Optimization Solutions, LLC was awarded the contract

based on established evaluation criteria.

Legislative History : 9/18/25 - Board of Commissioners - refer to the Asset Management Committee

[25-3746](#)

Presented by: JAMES ESSEX, Director, Real Estate Management

PROPOSED LEASE AGREEMENT

Department: Department of Real Estate Management

Request: Request to Enter Lease Agreement

Landlord: Klairmont Family Associates, L.P., an Illinois limited partnership

Tenant: County of Cook, on behalf of Cook County Sheriff's Office

Location: 1701 South 1st Avenue, Maywood, Illinois

Term/Extension Period: 3/1/2026 to 2/28/2031 (5 Years)

Space Occupied: 38,143 sq. ft.

Monthly Rent: Base rent is escalated 3% annually

Term	Monthly Base Rent	Rent Abatement (Months 1 & 2)	Annual Base Rent	Estimated Annual Electric Expense	Estimated Annual Taxes	Annually
3/1/2026 - 2/28/2027	\$82,643	(\$165,286)	\$991,716	\$57,216	\$11,203.79	\$894,849.79
3/1/2027 - 2/28/2028	\$85,122	-	\$1,021,464	\$57,216	\$11,539.90	\$1,090,219.90
3/1/2028 - 2/28/2029	\$87,676	-	\$1,052,112	\$57,216	\$11,886.10	\$1,121,214.10
3/1/2029 - 2/28/2030	\$90,306	-	\$1,083,672	\$57,216	\$12,242.68	\$1,153,130.68
3/1/2030 - 2/28/2031	\$93,015	-	\$1,116,180	\$57,216	\$12,609.96	\$1,186,005.96
Total-						\$5,445,420.44

Fiscal Impact: \$5,445,420.44 (term of lease)

Accounts: 11100.1214.20340.550130

Option to Renew: One (1), five (5) year renewal option

Termination: N/A

Utilities Included: N/A

Summary/Notes: Requesting approval of a new lease agreement between Klairmont Family Associates, L.P., an Illinois Limited Partnership (as Landlord) and the County of Cook, a body corporate and politic of the State of Illinois (as Tenant), on behalf of the Cook County Sheriff's Office. The proposed leased premises consists of approximately 38,143 rentable square feet, located on the 7th, 10th and 12th floors of 1701 S. 1st Ave, Maywood, IL.

This space will be utilized by the Cook County Sheriff's Office to conduct its operations of the following units: Press, HR, Community Engagement, Officer Support/Management Services, Juvenile Justice, Crime Scene Techs, Gun Team, Department of Revenue, Truck and Traffic Unit, Records, and Training.

Legislative History : 9/18/25 - Board of Commissioners - refer to the Asset Management Committee

[25-3787](#)

Presented by: JAMES ESSEX, Director, Real Estate Management

PROPOSED LEASE AMENDMENT

Department: Department of Real Estate Management

Request: Request to Approve First Amendment to Lease Agreement

Landlord: LW - ARLINGTON, LLC

Tenant: County of Cook, a body corporate and politic of the State of Illinois (On behalf of Cook County Health)

Location: 3250 N. Arlington Heights Rd., Arlington Heights, Illinois

Term/Extension Period:

1,767 sq. ft. (2/1/26-4/30/2033)

24,948 sq. ft. (2/1/2029-4/30/2033)

Space Occupied:

1,767 sq. ft. (Expansion space)

24,948 sq. ft. (Current space)

Total: 26,715 sq. ft.

Monthly Rent:

Term	Rental Rate	Monthly Base Rent	Rent Abatement	Annual Base Rent	Estimated Annual Operating Expense	Estimated Annual Taxes	Annually
2/1/2026- 1/31/2027	\$19.50	\$2,871.38		\$34,456.50	\$741.81	\$6,366.12	\$41,564.43
2/1/2027- 1/31/2028	\$20.00	\$2,945.00	(\$2,797.75)	\$35,340.00	\$764.07	\$6,557.11	\$39,863.42
2/1/2028- 1/31/2029	\$20.50	\$3,018.63	(\$2,797.75)	\$36,223.50	\$786.99	\$6,753.82	\$40,966.56
2/1/2029- 1/31/2030	\$21.00	\$46,751.25	(\$2,797.75)	\$561,015.00	\$12,209.63	\$104,781.28	\$675,208.16
2/1/2030- 1/31/2031	\$21.50	\$47,864.38		\$574,372.50	\$12,575.92	\$107,924.71	\$694,873.14
2/1/2031- 1/31/2032	\$22.00	\$48,977.50		\$587,730.00	\$12,953.20	\$111,162.46	\$711,845.65
2/1/2032- 1/31/2033	\$22.50	\$50,090.63		\$601,087.50	\$13,341.79	\$114,497.33	\$728,926.62
2/1/2033- 4/30/2033	\$23.00	\$12,800.94		\$153,611.25	\$3,435.51	\$29,483.06	\$186,529.82
Total			(\$8,393.25)	\$2,583,836.25	\$56,808.92	\$487,525.88	\$3,119,777.80

Fiscal Impact: \$3,119,777.80

Accounts: 41215.4893.18959.550130

Option to Renew: N/A

Termination: N/A

Utilities Included: Yes

Summary: Requesting approval of the First Lease Amendment between LW - ARLINGTON, LLC (as landlord), and the County of Cook, a body corporate and politic of the State of Illinois (as tenant), on behalf of Cook County Health (CCH). The property is located on the first floor at 3250 N. Arlington Heights Rd., Arlington Heights, IL.

This First Lease Amendment will extend CCH's tenancy, allowing it to continue its healthcare operations for an additional four (4) years and two (2) months beyond its current lease term. Also, the additional 1,767 sq. ft. will enable CCH to offer imaging services, for the next seven (7) years and two (2) months,

beginning February 1, 2026.

Legislative History : 9/18/25 - Board of Commissioners - refer to the Asset Management Committee

[25-3654](#)

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

REPORT

Department: Department of Capital Planning and Policy

Report Title: Annual ADA Improvement Report

Report Period: FY 2025

Summary: In accordance with Board Resolution 20-2790, which calls on the Department of Capital Planning to submit an annual Cook County ADA improvement report to the Asset Management Committee, DCPD respectfully requests referral of this report to committee.

Legislative History : 9/18/25 - Board of Commissioners - refer to the Asset Management Committee

[25-3717](#)

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

REPORT

Department: Department of Capital Planning and Policy

Report Title: Stroger/Provident Hospital CMAR Report

Report Period: September/October 2025

Summary: Following the Board's approval of CMAR as an alternative project delivery method for FY25 and beyond, DCPD has implemented this approach to enhance project efficiency, cost control, and community benefits across these critical healthcare facilities.

This report provides executive summaries of each CMAR-managed project, highlighting current status, milestone achievements, challenges, and projected timelines.

Legislative History : 9/18/25 - Board of Commissioners - refer to the Asset Management Committee

Lynne M. Turner

Secretary

Chair: Miller

Vice-Chair: Aguilar

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