



**Board of Commissioners of Cook County
Minutes of the 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

ATTENDANCE

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

Excused Absence: K. Morrison (1)

A motion was made by Commissioner Degnen, seconded by Commissioner Britton, to allow for remote participation in meeting. The motion carried by the following vote:

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

Excused Absence: K. Morrison (1)

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

PUBLIC TESTIMONY

No Public Speakers

[25-4103](#)

COMMITTEE MINUTES

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

A motion was made by Vice Chairman Aguilar, seconded by Commissioner Britton, to approve 25-4103. The motion carried by the following vote:

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

Excused Absence: K. Morrison (1)

[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.

A motion was made by Commissioner Moore, seconded by Commissioner S. Morrison, to recommend for approval 25-3588. The motion carried by the following vote:

Ayes: Aguilar, Anaya, Degnen, McCaskill, Moore and S. Morrison (6)

Absent: Miller and Britton (2)

Excused Absence: K. Morrison (1)

[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	\$93,045	-	\$1,116,180	\$57,216	\$12,609.96	\$1,186,005.96
Total-						\$5,445,420.44

<u>Term</u>	<u>Rent/SF</u>	<u>Monthly Base Rent</u>	<u>Rent Abatement (Months 1 & 2)</u>	<u>Annual Base Rent Electric Expense</u>	<u>Estimated Annual Taxes</u>	<u>Estimated Annual</u>	<u>Annually</u>
3/1/2026 - 2/28/2027	\$32	\$101,715	(\$203,429)	\$1,220,576	\$57,216	\$11,203.79	\$1,085,566.46
3/1/2027 - 2/28/2028	\$32.96	\$104,766	-	\$1,257,193	\$57,216	\$11,539.90	\$1,325,949.18
3/1/2028 - 2/28/2029	\$33.95	\$107,909	-	\$1,294,909	\$57,216	\$11,886.10	\$1,364,011.18
3/1/2029 - 2/28/2030	\$34.97	\$111,146	-	\$1,333,756	\$57,216	\$12,242.68	\$1,403,215.03
3/1/2030 - 2/28/2031	\$36.02	\$114,481	-	\$1,373,769	\$57,216	\$12,609.96	\$1,443,595.00
Total		-	(\$203,429)	\$6,480,204	\$286,080	\$59,482.43	\$6,622,336.85

Fiscal Impact: ~~\$5,445,420.44~~ \$6,622,336.85 (term of lease)

The Landlord will deliver the Premises, per Tenant's program and specifications

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.

A motion was made by Commissioner Moore, seconded by Commissioner S. Morrison, to recommend for approval as amended in the errata 25-3746. The motion carried by the following vote:

Ayes: Aguilar, Anaya, Degnen, McCaskill, Moore and S. Morrison (6)

Absent: Miller, Britton (2)

Excused Absence: K. Morrison (1)

[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~~ 2,430 sq. ft. (~~2/1/26~~4/1/2026-4/30/2033)

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

Space Occupied:~~1,767~~ 2,430 sq. ft. (Expansion space)

24,948 sq. ft. (Current space)

Total: ~~26,715~~ 27,378 sq. ft.**Monthly Rent:**

<u>Term</u>	<u>Rental Rate</u>	<u>Monthly Base Rent</u>	<u>Rent Abatement</u>	<u>Annual Base Rent</u>	<u>Estimated Annual Operating Expense</u>	<u>Estimated Annual Taxes</u>	<u>Annually</u>
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
<u>Total</u>			<u>(\$8,393.25)</u>	<u>\$2,583,836.25</u>	<u>\$56,808.92</u>	<u>\$487,525.88</u>	<u>\$3,119,777.80</u>

<u>Term</u>	<u>Rental Rate</u>	<u>SF</u>	<u>Monthly Base Rent</u>	<u>Rent Abatement</u>	<u>Annual Base Rent</u>	<u>Estimated Annual Operating Expense</u>	<u>Estimated Annual Taxes</u>	<u>Annually</u>
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4/1/2026-								
11/30/2026	\$19.50	2,430	\$3,948.75		\$31,590.00	\$998.73	\$8,553.60	\$41,142.33
12/1/2026-								
11/30/2027	\$20.00	2,430	\$4,050.00	(\$4,050.00)	\$48,600.00	\$1,028.69	\$8,810.21	\$54,388.90
12/1/2027-								
11/30/2028	\$20.50	2,430	\$4,151.25	(\$4,151.25)	\$49,815.00	\$1,059.55	\$9,074.51	\$55,797.82
12/1/2028-								
1/31/2029	\$21.00	2,430	\$4,252.50	(\$4,252.50)	\$8,505.00	\$1,091.34	\$9,346.75	\$14,690.59
2/1/2029-								
11/30/2029	\$21.00	24,948	\$43,659.00		\$436,590.00	\$10,253.63	\$87,816.96	\$534,660.59
12/1/2029-								
11/30/2030	\$21.50	27,378	\$49,052.25	(\$49,052.25)	\$588,627.00	\$10,561.24	\$90,451.47	\$640,587.46
12/1/2030-								
1/30/2031	\$22.00	27,378	\$50,193.00		\$602,316.00	\$10,878.07	\$93,165.01	\$706,359.09
12/1/2031-								
11/30/2032	\$22.50	27,378	\$51,333.75		\$616,005.00	\$11,204.42	\$95,959.96	\$723,169.38
12/1/2032-								
4/30/2033	\$23.00	27,378	\$52,474.50		\$262,372.50	\$5,276.93	\$45,194.13	\$312,843.56
Total				(\$61,506.00)	\$2,644,420.50	\$52,352.60	\$448,372.61	\$3,083,639.71

Fiscal Impact: \$3,119,777.80-

Base Rent: \$3,083,639.71

Construction & Design Costs \$800,000.00

Tenant Improvement Allowance (-328,536.00)

Total: \$3,555,103.71

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~~ 2,430 sq. ft. will enable CCH to offer imaging services, for the next seven (7) years and ~~two (2) months~~ one (1) month, beginning ~~February 1, April 1, 2026~~.

A motion was made by Commissioner Moore, seconded by Commissioner S. Morrison, to recommend for deferral as amended 25-3787. The motion carried by the following vote:

Ayes: Aguilar, Anaya, Degnen, McCaskill, Moore and S. Morrison (6)

Absent: Miller, Britton (2)

Excused Absence: K. Morrison (1)

[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.

A motion was made by Commissioner Moore, seconded by Commissioner S. Morrison, to receive and file 25-3654. The motion carried by the following vote:

Ayes: Aguilar, Anaya, Degnen, McCaskill, Moore and S. Morrison (6)

Absent: Miller and Britton (2)

Excused Absence: K. Morrison (1)

[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.

A motion was made by Commissioner Moore, seconded by Commissioner S. Morrison, to receive and file 25-3717. The motion carried by the following vote:

Ayes: Aguilar, McCaskill, Moore and S. Morrison (4)

Present: Anaya and Degnen (2)

Absent: Miller, Britton and Morrison (3)

ADJOURNMENT

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

Ayes: Aguilar, Anaya, Degnen, McCaskill, Moore and S. Morrison (6)

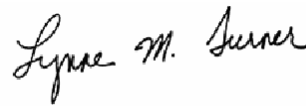
Absent: Miller and Britton (2)

Excused Absence: K. Morrison (1)

Respectfully submitted,



Chairwoman



Secretary

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