



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

Thursday, July 16, 2026

8:30 AM

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

Recessed and Reconvened from Wednesday 7/15/2026 at 1:15pm

Present: Miller, Aguilar, Anaya, Degnen, McCaskill, Moore and K. Morrison (7)

Excused Absence: Britton and S. Morrison (2)

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

[26-1884](#)

COMMITTEE MINUTES

Approval of the minutes from the meeting of 6/10/2026

A motion was made by Commissioner Anaya, seconded by Commissioner McCaskill, to approve 26-1884. The motion carried by the following vote:

Ayes: Miller, Aguilar, Anaya, Degnen, McCaskill and Moore (6)

Excused Absence: Britton, and S. Morrison (2)

Absent: K. Morrison (1)

[26-1058](#)

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

PROPOSED CONTRACT

Department(s): Department of Capital Planning and Policy

Vendor: Gannett Fleming TranSystems, Inc., Mechanicsburg, Pennsylvania

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

Good(s) or Service(s): Design Services for Threat Assessment of New Medical Examiner's Office Building

Contract Value: \$1,330,850.00

Contract period: 9/1/2026 -12/30/2029

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

Potential Fiscal Year Budget Impact: FY2026 \$589,745.00, FY2027 \$510,840.00, FY2028 \$137,063.00, FY2029 \$93,202.00

Accounts: 11569.1031.11190.560107 (Capital Improvement Program)

Contract Number(s): 2316-10194

Summary: The vendor will provide professional threat hardening services for the 130,000 square foot New Medical Examiner's Office, to be located one block south of the current MEO location. Services will include threat assessment, hardening, and security design. This work will be completed during the initial Phase 1 (Design and Construction) of the new MEO building.

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

A motion was made by Vice Chairman Aguilar, seconded by Commissioner Anaya, to recommend for approval 26-1058. The motion carried by the following vote:

Ayes: Miller, Aguilar, Anaya, Degnen, McCaskill and Moore (6)

Excused Absence: Britton, and S. Morrison (2)

Absent: K. Morrison (1)

[26-1303](#)

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

PROPOSED CONTRACT AMENDMENT

Department(s): Department of Capital Planning and Policy

Vendor: STV/CBRE Joint Venture, Chicago, Illinois

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

Good(s) or Service(s): Professional Construction Management Services (CIP Corporate Portfolio)

Original Contract Period: 8/1/2022 - 7/31/2026

Proposed Amendment Type: Renewal and Increase

Proposed Contract Period: 8/1/2026 - 7/31/2027

Total Current Contract Amount Authority: \$27,995,416.00

Original Approval (Board or Procurement): Board, 7/28/2022, \$27,995,416.00

Increase Requested: \$7,844,892.10

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

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

Potential Fiscal Impact: FY 2026 \$2,614,964.03, FY 2027 \$5,229,928.07

Accounts: 11569.1031.11190.560105.00000.00000
11569.1031.11190.560107.00000.00000

Capital Improvement Program

Contract Number(s): 2138-18552

Summary: This amendment will allow the Department of Capital Planning and Policy to continue receiving professional construction and design management services to support County staff with the development and execution of capital projects under the Capital Improvement Plan (CIP) Corporate Portfolio.

The contract includes providing CM services for CIP projects at the County Building, the County warehouse and transportation buildings, and the Oak Forest Campus. The contract also includes the provision to provide similar CM services, as directed, to support one or more projects and provide technical support to local Cook County municipalities for projects funded through ARPA.

This contract was awarded through Request for Qualifications (RF) procedures in accordance with Cook County Procurement Code. STV/CBRE Joint Venture was selected based on established evaluation criteria.

A motion was made by Vice Chairman Aguilar, seconded by Commissioner Anaya, to recommend for approval 26-1303. The motion carried by the following vote:

Ayes: Miller, Aguilar, Anaya, Degnen, McCaskill and Moore (6)

Excused Absence: Britton, and S. Morrison (2)

Absent: K. Morrison (1)

[26-1304](#)

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

PROPOSED CONTRACT AMENDMENT

Department(s): Department of Capital Planning and Policy

Vendor: Ardmore Roderick Arcadis JV, Chicago, Illinois

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

Good(s) or Service(s): Professional Construction Management Services (CIP Public Safety Portfolio)

Original Contract Period: 8/1/2022 - 7/31/2026, with two (2) one-year renewal options

Proposed Amendment Type: Renewal and Increase

Proposed Contract Period: 8/1/2026 -7/31/2027

Total Current Contract Amount Authority: \$31,655,084.64

Original Approval (Board or Procurement): Board, 7/28/2022, \$29,346,084.64

Increase Requested: \$12,140,538.25

Previous Board Increase(s): 6/13/2024, \$2,309,000.00

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

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

Potential Fiscal Impact: FY 2026, \$12,140,538.25

Accounts: 11569.1031.11190.560105.00000.00000
11569.1031.11190.560107.00000.00000

Capital Improvement Program

Contract Number(s): 2138-18556

Summary: This amendment will allow the Department of Capital Planning and Policy to continue receiving professional construction and design management services to support County staff with the development and execution of capital projects under the Capital Improvement Plan (CIP) Public Safety Portfolio, including ARPA initiatives such as the County's Build Up Cook Program.

A motion was made by Vice Chairman Aguilar, seconded by Commissioner Anaya, to recommend for approval 26-1304. The motion carried by the following vote:

Ayes: Miller, Aguilar, Anaya, Degnen, McCaskill and Moore (6)

Excused Absence: Britton, and S. Morrison (2)

Absent: K. Morrison (1)

[26-1325](#)

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

PROPOSED CONTRACT AMENDMENT

Department(s): Department of Capital Planning and Policy

Vendor: Jones Lang LaSalle Americas, Inc., Chicago, Illinois

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

Good(s) or Service(s): Professional Construction Management Services (CIP Health & Hospitals Portfolio)

Original Contract Period: 8/1/2022-7/31/2026

Proposed Amendment Type: Renewal and Increase

Proposed Contract Period: Renewal period 8/1/2026 -7/31/2027

Total Current Contract Amount Authority: \$27,827,960.00

Original Approval (Board or Procurement): Board, 7/28/2022, \$27,827,960.00

Increase Requested: \$12,548,751.00

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

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

Potential Fiscal Impact: FY 2026 \$4,144,596.00 FY 2027 \$8,404,155.00

Accounts: 11569.1031.11190.560105.00000.00000
11569.1031.11190.560107.00000.00000

Capital Improvement Program

Contract Number(s): 2138-18551

Summary: This amendment is required to continue to provide the Department of Capital Planning and Policy with professional construction and design management services to support County staff with the development and execution of capital projects under the Capital Improvement Plan's (CIP) Health and Hospitals Portfolio. The contract includes providing CM services for CIP projects at Stroger Hospital, Provident Hospital, 14 Clinics within the Cook County area, and the Oak Forest Campus.

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

A motion was made by Vice Chairman Aguilar, seconded by Commissioner Anaya, to recommend for approval 26-1325. The motion carried by the following vote:

Ayes: Miller, Aguilar, McCaskill and Moore (4)

Nays: Degnen (1)

Present: Anaya (1)

Excused Absence: Britton, and S. Morrison (2)

Absent: K. Morrison (1)

[26-1346](#)

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

PROPOSED CONTRACT

Department(s): Department of Capital Planning and Policy

Vendor: FGM Architects, Inc., Chicago, Illinois

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

Good(s) or Service(s): Architectural & Engineering (A/E) Design Services

Contract Value: \$3,375,600.00

Contract period: 8/1/2026 - 7/31/2030

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

Potential Fiscal Year Budget Impact: FY 2026 \$500,000.00, FY 2027 \$1,687,800.00, FY 2028 \$395,933.00 FY 2029 \$395,933.00 FY 2030 \$395,933.00

Accounts: 11569.1031.11190.560105.00000.00000
11569.1031.11190.560107.00000.00000

Capital Improvement Program

Contract Number(s): 2415-04053A

Summary: Vendor to provide A/E design and construction administration services for the State's Attorney Renovation on the 11th, 12th, 13th, and 14th Floors at the Criminal Courts Administration Building.

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

A motion was made by Vice Chairman Aguilar, seconded by Commissioner Anaya, to recommend for approval 26-1346. The motion carried by the following vote:

Ayes: Miller, Aguilar, Anaya, Degnen, McCaskill and Moore (6)

Excused Absence: Britton, and S. Morrison (2)

Absent: K. Morrison (1)

[26-1347](#)

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

PROPOSED CONTRACT

Department(s): Department of Capital Planning and Policy

Vendor: Moody Nolan, Inc., Chicago, Illinois

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

Good(s) or Service(s): Architectural and Engineering (A/E) Design Services - New Medical Examiner's Office

Contract Value: \$18,685,000.00

Contract period: 9/1/2026 -8/31/2031

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

Potential Fiscal Year Budget Impact: FY2026 \$2,000,000.00, FY2027 \$8,670,000.00, FY2028 \$4,890,000.00, FY2029 \$1,275,000.00, FY2030 \$1,275,000.00, FY2031 \$575,000.00

Accounts: 11569.1031.11190.560105.00000.00000
11569.1031.11190.560107.00000.00000

Capital Improvement Program

Contract Number(s): 2316-10196

Summary: This contract is for professional A/E design services for the 130,000 square foot New Medical Examiner's Office, which will be located one block south of the current MEO site. Services will include programming, design, and construction administration services.

The scope includes civil, architectural, structural, mechanical, electrical, and associated designs for the building and site to be constructed under a future, separate contract.

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

A motion was made by Vice Chairman Aguilar, seconded by Commissioner Anaya, to recommend for approval 26-1347. The motion carried by the following vote:

Ayes: Miller, Aguilar, Anaya, Degnen, McCaskill and Moore (6)

Excused Absence: Britton, and S. Morrison (2)

Absent: K. Morrison (1)

[26-1390](#)

Presented by: JAMES ESSEX, Director, Real Estate Management

PROPOSED MISCELLANEOUS ITEM OF BUSINESS

Department: Department of Real Estate Management

Summary: CHDG, the holder of the 99-year ground leases for the Old Cook County Hospital, currently maintains two separate ground leases: one with CHDG PHASE 1A1 (OFFICE) OWNER LLC for the office portion (currently sub-leased to CCH) and the other with CHDG PHASE 1A1 (HOTEL/RETAIL) OWNER LLC for the hotel and retail portion (currently sub-leased to the Hyatt Hotel and Bright Horizons Day Care, respectively). These ground leases, as part of the governing redevelopment agreement, were

approved by the board on 5/11/2016 (16-2198).

The Department of Real Estate Management, on behalf of CHDG, is requesting approval to subdivide the existing hotel/retail ground lease into two independent ground leases. The purpose of this subdivision is to preemptively make the subdivided spaces more marketable to future investors, should CHDG exercise its option to vacate its interests in any or all of the leases it currently holds. This option is permitted under Article 10 of the 2016 Redevelopment Agreement, and in accordance with Paragraph 10.3., approval of the owner (Cook County) is required.

The proposed subdivision will not alter the total rent (revenue) paid to the County and is therefore budget-neutral. The Bureau of Asset Management is requesting Board approval to grant CHDG's subdivision request, amend the CHDG PHASE 1A1 Owner LLC lease and create a ground lease with CHDG PHASE 1A1 Childcare LLC for the newly subdivided parcel.

Fiscal Impact: None - Budget Neutral (Leases will remain revenue generating at their existing rate(s) for Cook County)

Request: Approval to subdivide the parcel of land that Cook County currently leases to CHDG PHASE 1A1 (HOTEL/RETAIL) OWNER LLC, amend the lease, and create a new ground lease for the subdivided parcel with CHDG PHASE 1A1 CHILDCARE LLC.

A motion was made by Vice Chairman Aguilar, seconded by Commissioner Anaya, to recommend for approval 26-1390. The motion carried by the following vote:

Ayes: Miller, Aguilar, Anaya, Degnen, McCaskill and Moore (6)

Excused Absence: Britton, and S. Morrison (2)

Absent: K. Morrison (1)

[26-1525](#)

Presented by: JAMES ESSEX, Director, Real Estate Management

PROPOSED CONTRACT

Department(s): Department of Real Estate Management

Vendor: KPMG LLP, Chicago, Illinois

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

Good(s) or Service(s): Consulting Services for the Rosemont Blue Line Transportation Center Market Analysis

Contract Value: \$625,050.00

Contract period: 9/1/2026 - 3/1/2027

Contract Utilization: The Contract-Specific goal set on this contract is Zero.

Potential Fiscal Year Budget Impact: FY 2026 \$300,000.00 FY 2027 \$325,050.00

Accounts: FY 2026, 11900.1031.TBD.520830; FY 2027 11000.1031.33930.520830

Contract Number(s): 2523-12300

Summary: This contract will allow the Department of Real Estate Management to receive Consulting Services for the Rosemont Blue Line Transportation Center Market Analysis.

The consultant study conducted by the vendor will assist the County in determining the potential redevelopment possibilities for this underperforming real estate asset that would better serve the County's economic and social needs.

The vendor was selected pursuant to a publicly advertised Request for Qualifications (RFQ) in accordance with the Cook County Procurement Code. KPMG LLP was selected based on established evaluation criteria.

A motion was made by Vice Chairman Aguilar, seconded by Commissioner Anaya, to recommend for approval as amended 26-1525. The motion carried by the following vote:

Ayes: Miller, Aguilar, Anaya, Degnen, McCaskill and Moore (6)

Excused Absence: Britton, and S. Morrison (2)

Absent: K. Morrison (1)

[26-1589](#)

Presented by: JAMES ESSEX, Director, Real Estate Management

PROPOSED LEASE AGREEMENT

Department: Department of Real Estate Management

Request: Request to Enter Lease Agreement

Landlord: Governors SAI, LLC

Tenant: County of Cook, on behalf of the Office of the Chief Judge

Location: 19900 Governors Drive, Olympia Fields, Illinois 60461

Term/Extension Period: 7/1/2026 - 6/30/2027

Space Occupied: 3,805 sq. ft.

Monthly Rent: \$7,700.00

Fiscal Impact: \$92,400.00

Accounts: 11900.1310.54785.xxxxx.00000.00000

Option to Renew: N/A

Termination: N/A

Utilities Included: Yes

Summary/Notes: Requesting approval of a lease agreement between Governors SAI, LLC, an Illinois Limited Liability Company, Requesting approval of a lease agreement between Governors SAI, LLC, an Illinois Limited Liability Company, as Lessor, and the County of Cook, a body corporate and politic of the State of Illinois, as Lessee, for approximately 3,805 square feet of space on the 2nd floor, located at 19900 Governors Drive, Olympia Fields, Illinois, 60461. The use is for the Office of the Chief Judge to safely and effectively operate the Juvenile Redeploy Program.

Currently, the Juvenile Redeploy Program is being operated by Youth Services Outreach; however, due to ongoing administrative challenges, the Office of the Chief Judge has decided to administer the program, which will enable it to effectively implement its enhanced Juvenile Redeploy Program Model.

Existing courthouse facilities cannot support the expanded staffing and confidentiality requirements, nor can it accommodate the after-school service hours. This dedicated office space will provide a safe, accessible, youth-friendly environment that aligns with best practices and will ensure equitable service delivery. Costs for this leased space will be 100% funded by the Juvenile Redeploy Grant.

A motion was made by Vice Chairman Aguilar, seconded by Commissioner Anaya, to recommend for approval 26-1589. The motion carried by the following vote:

Ayes: Miller, Aguilar, Anaya, Degnen, McCaskill and Moore (6)

Excused Absence: Britton, and S. Morrison (2)

Absent: K. Morrison (1)

[26-1652](#)

Presented by: JAMES ESSEX, Director, Real Estate Management

PROPOSED LEASE AGREEMENT

Department: Department of Real Estate Management

Request: Request to Enter Lease Agreement

Landlord: K & S Investment Group, LLC

Tenant: County of Cook, on behalf of the Office of the Chief Judge

Location: 1948 West Carroll Avenue, Suite 203, Chicago, Illinois 60622

Term/Extension Period: 7/1/2026 - 6/30/2028

Space Occupied: 3,300 sq. ft.

Monthly Rent: \$6,190.00 (to be paid from Juvenile Redeploy Grant approved by Board 7/24/2025)

Fiscal Impact: FY26 IMPACT- \$30,950.00 & FY27 IMPACT- \$74,280.00

Accounts: 11900.1310.54785.XXXXXX.00000.00000

Option to Renew: N/A

Termination: N/A

Utilities Included: Yes

Summary/Notes: Requesting approval of a lease agreement between K&S Investment Group, LLC, an Illinois Limited Liability Company, as Lessor, and the County of Cook, a body corporate and politic of the State of Illinois, as Lessee, for approximately 3,300 square feet of space on the 2nd floor, located at 1948 West Carroll Avenue, Chicago, Illinois 60622. This lease agreement is on behalf of the Office of the Chief Judge.

Currently, the Juvenile Redeploy Program is being operated by Youth Services Outreach; however, due to ongoing administrative challenges, the Office of the Chief Judge has decided to administer the program itself, which will enable it to effectively implement its enhanced Juvenile Redeploy Program Model.

Existing courthouse facilities cannot support the expanded staffing and confidentiality requirements, nor

can it accommodate the after-school service hours. This dedicated office space will provide a safe, accessible, youth-friendly environment that aligns with best practices and will ensure equitable service delivery. All leasehold costs are 100% funded by the Juvenile Redeploy Grant.

A motion was made by Vice Chairman Aguilar, seconded by Commissioner Anaya, to recommend for approval 26-1652. The motion carried by the following vote:

Ayes: Miller, Aguilar, Anaya, Degnen, McCaskill and Moore (6)

Excused Absence: Britton, and S. Morrison (2)

Absent: K. Morrison (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, Degnen, McCaskill and Moore (6)

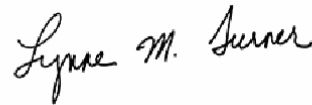
Excused Absence: Britton, and S. Morrison (2)

Absent: K. Morrison (1)

Respectfully submitted,



Chairwoman



Secretary

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