



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

Wednesday, March 13, 2024

1:30 PM

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

ATTENDANCE

Present: Miller, Aguilar, Anaya, Britton, Degnen, Gordon, Moore (remote), K. Morrison and S. Morrison (9)

REMOTE PARTICIPATION

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

Ayes: Miller, Aguilar, Anaya, Britton, Degnen, Gordon, Moore, Morrison and Morrison (9)

There will be a meeting of the Asset Management Committee of the Board of Commissioners of Cook County at the date, time and location listed above to consider the following:

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

[24-1932](#)

COMMITTEE MINUTES

Approval of the minutes from the meeting of 2/28/2024

A motion was made by Vice Chairman Aguilar, seconded by Commissioner Anaya, to approve 24-1932. The motion carried by the following vote:

Ayes: Miller, Aguilar, Anaya, Britton, Degnen, Gordon, Moore, Morrison and Morrison (9)

[24-0302](#)

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

PROPOSED CONTRACT AMENDMENT

Department(s): Department of Capital Planning and Policy

Vendor: Griggs, Mitchell & Alma of IL, LLC d/b/a GMA Construction Group, Chicago, Illinois

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

Good(s) or Service(s): Construction Manager at Risk Services

Original Contract Period: 10/1/2022 - 9/30/2024

Proposed Amendment Type: Extension and Increase

Proposed Contract Period: Extension period 10/1/2024 - 12/31/2026

Total Current Contract Amount Authority: \$24,200,000.00

Original Approval (Board or Procurement): Board, 9/22/2022

Increase Requested: \$21,500,000.00

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

Potential Fiscal Impact: FY 2024, \$5,750,000.00; FY 2025, \$11,000,000.00; FY 2026: \$5,750,000.00

Accounts: 11569.1031.11190.560107.560108.00000.00000 Capital Improvement Program

Contract Number(s): 2123-18696

Concurrences:

The vendor has met the Minority- and Women-owned Business Enterprise Ordinance Via: Direct Participation. The prime vendor is a certified MBE.

The Chief Procurement Officer concurs.

Summary: This contract amendment includes the addition of Preconstruction Services, General Conditions, and an Upper Limit for Guaranteed Maximum Price (GMP) Construction budget for floors 1 and 2 scope and extends the contract end date to allow sufficient time for construction completion.

The vendor was selected pursuant to a publicly advertised RFQ process in accordance with the Cook County Procurement Code. GMA Construction Group was selected as the most qualified firm. As indicated in Board-Approved Item 22-4208, DCPP has developed a Guaranteed Maximum Price (GMP) not to exceed \$21.5 million.

A motion was made by Vice Chairman Aguilar, seconded by Commissioner Degnen, to recommend for deferral 24-0302. The motion carried by the following vote:

Ayes: Miller, Aguilar, Anaya, Britton, Degnen, Gordon, Moore, Morrison and Morrison (9)

[24-1056](#)

Presented by: QUINCE BRINKLEY, Director, Real Estate Management

PROPOSED LEASE AGREEMENT

Department: Department of Real Estate Management

Request: Requesting approval to enter into a lease agreement

Landlord: Sauk Village

Tenant: Cook County, for use by the Restorative Justice Community Court

Location: 2700 Kavelage Drive, Sauk Village, Illinois 6041

Term/Extension Period: Dates of lease term or extension period

Space Occupied: Large open space: 2,000 rsf, Office space: 179 rsf, Kitchen: 267 rsf, Northside open space: 392 rsf, Northside bathroom: 32 rsf, Northside bathroom #2: 32 rsf

Monthly Rent: ~~2/1/2024 — 1/31/2025 \$2,000.00, 2/1/2025 — 1/31/2026 \$2,060.00, 2/1/2026 — 1/31/2027 \$2,121.80~~

<u>Lease Year</u>	<u>Annual Rent</u>	<u>Monthly Rent</u>
<u>4/1/2024 - 3/31/2025</u>	<u>\$24,000.00</u>	<u>\$2,000.00</u>
<u>4/1/2025 -3/31/2026</u>	<u>\$24,720.00</u>	<u>\$2,060.00</u>
<u>4/1/2026 - 3/31/2027</u>	<u>\$25,461.60</u>	<u>\$2,121.80</u>
<u>Total:</u>	<u>\$74,181.60</u>	

Fiscal Impact: \$74,181.60

Accounts: 11100.1300.14185.550130.00000.00000

Option to Renew: Option to renew for three (3) additional one (1) year term Sixty (“60”) days before the Expiration Date of the Lease, the Landlord and the Tenant may agree in writing to renew this Lease, subject to the terms and conditions agreed to by both Parties

Termination: N/A

Utilities Included: Yes

Summary/Notes: Requesting approval to enter into a lease agreement between the Village of Sauk Village, as Landlord, and Cook County, a body corporate and politic (Tenant), for use by the Restorative Justice Community Court, to lease approximately 2,902 rentable square feet of office space, in the building, located at 2700 Kavelage Drive, Sauk Village, IL. 60411, for the purpose of conducting the business of the Restorative Justice Community Court, operated by the Circuit Court of Cook County.

RJCC focuses on young adults, between the ages 18-26, that are charged with non-violent felony or misdemeanor crimes. RJCC’s primary objective is to give young adults a second chance to keep their records clean and to get their lives back on track. Participants that successfully complete the program may have the opportunity to have their charges dismissed and arrest and court records expunged.

A motion was made by Vice Chairman Aguilar, seconded by Commissioner Degnen, to recommend for approval 24-1056. The motion carried by the following vote:

Ayes: Miller, Aguilar, Anaya, Britton, Degnen, Gordon, Moore, Morrison and Morrison (9)

ADJOURNMENT

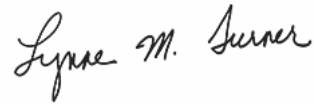
A motion was made by Vice Chairman Aguilar, seconded by Commissioner Anaya, that this was adjourn the meeting. The motion carried by the following vote:

Ayes: Miller, Aguilar, Anaya, Britton, Degnen, Gordon, Moore, Morrison and Morrison (9)

Respectfully submitted,



Chairwoman



Secretary

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