



**Board of Commissioners of Cook County**

**Asset Management Committee**

**Wednesday, April 17, 2024**

**1:00 PM**

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

**Issued on: 4/10/2024**

**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.

**24-2634**

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 03/13/2024

[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, DCPD has developed a Guaranteed Maximum Price (GMP) not to exceed \$21.5 million.

**Legislative History :** 2/29/24 - Board of Commissioners - refer to the Asset Management Committee

**Legislative History :** 3/13/24 - Asset Management Committee - recommend for deferral

**Legislative History :** 3/14/24 - Board of Commissioners - defer

[24-1923](#)

**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:** Bass Furniture and Rug Co., Inc.

**Tenant:** Cook County, for use by the Public Defender's Office

**Location:** 11431 S. Michigan Avenue, Chicago, Illinois 60628

**Term/Extension Period:** 4/1/2024 - 12/31/2026

**Space Occupied:** 1,502 sqf

**Monthly Rent:** 6/1/2024 - 3/31/2025 \$20,000.00; 4/1/2025 - 3/31/2026 \$24,360.00; 4/1/2026 - 12/31/2026

\$24,730.80

**Fiscal Impact:** \$69,090.80 (Non-revenue generating)

**Accounts:** 11286.1260.62742.550130.00000.00000

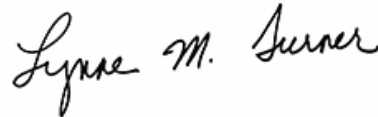
**Option to Renew:** Option to renew for three (3) consecutive three (3) year terms.

**Termination:** Provide details of lease termination

**Utilities Included:** No \$69,090.80 (Non-revenue generating)

**Summary/Notes:** The Freedom Defense Center of Roseland will foster accountability and trust between the Public Defender's Office and the community it serves. The center is rooted in partnering and standing with the Roseland community, to reduce the impact of the carceral system and to fight for justice. It works to change the narrative around harm and safety, by honoring community members' experiences and prioritizing autonomy.

**Legislative History :** 3/14/24 - Board of Commissioners - refer to the Asset Management Committee



---

Secretary

Chair: Miller

Vice-Chair: Aguilar

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