



Board of Commissioners of Cook County

Asset Management Committee

Wednesday, October 23, 2024

1:45 PM

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

Issued on 10/15/2024

REVISED NOTICE AND AGENDA

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

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.

[24-5807](#)

COMMITTEE MINUTES

Approval of the minutes from the meeting of 09/18/2024

[24-4467](#)

Presented by: JAMES ESSEX, Acting Director, Real Estate Management

PROPOSED PREVIOUSLY APPROVED ITEM AMENDMENT

Department: Department of Real Estate Management

Request: Request to Amend Fiscal Impact to Include ARPA-Funded Tenant Improvements

Item Number: 24-1923

Fiscal Impact: \$418,000.00

Account(s): 11286.1260.62742.550130.00000.00000 (ARPA)

Original Text of Item: 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: 5/1/2024 - 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: Rent ~~\$69,090.80~~ \$60,847.20 (Non-revenue generating), \$418,000.00 in tenant improvements

Accounts: 11286.1260.62742.550130.00000.00000 ARPA

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

Termination: N/A

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.

Tenant Improvements: \$478,847.20 of ARPA funds have been allocated for this lease and its associated tenant improvements (Construction: \$418,000.00 and Rent: \$60,847.20).

Legislative History : 9/19/24 - Board of Commissioners - refer to the Asset Management Committee

[24-4995](#)

Presented by: JAMES ESSEX, Acting Director, Real Estate Management

PROPOSED LICENSE AGREEMENT

Department: Department of Real Estate Management

Request: Request to Approve License Agreement

Licensor: Board of Education of the City of Chicago

Licensee: The County of Cook, on behalf of Cook County Health (CCH)

Location: 5411 W. Fullerton Avenue, Chicago, Illinois, 60639

Term/Extension Period: 10/1/2024 - 9/30/2025

Space Occupied: Twenty-Five (25) Parking Spaces

Monthly Rent: None

Fiscal Impact: None

Accounts: N/A

Option to Renew: Five (5), One (1) Year Renewal Options

Termination: Either party may terminate, at will and without cause, upon thirty (30) days written notice

Utilities Included: N/A

Summary/Notes: Requesting approval to enter into a license agreement between the Board of Education, of the City of Chicago, a body politic and corporate, as (Licensor), and the County of Cook, a body politic and corporate in the State of Illinois, as (Licensee), on behalf of Cook County Health; whereby, the Licensor has agreed to provide twenty-five (25) parking spaces for use by the Licensee, at the facility, located at 5411 W. Fullerton Avenue.

The Department of Real Estate Management (DREM) is responding to Cook County Health's request, to secure safe, affordable, and convenient parking for its employees.

Legislative History : 9/19/24 - Board of Commissioners - refer to the Asset Management Committee

[24-4996](#)

Presented by: JAMES ESSEX, Acting Director, Real Estate Management

PROPOSED LICENSE AGREEMENT

Department: Department of Real Estate Management

Request: Request to Renew License Agreement

Licensor: The Catholic Bishop of Chicago

Licensee: County of Cook

Location: Saint Hyacinth Parish, 3635 W. George Street, Chicago, Illinois 60618

Term/Extension Period: 1/1/2024 - 6/30/2025 (18 Months)

Space Occupied: Approximately 9,135 square feet

Monthly Rent: \$2,400.00

Fiscal Impact: \$43,200.00

Accounts: 11100-1300-14185-550130 (Office of the Chief Judge)

Option to Renew: One (1) one year term, with parties' mutual agreement

Termination: N/A

Utilities Included: Yes

Summary/Notes: Requesting approval to renew a License Agreement between The Catholic Bishop Of Chicago, an Illinois corporation, as (Licensor), and the County of Cook, a body corporate and politic of the State of Illinois (Licensee), on behalf of the Restorative Justice Community Court, to lease space at St. Hyacinth Parish. Included amongst the Parish campus is a building commonly known as “Resurrection Hall”, collectively, the (Licensor’s Property), for the purpose of conducting the business of the Restorative Justice Community Court (RJCC), operated by the Circuit Court of Cook County.

RJCC focuses on young adults, between the ages of 18-26, that are charged with non-violent felony or misdemeanor crimes. RJCC’s primary objective is to give young adults an opportunity to course correct and improve their chances of living successful and productive lives. Participants that successfully complete the program may have the opportunity to have their charges dismissed and arrests and court records expunged.

Legislative History : 9/19/24 - Board of Commissioners - refer to the Asset Management Committee

[24-5000](#)

Presented by: JAMES ESSEX, Acting Director, Real Estate Management

PROPOSED INTERGOVERNMENTAL AGREEMENT

Department: Department of Real Estate Management

Other Part(ies): City of Chicago

Request: Request to Enter Intergovernmental Agreement

Goods or Services: Maintenance and Construction at Branch Courthouses

Agreement Number(s): N/A

Agreement Period: The term of this agreement shall be perpetual. The County may terminate this Agreement at any time upon sixty (60) days written notice to the City.

Fiscal Impact: None

Accounts: N/A

Summary: Requesting approval to enter into this Intergovernmental Agreement ("Agreement"), made by and between the County of Cook ("County"), a body politic and corporate unit of the State of Illinois, on behalf of the Bureau of Asset Management, Department of Real Estate Management (BAM/DREM) and the City of Chicago ("City"), a body politic and corporate and unit of local government of the State of

Illinois, on behalf of the Department of Fleet and Facility Management (“C2FM”), pursuant to the provisions of Article VII, Section 10 of the 1970 Illinois Constitution and the Intergovernmental Cooperation Act (5 ILCS 220/1 et seq.).

The proposed Agreement facilitates the County's and City's mutual Interests and desires, to promote the health, safety, and welfare of their inhabitants, to furnish essential governmental services, by enhancing the efficiency, effectiveness, and transparency of local government, and to undertake collaborative and joint actions, in the furtherance of their mutual interests and desires, as may be permissible by law.

County Responsibilities:

- a. The County will provide for capital related maintenance and construction at the Courthouses for County occupied space and a portion of the space as illustrated on Exhibit A, excluding the building envelope.
- b. The County will provide maintenance related to the County occupied interior space, excluding cleaning, sanitation and pest control.

City Responsibilities:

- a. The City will work with the County in the development of a plan for capital maintenance and construction related to the space occupied by the County at the Courthouses.
- b. The City will maintain the mechanical, electrical and plumbing systems and provide services related to fire, life safety, grounds and the exterior envelope.
- c. The City will provide the County with written notice, four (4) weeks prior to interruption in services.

Legislative History : 9/19/24 - Board of Commissioners - refer to the Asset Management Committee

[24-5001](#)

Presented by: JAMES ESSEX, Acting Director, Real Estate Management

PROPOSED LEASE AMENDMENT

Department: Department of Real Estate Management

Request: Request to Extend Lease Agreement

Landlord: 500-508 North Clark LLC

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

Location: 500 N. Clark Street, Chicago, Illinois 60654

Term/Extension Period: 12/1/2024 - 11/30/2025

Space Occupied: 1,580 square feet in Suite 200N

Monthly Rent: None

Fiscal Impact: None

Accounts: N/A

Option to Renew: N/A

Termination: Tenant may terminate, for any reason, upon providing Landlord thirty (30) days written notice, specifying effective date.

Utilities Included: Tenant shall continue to pay utilities that are separately metered to the Premises, which include electricity for lights, gas, heat and air-conditioning, and outlets.

Summary: The Department of Real Estate Management (DREM) requests approval to extend the lease agreement between 500-508 North Clark, LLC, an Illinois limited liability company ("Landlord") and the County of Cook, a body politic and corporate of the State of Illinois ("Tenant"), on behalf of the Cook County Sheriff's Office. The initial lease term is two (2) years and eleven (11) months, (January 1, 2022 to November 30, 2024), for approximately 1,580 rentable square feet, suite 200N, located at 500 N. Clark Street.

The Cook County Sheriff's Office shall continue to occupy and use the premises for general office purposes, throughout the extension period of December 1, 2024 to November 30, 2025.

Legislative History : 9/19/24 - Board of Commissioners - refer to the Asset Management Committee

[24-5002](#)

Sponsored by: TONI PRECKWINKLE (President), Cook County Board of Commissioners

PROPOSED RESOLUTION

ACCEPTANCE OF DONATION TO COOK COUNTY

WHEREAS, Cook County Department of Real Estate Management has been working closely with the Office of the Public Defender to find space for Freedom Defense Centers in areas of the County that provide ease of access to citizens in need of this resource; and

WHEREAS, the Public Defender's Freedom Defense Center located at 11431 S. Michigan Avenue, in Roseland, was recently leased for a two-year, eight-month term; and

WHEREAS, the Archdiocese of Chicago wishes to donate an approximately 0.4-acre land site located at 125 E. 114th Street, Chicago, Illinois: and

WHEREAS, this proposed donated land will provide a potential option for use as a parking/event area for the Center, pending any necessary zoning approvals; and

WHEREAS, this site, which has been vacant for several years, will provide the ability to construct improvements necessary to provide convenient parking to access the Center; and

WHEREAS, the estimated value of the site is approximately \$82,000.00, based on a broker's assessment of the property, and development of the site into the necessary parking lot will be funded through ARPA; and

WHEREAS, acceptance of this donation is subject to receiving an acceptable Phase 1 Environmental report indicating that no remediation is necessary and confirmation that the site may be developed for parking use; and

NOW, THEREFORE, BE IT RESOLVED, that the Cook County Board of Commissioners does hereby accept the land donation from the Archdiocese of Chicago.

Legislative History : 9/19/24 - Board of Commissioners - refer to the Asset Management Committee

[24-5003](#)

Presented by: JAMES ESSEX, Acting Director, Real Estate Management

PROPOSED PREVIOUSLY APPROVED ITEM AMENDMENT

Department: Department of Real Estate Management

Request: Request to Amend Fiscal Impact to Include ARPA-Funded Tenant Improvements

Item Number: 24-2573

Fiscal Impact: \$100,000.00

Account(s): 11286.1260.62742.550130.00000.00000 (ARPA)

Original Text of Item:

PROPOSED LEASE AGREEMENT

Department: Department of Real Estate Management

Request: Request to Enter Lease Agreement

Landlord: Westside Health Authority

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

Location: 5500 W. Madison Street, Chicago, Illinois 60644

Term/Extension Period: 3/1/2024 -12/31/2026

Space Occupied: 2,520 square feet

Monthly Rent: \$6,405.00

Fiscal Impact: Rent: \$140,910.00 Tenant Improvements: \$100,000.00

Accounts: 11286.1260.62742.550130.00000.00000 (ARPA)

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

Termination: ~~Provide details of lease termination~~ None

Utilities Included: Yes

Summary/Notes: Requesting approval to enter into a lease agreement between Westside Health Authority, as (Landlord) and Cook County, a body corporate and politic (Tenant), for use by the Public Defender's Office, to lease approximately 2,520 rentable square feet of office space, on the second floor, in the building located at 5500 W. Madison Street, Chicago, IL. 60644, for the purpose of establishing a Freedom Defense Center.

The Freedom Defense Center of Austin fosters accountability and trust between the Public Defender's Office and the community it serves. The center is rooted in partnership, standing with the Austin 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 : 9/19/24 - Board of Commissioners - refer to the Asset Management Committee

[24-4933](#)

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

PROPOSED CONTRACT

Department(s): Department of Capital Planning and Policy

Vendor: Interface Americas, Inc., LaGrange, Georgia

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

Good(s) or Service(s): Flooring Products and Installation Services

Contract Value: \$1,420,000.00

Contract period: 11/1/2024 - 4/14/2025 with five (5), one (1) year renewal options

Potential Fiscal Year Budget Impact: FY 2025 \$275,000.00, FY 2026 \$275,000.00, FY 2027 \$275,000.00, FY 2028 \$275,000.00, FY 2029 \$275,000.00, FY 2030 \$45,000.00.

Accounts:

11569.1031.11190.560105.00000.00000

11569.1031.11190.560107.00000.00000

Capital Improvement Program

Contract Number(s): 2406-03151

Concurrences:

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

The Chief Procurement Officer concurs.

Summary: The Department of Capital Planning and Policy requests authorization for the Chief Procurement Officer to enter into and execute a contract with Interface Americas, Inc. for Flooring Products and Installation Services. The Vendor shall supply and install flooring products for various Capital Improvement Program projects.

This is a Comparable Government Procurement pursuant Section 34-140 of the Procurement Code. Interface Americas, Inc., was previously awarded a contract through a Request for Proposal (RFP) process through Omnia Partners, a national government purchasing cooperative, in cooperation with the University of California. Cook County wishes to leverage this procurement effort.

Legislative History : 9/19/24 - Board of Commissioners - refer to the Asset Management Committee

[24-4935](#)

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

PROPOSED CONTRACT

Department(s): Department of Capital Planning and Policy

Vendor: AECOM Services of Illinois, Inc., Chicago, Illinois

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

Good(s) or Service(s): Program Management Services

Contract Value: \$17,300,000.00

Contract period: 12/1/2024 - 11/30/2028

Potential Fiscal Year Budget Impact: FY 2025 \$4,325,000.00, FY 2026 \$4,325,000.00, FY 2027 \$4,325,000.00, FY 2028 3,964,583.00, FY 2029 \$360,417.00

Accounts: 11569.1031.11190.560105.00000.00000 and 11569.1031.11190.560107.00000.00000 (Capital Improvement Program)

Contract Number(s): 2215-02092

Concurrences:

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

The Chief Procurement Officer concurs.

Summary: The Vendor shall provide professional capital asset program management services, as directed by DCPD, to support DCPD in overseeing Professional Design Service Firms (Firms), Construction Contractors (Contractors), and related contracted consultants, who are procured by the County. Services also include professional program level ADA consulting, cost control, and construction and design management to support the Build Up Cook Program portfolio.

This contract is awarded through Request for Qualifications (RFQ) procedures in accordance with Cook County Procurement Code. <Vendor> was selected based on established evaluation criteria.

Legislative History : 9/19/24 - Board of Commissioners - refer to the Asset Management Committee

[24-5110](#)

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

REPORT

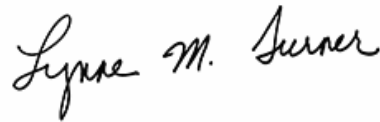
Department: Department of Capital Planning and Policy

Report Title: Annual ADA Improvement Report

Report Period: FY 2024

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 : 9/19/24 - 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