



**Board of Commissioners of Cook County
Board of Commissioners**

Asset Management Committee

Tuesday, May 15, 2018

11:00 AM

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

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 submitted in writing, their name, address, subject matter, and organization (if any) to the Secretary 24 hours in advance of the meeting. Duly authorized public speakers shall 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 be germane to a specific item(s) on the meeting agenda, and the testimony must not exceed three minutes; the Secretary will keep track of the time and advise when the time for public testimony has expired. 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.

[18-2057](#)

COMMITTEE MINUTES

Approval of the minutes from the meeting of 1/17/2018

[18-0019](#)

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

PROPOSED CONTRACT AMENDMENT

Department(s): Department of Capital Planning & Policy

Vendor: Interior Investments, LLC; Lincolnshire, Illinois

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

Good(s) or Service(s): Office Furniture

Original Contract Period: 2/1/2015 - 9/30/2016

Proposed Contract Period Extension: 10/1/2017 - 9/30/2018

Total Current Contract Amount Authority: \$3,000,000.00

Original Approval (Board or Procurement): 1/21/2015, \$1,500,000.00

Previous Board Increase(s) or Extension(s): 6/29/2016, \$1,500,000.00; 6/29/2016, 10/01/2016 - 9/30/2017

Previous Chief Procurement Officer Increase(s) or Extension(s): N/A

This Increase Requested: \$1,500,000.00

Potential Fiscal Impact: FY 2018 \$1,500,000.00

Accounts: Capital Improvement Program

Contract Number(s): 1430-14165

Concurrences:

The vendor has met the Minority-and Women-owned Business Enterprise Ordinance via direct participation and partial MWBE waiver.

The Chief Procurement Officer concurs.

Summary: This amendment will allow the Department of Capital Planning & Policy to extend this contract for 12 months and increase the contract by \$1,500,000.00 for the purchase of office furniture.

This contract was awarded through a Comparable Government Procurement process in accordance with the Cook County Procurement Code. Interior Investments is an authorized dealer of Herman Miller. Herman Miller, and its authorized dealers was previously awarded a contract through a Request for Proposal (RFP) process through U.S. Communities, a national government purchasing cooperative sponsored by the National Association of Counties (NACo) and the National Institute of Government Purchasing (NIGP), and in cooperation with the County of Fairfax, Virginia.

Legislative History : 11/15/17 - Board of Commissioners - withdraw

Legislative History : 2/7/18 - Board of Commissioners - refer to the Asset Management Committee

[18-0031](#)

Presented by: ANN P. KALAYIL, Chief, Bureau of Asset Management

PROPOSED CONTRACT AMENDMENT

Department(s): Bureau of Asset Management

Vendor: Warehouse Direct, Inc., Des Plaines, Illinois

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

Good(s) or Service(s): County-wide office furniture

Original Contract Period: 10/1/2014 - 9/30/2016, with three (3) one (1) year renewal options

Proposed Contract Period Extension: 10/1/2017 - 9/30/2018

Total Current Contract Amount Authority: \$1,440,000.00

Original Approval (Board or Procurement): 10/8/2014, \$800,000.00

Previous Board Increase(s) or Extension(s): 3/23/2016, \$500,000.00

Previous Chief Procurement Officer Increase(s) or Extension(s): 5/22/2015, \$140,000.00;
11/4/2016, 10/1/2016 - 9/30/2017

This Increase Requested: \$384,500.00

Potential Fiscal Impact: FY 2018 \$384,500.00

Accounts: 530 - Various Departments

Contract Number(s): 1430-13452A

Concurrences:

The vendor has met the Minority-and Women-owned Business Enterprise Ordinance via full MBEWBE waiver.

The Chief Procurement Officer concurs.

Summary: This increase and second of three (3) one (1) year renewal options will continue to permit various County Agencies to purchase office furniture products manufactured by Hon, Global, Mayline and Safco.

This contract was awarded through the competitive bidding process in accordance with the Cook County Procurement Code. Warehouse Direct, Inc. was the lowest, responsive and responsible bidder.

Legislative History : 2/7/18 - Board of Commissioners - refer to the Asset Management Committee

[18-0032](#)

Presented by: ANN P. KALAYIL, Chief, Bureau of Asset Management

PROPOSED CONTRACT AMENDMENT

Department(s): Bureau of Asset Management

Vendor: Norix Group, Inc., West Chicago, Illinois

Request: Authorization for the Chief Procurement Officer to renew contract

Good(s) or Service(s): County-wide Office Furniture

Original Contract Period: 10/1/2014 - 9/30/2016, with three (3) one (1) year renewal options

Proposed Contract Period Extension: 10/1/2017 - 9/30/2018

Total Current Contract Amount Authority: \$200,000.00

Original Approval (Board or Procurement): 10/8/2014, \$200,000.00

Previous Board Increase(s) or Extension(s): N/A

Previous Chief Procurement Officer Increase(s) or Extension(s): 1/4/2017, 10/1/2016 - 9/30/2017

This Increase Requested: N/A

Potential Fiscal Impact:

Accounts: 530 - Various Departments

Contract Number(s): 1430-13452B

Concurrences:

The vendor has met the Minority-and Women-owned Business Enterprise Ordinance via full MBE/WBE waiver.

The Chief Procurement Officer concurs.

Summary: This increase and second of three (3) one (1) year renewal options will permit various County Agencies to continue to purchase office furniture products manufactured by Norix.

This contract was awarded through the competitive bidding process in accordance with the Cook County Procurement Code. Norix Group, Inc. was the lowest, responsive and responsible bidder.

Legislative History : 2/7/18 - Board of Commissioners - refer to the Asset Management Committee

[18-1749](#)

Sponsored by: RICHARD R. BOYKIN, Cook County Board of Commissioners

PROPOSED ORDINANCE AMENDMENT**ILLINOIS BLIND VENDORS ACT**

WHEREAS, The Illinois Business Enterprise Program for the Blind with the guidance and federally mandated oversight of the Illinois Committee of Blind Vendors is created for the purposes of providing blind persons with remunerative employment, enlarging the economic opportunities of the blind, and stimulating the blind to greater efforts in striving to make themselves self-supporting. In order to achieve these goals, blind persons licensed under this Act shall be authorized to operate vending facilities on any property within Cook County as provided by this Ordinance, and

WHEREAS, According to the U.S. Department of Labor blind persons suffer 70% rate of unemployment, and

WHEREAS, The United States Congress enacted the Randolph-Sheppard Act in 1937 giving blind persons the right to employment on Federal property through the Act, and

WHEREAS, The Illinois Legislature enacted "The Blind Vendors' Act" on January 1, 2010 affirming and expanding the rights of blind persons licensed under the Randolph-Sheppard Act the right to operate vending facilities on state property, and

WHEREAS, The mission of the Illinois Committee of Blind Vendors is "To provide the highest level of self-employment opportunities to blind men and women while employing people of all disabilities, and

WHEREAS, President Barack Obama on January 20, 2012 declared his full support of the Randolph-Sheppard act by requiring full federal compliance with the Randolph-Sheppard Vending Facility Program, and

WHEREAS, Cook County currently partners with 11 blind operators and had done so successfully for the past 40 years, and

WHEREAS, The Illinois Committee of Blind Vendors and its blind managers on Cook County property have partnered with PepsiCo for a 10-year exclusive commission structure benefitting Cook County revenues, and

WHEREAS, Partnering with blind managers secures excellent service, equipment, oversight and future partnering opportunities for the County with the backing and support of the Illinois Committee of Blind Vendors and the Illinois Business Enterprise Program for the Blind that benefit Cook County, and

WHEREAS, Overall revenue and earnings for Cook County Blind Vendors have dramatically decreased in recent years causing once good jobs to be lost, and

WHEREAS, Large multi-national vending and foodservice companies have overwhelmingly benefited from County contracts, and

BE IT ORDAINED, by the Cook County Board of Commissioners, that Chapter 2 - Administration, Article V, Departments and Similar Agencies, Division 2, Real Estate Management Division, Section 2-363-365 of the Cook County Code is hereby amended as Follows:

Sec. 263. Illinois Blind Vendors Act Definitions

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this Section, except where the context clearly indicates a different meaning:

Business Enterprise Program for the Blind (BEPB) means a state agency in the Department of Human Services that administrates the Blind Vending Program in Illinois.

Blind Vendor means a blind person licensed by the Business Enterprose Program for the Blind to operate a vending facility on State, federal, or other property. "Blind person" means a person whose central visual acuity does not exceed 20/200 in the better eye with correcting lenses or whose visual acuity, if better than 20/200, is accompanied by a limit to the field of vision in the better eye to such a degree that its widest diameter subtends an angle of no greater than 20 degrees. In determining whether an individual is blind, there shall be an examination by a physician skilled in diseases of the eye, or by an optometrist, whichever the individual shall select.

Blind Vendor Trust Fund means a regulated account owned by the Illinois Committee of Blind Vendors for the benefit of Blind Vendors.

Building means only the portion of a structure owned or leased by the County or any County Department.

Cafeteria means a food dispensing facility capable of providing a broad variety of prepared foods and beverages (including hot meals) primarily through the use of a line where the customer serves himself or herself from displayed selections. A cafeteria may be fully automatic or some limited waiter or waitress service may be available and provided within a cafeteria and table or booth seating facilities are always provided.

Committee means the Illinois Committee of Blind Vendors, an independent representative body for blind vendors established by the federal Randolph-Sheppard Act.

Commission means commission income paid directly to the blind vendor, the Illinois Committee of Blind Vendors or the Business Enterprise Program for the Blind.

County means Cook County.

County Department means any department, board or agency created by Cook County.

County property means all property owned, leased, or rented by any Cook County department, agency, board or instrumentality.

Department means Cook County Department.

Federal property means any structure, land, or other real property owned, leased, or occupied by any department, agency or instrumentality of the United States (including the Department of Defense and the U.S. Postal Service), or any other instrumentality wholly owned by the United States, or by any department or agency of the District of Columbia or any territory or possession of the United States.

Illinois Committee of Blind Vendors means a federally mandated oversight committee for the Illinois Blind Vending Facility Program (ICBV). ICBV is a 501c3 non for profit.

License means a written instrument issued by the Department to a blind person, authorizing such person to operate a vending facility on State, federal, or other property.

Normal working hours means an 8-hour work period between the approximate hours of 8:00 a.m. to 4:00 p.m., Monday through Friday.

Priority means the right of a blind person licensed by the Department of Human Services, Division of Rehabilitation Services, to operate a vending facility on any and all County property leased or owned, in the same manner and to the same extent as the priority is provided to blind licensees on federal property under the Randolph-Sheppard Act, 20 U.S.C. 107, and federal regulations, 34 C.F.R. 395.30.

Vending facility means automatic vending machines, snack bars, cart service, counters, office coffee service, micromarket and such other appropriate auxiliary equipment that may be operated by blind vendors and that is necessary for the sale of newspapers, periodicals, confections, tobacco products, foods, beverages, and notions dispensed automatically or manually and prepared on or off the premises in accordance with all applicable health laws, and including the vending and payment of any lottery tickets or shares authorized by State law and conducted by a State agency within the State. "Vending facility" does not include large cafeterias.

Vending Machine for the purpose of assigning vending machine income under this Act, means a coin, currency, or debit card operated machine that dispenses articles or services.

Vending machine income means the commissions or fees paid to the ICBV from vending machine operations on County property where the machines are operated, serviced, or maintained by, or with the approval of, a County Department by a commercial or not-for-profit vending concern other than Licensed Blind Vendors that operates, services, and maintains vending machines, micromarkets, office coffee service or other non-cafeteria foodservice concern.

Vendor means a blind licensee who is operating a vending facility on State, federal, or other property.

Sec. 2-364. Purpose.

(a) The Randolph-Sheppard Act, 20 U.S.C. Sections 107-107f shall serve as a model for minimum standards for the operation of the Business Enterprise Program for the Blind. The federal Randolph-Sheppard Act provides employment opportunities for individuals who are blind or visually impaired through the Business Enterprise Program for the Blind. Under the Randolph-Sheppard Act, all federal agencies are required to give priority to licensed blind vendors in the operation of vending facilities on federal property. It is the intent of this Cook County Ordinance to provide the same priority to licensed blind vendors on County property by requiring County Departments to give priority to licensed blind vendors in the operation of vending facilities on County property and preference to licensed blind vendors in the operation of cafeteria facilities on State property, as such the County shall:

- (1) Establish, continue, maintain, and promote the opportunities for vending facilities in conjunction with Business Enterprise Program for the Blind on all property owned or leased by the County.
- (2) Provide documents detailing all current vending, office coffee, micromarket and foodservice contracts including contracting company, location, type of service, commission structure, overall sales and expiration date.
- (3) Facilitate transitions from outside companies to the Blind Vendor and the Business Enterprise Program on County property.

- (4) Monitor vending machine income payments from outside contractors to Blind Managers or the Business Enterprise Program for the Blind.
- (5) Assure that priority is given to blind vendors in the operation of vending, micromarket, Office Coffee Service (OCS) and lottery operations on county property owned or leased
- (6) Bid preference is given the Blind Vendors in the operation of cafeterias operated with the County property. If a tie is rendered by the County's bid process than the counteract goes to the Blind Vendors. The Blind Vendors may partner with contractors in the County Bid Process.
- (7) No County Department may impose any commission, service charge, rent or utility charge on a licensed Blind Vendor who operates a vending facility on Cook County property.
- (8) The County shall actively pursue all commissions from vending facilities not operated by blind vendors as provided in this Ordinance, and shall propose new placements of vending facilities on County property where a facility is not yet in place.
- (9) A commission rate equal to commission currently paid to the County or of 20% on Net Sales (whatever is greater) shall be paid by outside vending micro-market or Office Coffee Services contractors to the Illinois Committee of Blind Vendors for use by the ICBV to benefit blind vendors through the existing Blind Vendor Trust Fund.
- (10) Partnerships and teaming arrangements between blind vendors and private industry, including franchise operations, shall be allowed and encouraged by the County.

Sec. 2-365 Satisfactory Vending Facility Sites

(a) Beginning March 1, 2018, all County real estate agreements shall: With the BEPB jointly undertake to determine whether a current or future building constructed, altered, renovated or currently occupied by the County constitutes a suitable, satisfactory site for a Vending Facility. Any current Vending Facility site not operated by Blind Vendors shall be considered a suitable site for a Blind Vendor.

(b) Upon receiving a request for a determination of satisfactory site, the BEPB and the Committee shall have 20 days in which to notify that requesting County agency as to whether the new property or building is satisfactory or not satisfactory for the operation of a blind vendor vending facility. A site shall be deemed to be a satisfactory site by examining the potential customer base, including, but not limited to, County employees, County contractual employees, and the general public. The determination shall be based upon a site survey or any other reasonable means enabling an accurate assessment of the location. If the property has an existing private vendor, bottler, or vending machine operator, then the property shall be presumed to be a satisfactory site. If the BEPB, in consultation with the Committee, determines that the number of people using the location is or will be insufficient to support a vending facility, then the BEPB shall determine the property to be not satisfactory. Upon a determination by the BEPB and the Committee that the new property or building is satisfactory for the operation of a blind vendor vending

facility, the the Director of County Real Estate shall inform the County Department to comply with the priority established for the operation of vending facilities by blind persons under this Ordinance. All County departments shall fully cooperate with the BEPB to ensure that priority is given to blind vendors in the operation of vending facilities on County property. This includes notifying the Department prior to the expiration of existing contracts or agreements for vending facilities or when such contracts or agreements are considered for renewal options. The notification must be given no later than 6 months prior to the potential expiration or renewal of the existing vending facility contract or agreement.

Effective date: This ordinance shall be in effect March 1, 2018.

Legislative History : 1/17/18 - Board of Commissioners - refer to the Asset Management Committee

[18-3098](#)

Presented by: JESSICA CAFFREY, Director, Real Estate Management Division, JOHN JAY SHANNON, MD, Chief Executive Officer, Cook County Health & Hospitals System

PROPOSED LEASE AGREEMENT

Department: Department of Real Estate Management

Request: Approval of (New) Lease

Landlord: 4600 Roosevelt, LLC

Tenant: County of Cook

Location: 4600 Roosevelt Rd, Hillside, Illinois 60154

Term/Extension Period: Ten (10) years subject to completion of tenant improvements.
(Estimated to be 8/1/2018)

Space Occupied: +/-23,000 square feet.

Monthly Rent: Rent Abatement: One (1) month

Years	PSF Rounded	Monthly	Annual
1	\$16.50	\$31,625.00	\$379,500.00
2	\$16.91	\$32,410.83	\$388,930.00
3	\$17.34	\$33,235.00	\$398,820.00
4	\$17.77	\$34,059.17	\$408,710.00
5	\$18.21	\$34,902.50	\$418,830.00
6	\$18.67	\$35,784.17	\$429,410.00
7	\$19.13	\$36,665.83	\$439,990.00

8	\$19.61	\$37,585.83	\$451,030.00
9	\$20.10	\$38,525.00	\$462,300.00
10	\$20.61	\$39,502.50	\$474,030.00

Fiscal Impact: Approval of this item would commit Fiscal 2018-2028 funds.

Accounts: 895/550130 Rental of Facilities

Option to Renew: Tenant shall have one (1), five (5) year option to renew with nine (9) months prior written notice at Market.

Termination: NA

Utilities Included: No (In addition to Base Rent, Tenant shall be responsible for its proportionate share of real estate taxes, common area maintenance and insurance estimated at \$6.45 PSF)

Summary/Notes: CCHHS will utilize the premises for the consolidation of CCDPH administrative operations.

Legislative History : 4/25/18 - Board of Commissioners - refer to the Asset Management Committee

[17-3913](#)

Presented by: JESSICA CAFFREY, Director, Real Estate Management Division, JOHN JAY SHANNON, MD, Chief Executive Officer, Cook County Health & Hospitals System

PROPOSED LEASE AGREEMENT

Department: Department of Real Estate Management

Request: Approve a (New) Lease Agreement

Landlord: Imperial Realty Company

Tenant: County of Cook

Location: 600 Holiday Plaza, Matteson, Illinois

Term/Extension Period: Ten (10) years, subject to completion of renovation work. (estimated to be 8/1/2017)

Space Occupied: 25,624 Square feet

Monthly Rent:

Base Rent:

Years	Rent PSF	Monthly	Annual
1	\$15.75	\$33,631.50	\$403,578.00
2	\$16.07	\$34,304.13	\$411,649.56
3	\$16.39	\$34,990.21	\$419,882.55
4	\$16.71	\$35,690.02	\$428,280.20
5	\$17.05	\$36,403.82	\$436,845.81
6	\$17.39	\$37,131.89	\$445,582.72
7	\$17.74	\$37,874.53	\$454,494.38
8	\$18.09	\$38,632.02	\$463,584.26
9	\$18.45	\$39,404.66	\$472,855.95
10	\$18.82	\$40,192.76	\$482,313.07

Fiscal Impact: Approval of this item would commit Fiscal 2017-2026 funds.

Accounts: (897-690/550162 Rental and Leasing)

Option to Renew: One 5-year option to renew

Termination: N/A

Utilities Included: No Tenant to pay utilities metered to Premises

Operating Expenses: In addition to Base Rent, Tenant shall be responsible for its proportionate share of Real Estate Taxes above a 2017 base year.

Improvements: Landlord shall, at its sole cost and expense, buildout and finish the Premises per plan provided by CCHHS. (Cost estimated to be \$847,575).

Summary/Notes: CCHHS will utilize the premises for administrative office space and call center to consolidate administrative operations and eliminate operational costs at the Oak Forest Campus

This Lease Agreement was submitted and approved by the Health & Hospitals System at their meeting on 5/26/2017.

Legislative History : 6/28/17 - Board of Commissioners - refer to the Asset Management Committee

A handwritten signature in blue ink, reading "Matthew B. DeLeon". The signature is written in a cursive style with a large initial "M".

Secretary

Chairman: Moore

Vice-Chairman: Butler

Members: Arroyo, Garcia, Morrison, Schneider, Silvestri, Sims and Tobolski