



BUREAU OF ASSET MANAGEMENT  
**ELAINE LOCKWOOD BEAN**

BUREAU CHIEF

69 W. WASHINGTON, SUITE 3000 • CHICAGO, ILLINOIS 60602 • (312) 603-0303

**TONI PRECKWINKLE**

PRESIDENT

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of Commissioners**

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**2017 BUDGET PRESENTATION FOLLOW-UP**

October 24<sup>th</sup>, 2016

Honorable John Daley  
Chairman, Cook County Finance Committee  
And Members of the Cook County Finance Committee  
118 N. Clark Street, Room 537  
Chicago, Illinois 60602

**Re: Follow-up information related to questions/requests at the 2017 Bureau of Asset Management Budget Presentations**

Dear Chairman and members of the Cook County Finance Committee:

The Bureau of Asset Management and all its Departments respectfully submits this memo in response to budget presentation inquiries requiring follow-up documentation.

**SUMMARY:**

At the October 21<sup>st</sup>, 2016, Bureau of Asset Management 2017 Budget Presentation, Commissioner Schneider asked for some documentation to better-understand the cost schedule around leases at 69 W. Washington (e.g. cost per square foot and rates paid by various non-County tenants occupying approximately 32% of available square footage) as well as metrics pertinent to Hawthorne Warehouse's deferred maintenance and operations costs. The attached tables breakdown this information, as requested.

**ATTACHMENTS:**

**Cost Breakdown for Hawthorne  
Lease Fee Schedule at 69 W. Washington**

If you have any questions or concerns, please do not hesitate to contact Bureau Chief, Elaine Lockwood-Bean, at 312-603-0303 or [Elaine.LockwoodBean@cookcountyil.gov](mailto:Elaine.LockwoodBean@cookcountyil.gov); you may also contact the Director of Real Estate Management, Jessica Caffrey, at 312-603-0329 or [Jessica.Caffrey@CookCountyIL.gov](mailto:Jessica.Caffrey@CookCountyIL.gov).

Sincerely,

Elaine Lockwood-Bean  
Chief, Bureau of Asset Management

cc: Brian Hamer, Chief of Staff  
Vasyl Markus, Special Assistant – Legislative and Governmental Affairs  
Jonathan Buckner, Legislative Coordinator (President's Office)  
Matthew DeLeon, Secretary to the Board

# ATTACHMENT 1: Breakdown of Hawthorne Deferred Maintenance and Operational Costs

## Current Investment Requirement and Condition by Unifomat Classification

Unifomat Classification	RSLI%	FCI%	Current Repair Amount
A10 Foundations	NR	0.00	\$0
B10 Superstructure	NR	0.00	\$0
B20 Exterior Enclosure	6.33	49.72	\$4,853,618
B30 Roofing	80.00	7.41	\$253,580
C10 Interior Construction	0.00	138.37	\$983,318
C20 Stairs	0.00	134.35	\$316,100
C30 Interior Finishes	0.00	148.07	\$4,671,147
D10 Conveying	80.00	0.00	\$0
D20 Plumbing	5.81	99.87	\$2,757,347
D30 HVAC	54.22	17.87	\$209,407
D40 Fire Protection	27.80	2.52	\$82,771
D50 Electrical	19.49	84.55	\$5,537,491
E10 Equipment	0.00	140.75	\$567,689
E20 Furnishings	0.00	134.35	\$174,177
G20 Site Improvements	0.00	139.94	\$3,211,989
G30 Site Mechanical Utilities	52.00	0.00	\$0
G40 Site Electrical Utilities	0.00	140.75	\$1,547,628
<b>Total:</b>	<b>23.38</b>	<b>49.00</b>	<b>\$25,166,261</b>

		<b>Facilities Operating Cost</b>																	
		<b>Hawthorne Warehouse</b>																	
		<b>2001003</b>																	
						1	2	3	4	5	6	7	8	9	10	11	12		
						December	January	February	March	April	May	June	July	August	September	October	November	FY Total	
Water	Water	Water & Sewer	Utilities	Utilities													\$0		
TransSum	DFM	Utilities - Oil	Utilities	Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
		<b>Roads and Grounds</b>																	
TransSum	DFM	Roads and Grounds	Nonpersonal	DFM	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
		<b>Security</b>																	
Emp+PayCal	DFM	Security	Wages	DFM	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$0		
Emp+PayCal	DFM	Security	Health	DFM	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$0		
Emp+PayCal	DFM	Security	Pension	DFM	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$0		
Emp+PayCal	DFM	Security	Fringe	DFM	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$0		
		<b>Total</b>				\$113,877	\$123,077	\$123,710	\$127,797	\$83,992	\$69,935	\$67,421	\$72,240	\$91,152	\$66,885	\$79,073	\$86,443	\$1,105,602	
		<b>DFM</b>				\$42,195	\$41,279	\$41,610	\$60,355	\$42,381	\$41,774	\$42,148	\$47,097	\$62,380	\$42,343	\$43,182	\$31,777	\$538,521	
		<b>Custodial</b>				\$8,669	\$9,693	\$9,326	\$12,160	\$8,848	\$9,043	\$8,669	\$8,856	\$12,068	\$9,066	\$8,807	\$11,007	\$116,212	
		<b>Utilities</b>				\$63,013	\$72,105	\$72,774	\$55,282	\$32,763	\$19,119	\$16,603	\$16,287	\$16,703	\$15,475	\$27,084	\$43,660	\$450,868	
		<b>DFM Cost per GSF</b>				494,672	\$0.09	\$0.08	\$0.08	\$0.12	\$0.09	\$0.08	\$0.09	\$0.10	\$0.13	\$0.09	\$0.09	\$0.06	\$1.09
		<b>Custodial Cost per GSF</b>				494,672	\$0.02	\$0.02	\$0.02	\$0.02	\$0.02	\$0.02	\$0.02	\$0.02	\$0.02	\$0.02	\$0.02	\$0.02	\$0.23
		<b>Utilities Cost per GSF</b>				494,672	\$0.13	\$0.15	\$0.15	\$0.11	\$0.07	\$0.04	\$0.03	\$0.03	\$0.03	\$0.05	\$0.09	\$0.91	
		<b>Expenses by Type</b>																	
		<b>Wages</b>				\$37,783	\$37,880	\$37,802	\$55,886	\$37,146	\$37,146	\$37,146	\$37,146	\$58,089	\$37,329	\$38,035	\$39,955	\$491,341	44.44%
		<b>Health</b>				\$7,085	\$7,085	\$7,085	\$7,085	\$7,085	\$7,085	\$7,085	\$7,085	\$7,085	\$7,085	\$7,085	\$7,085	\$85,015	7.69%
		<b>Pension</b>				\$4,816	\$4,824	\$4,862	\$7,294	\$4,862	\$4,862	\$4,862	\$4,862	\$7,601	\$4,886	\$4,979	\$5,226	\$63,937	5.78%
		<b>Fringe</b>				\$1,181	\$1,183	\$1,187	\$1,502	\$1,177	\$1,444	\$1,178	\$1,178	\$1,540	\$1,216	\$1,474	\$1,306	\$15,566	1.41%
		<b>Other Personal</b>				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
		<b>Nonpersonal</b>				\$0	\$0	\$0	\$748	\$960	\$279	\$547	\$5,683	\$134	\$894	\$417	-\$10,787	-\$1,125	-0.10%
		<b>Utilities</b>				\$63,013	\$72,105	\$72,774	\$55,282	\$32,763	\$19,119	\$16,603	\$16,287	\$16,703	\$15,475	\$27,084	\$43,660	\$450,868	40.78%
		<b>Total</b>				\$113,877	\$123,077	\$123,710	\$127,797	\$83,992	\$69,935	\$67,421	\$72,240	\$91,152	\$66,885	\$79,073	\$86,443	\$1,105,602	100.00%



BUREAU OF ASSET MANAGEMENT

**JESSICA CAFFREY**

DIRECTOR, DEPARTMENT OF REAL ESTATE MANAGEMENT

69 W. WASHINGTON, SUITE 3000 • Chicago, Illinois 60602-4053 • (312) 603-0040

<u>Name</u>	<u>2016-Rent/Opex</u>	<u>Suite</u>	<u>Square Footage</u>
Illinois Department of Public Health	\$24.97	3500	16,559
Health Facilities & Review Board	\$24.97	3501	4,008
Office of the Executive Inspector General	\$24.97	3400	20,652
Noresco	\$15.25	3041	285
Cook County land Bank Authority	\$10.57	2941	1,042
Chicago Cook Workforce Partnership	\$9.85	2860	9,272
IDOT	\$26.11	2100	20,153
Forest Preserve District	\$9.31	2060	15,736
Office of the Attorney General	\$26.80	1800	18,810
Illinois Framework For Healthcare & Human Services	\$25.67	1620	4,675
City of Chicago Inspector General	\$9.42	1420	810
Secretary of State - Business Services	\$30.36	1240	7,730
Secretary of State - Securities	\$30.36	1220	10,119
Catholic Charities	\$14.19	920	5,365
Chicago Board of Elections	\$9.87	600/800	50,153
Department of Human Services	\$26.87	400	15,222
Illinois Department of Healthcare & Family Services	\$26.87	401	13,034
Secretary of State - Drivers Express	\$26.80	LL02	1,649
Regional Transportation Authority	\$29.50	LL07	2,196
Care Center Pharmacy	\$29.03	LL09	1,200
Early Edition / Puja Ent., Inc.	\$20.52	LL10	1,110
Angilari barber Shop	\$22.48	LL12	856
Subway	\$28.53	LL13	1,332
Around the Clock Repair Shop	\$26.00	LL15	540
Ace Shoe Clinic	\$19.00	LL18	299
Citi Bank	\$87.68	Lobby /LL21	8,005
	<b>Total</b>		<b>230,812</b>

## **ATTACHMENT 2: Lease Fee Schedule at 69 W. Washington**