



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

1:00 PM

Wednesday, April 17, 2024

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

ATTENDANCE

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

Also present: Commissioner Deer

PUBLIC TESTIMONY

Chairwoman Miller asked the Secretary to the Board to call upon the registered public speakers, in accordance with Cook County Code.

1. Dr. Lance Williams- Professor of Urban Community Studies at Northeastern University

24-2634

COMMITTEE MINUTES

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

A motion was made by Vice Chairman Aguilar, seconded by Commissioner Degnen, to approve 24-2634. The motion carried by the following vote:

Ayes: Miller, Aguilar, Anaya, Britton, Degnen, Gordon, Moore, K. Morrison, and S. 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, DCPD has developed a Guaranteed Maximum Price (GMP) not to exceed \$21.5 million.

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

Ayes: Miller, Aguilar, Anaya, Britton, Degnen, Gordon, K. Morrison, and S. Morrison (8)

Present: Moore (1)

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~~ 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: \$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.

A motion was made by Vice Chairman Aguilar, seconded by Commissioner K. Morrison, to recommend for approval as amended 24-1923. The motion carried by the following vote:

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

ADJOURNMENT

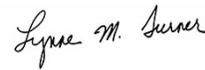
A motion was made by Vice Chairman Aguilar, seconded by Commissioner Anaya, to adjourn the meeting. The motion carried by the following vote:

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

Respectfully submitted,



Chairwoman



Secretary

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