



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

**1:00 PM**

**Wednesday, May 15, 2024**

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

**ATTENDANCE**

**Present:** Miller, Aguilar, Anaya, Britton, Degnen, Gordon, Moore, and S. Morrison (8)

**Absent:** K. Morrison (1) excused

**Also Present:** Stamps

**PUBLIC TESTIMONY**

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

No public speakers

**24-3052**

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 04/17/2024

**A motion was made by Vice Chairman Aguilar, seconded by Commissioner Anaya, to approve 24-3052. The motion carried by the following vote:**

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

**Absent:** K. Morrison (1)

24-2219

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

**PROPOSED RESOLUTION**

**TO PROVIDE ARPA FUNDS TO SUPPORT BUILD UP COOK PROGRAM OF THE DEPARTMENT OF ASSET MANAGEMENT**

**WHEREAS**, on March 11, 2021, the federal government authorized the American Rescue Plan Act of 2021 (“ARPA”) which includes \$1.9 trillion in federal stimulus funds to hasten the United States’ recovery from the economic and health effects caused by the COVID-19 pandemic; and

**WHEREAS**, specifically, the federal government has authorized and allocated a federal award of approximately \$1,000,372,385B of ARPA funding to Cook County to assist the County in its recovery from the economic and health effects of COVID-19; and

**WHEREAS**, on June 24, 2021, the Cook County American Rescue Plan Act Framework (the “ARPA Framework”) was presented to the Cook County Board of Commissioners; and

**WHEREAS**, the Cook County Board of Commissioners via Resolution 21-3654 accepted the ARPA federal award allocated to Cook County to assist the County in its recovery from the economic and health effects of COVID-19 in the amount of approximately \$1,000,372,385.00; and

**WHEREAS**, Resolution 21-3654 further authorized the Cook County Budget Director and Comptroller to create and implement a Special Purpose Fund for the ARPA award and other accounting measures to track the acceptance and spending of the federal award; and

**WHEREAS**, the Cook County Board of Commissioners authorized the Chief Financial Officer, Budget Director, Chief Procurement Officer and applicable using agencies to issue grants, contracts, and agreements for ARPA programs approved via Resolutions 22-3657 and 22-0637; and

**WHEREAS**, to further the Policy Roadmap Goals, the Bureau of Asset Management developed a menu of programs and initiatives which received approval through the Project Management Office process to utilize ARPA funding for various Build Up Cook (NT-099) initiatives; and

**WHEREAS**, the Board of Commissioners’ initial financial commitment to Build Up Cook was \$20,000,000.00 in ARPA Revenue Loss funding; and

**WHEREAS**, the Board of Commissioners committed an additional \$2,000,000.00 in funding to address a specific drinking water emergency facing the City of Harvey and the Board of Commissioners approved Intergovernmental Agreement 23-5676 initiating that work; and

**WHEREAS**, pending approval the Board of Commissioners will approve an additional transfer of \$8,500,000.00 from the Vital Communities Pillar to the Connected (formerly Smart) Communities Pillar to support to support Build Up Cook water capital projects; and

**WHEREAS**, Build Up Cook is a program of the Bureau of Asset Management that builds municipal capacity to address capital improvement and infrastructure needs through consulting, professional development, engineering, and construction; and

**WHEREAS**, Build Up Cook is prioritizing support for up to 25 under-resourced municipalities as identified using the 2023 Equitable Allocation Model, past County infrastructure investment, and geographic data. These municipalities include Bellwood, Blue Island, Broadview, Burnham, Calumet City, Calumet Park, Chicago Heights, Cicero, Dixmoor, Ford Heights, Harvey, Hometown, Lynwood, Markham, Maywood, Park Forest, Phoenix, Posen, Riverdale, Robbins, Sauk Village, South Chicago Heights, Richton Park, Stickney, Stone Park, and Summit; and

**WHEREAS**, the Build Up Cook Program of the Bureau of Asset Management may also provide technical, managerial, professional, construction, and environmental assistance as necessary for the communities to obtain funding, professional services, construction services, and other services necessary to develop plans, designs, and implement programs all in compliance with ARPA funding; and

**WHEREAS**, the Build Up Cook Program of the Bureau of Asset Management drafted an Intergovernmental Agreement to be executed by under-resourced communities which was reviewed by the State's Attorney Office of Cook County as to form and legality; and

**WHEREAS**, the Build Up Cook Program of the Bureau of Asset Management has or will inform each under-resourced community that they have been identified to participate in the Build-Up Cook Program; and

**WHEREAS**, Cook County, by virtue of its powers as set forth in the Counties Code, 55 ILCS 5/1-1 *et seq.* is authorized to enter into intergovernmental agreements; and

**WHEREAS**, this Intergovernmental Agreement is further authorized under Article VII, Section 10 of the Illinois Constitution and by the provisions of the Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq.*

**NOW, THEREFORE, BE IT RESOLVED**, that the Cook County Board of Commissioners hereby approves the issuance of the various Intergovernmental Agreements in the total amount of \$17,679,686.00, to provide technical, managerial, professional, construction, and environmental assistance as necessary for the identified communities to obtain funding, professional services, construction services, and other services necessary to develop plans, designs, and implement programs in compliance with ARPA funding; and

**BE IT FURTHER RESOLVED**, that the Cook County Board of Commissioners recognizes that time is of the essence and authorizes the Director of the Build Up Cook Program of the Bureau of Asset Management to enter into Intergovernmental Agreements in substantially the same form as that of Exhibit A for projects with the under-resourced communities identified on Exhibit B; and

**BE IT FURTHER RESOLVED**, that the Cook County Board of Commissioners hereby authorizes the Director of the Build Up Cook Program of the Bureau of Asset Management or its designee to modify the agreements and funding allocations to the Build Up Cook Program selected communities based upon need and utilization; and

**BE IT FURTHER RESOLVED**, that the Build Up Cook Director shall issue a report on the impact of these investments and the status of projects authorized through this resolution.

**A motion was made by Vice Chairman Aguilar, seconded by Commissioner Anaya, to recommend for approval 24-2219. The motion carried by the following vote:**

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

**Absent:** K. Morrison (1)

#### **24-1904**

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

#### **PROPOSED CONTRACT**

**Department(s):** Cook County Health - Operations and Development and Capital Planning and Policy

**Vendor:** Enercon Ltd. dba Grumman Butkus Associates Evanston, Illinois

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

**Good(s) or Service(s):** Service - Mechanical, Engineering, and Plumbing (MEP) System Upgrades to Stroger Hospital - Powerhouse Only

**Contract Value:** \$2,061,200.00

**Contract period:** ~~5/1/2024~~ 7/1/2024 - 4/30/2027

**Potential Fiscal Year Budget Impact:** FY 2024 \$400,789.00, FY 2025 \$687,066.50, FY 2026 \$687,066.50, FY 2027 \$286,278y.00

**Accounts:** 41569.4031.11190.560107.00000.00000

**Contract Number(s):** H24-25-073

**Concurrences:**

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

The CCH Chief Procurement Officer Concur

**Summary:** This request is for the provision of engineering design services for upgrades to the powerhouse MEP systems at Stroger Hospital. The vendor shall perform a complete examination of Stroger’s MEP systems in conjunction with a thorough review of the previous MEP assessments. The vendor will provide design, engineering, and construction administration services through project completion. The work will be constructed over multiple phases to minimize hospital and patient service disruptions.

**A motion was made by Vice Chairman Aguilar, seconded by Commissioner Anaya, to recommend for approval as amended 24-1904. The motion carried by the following vote:**

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

**Absent:** K. Morrison (1)

**24-1905**

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

**PROPOSED CONTRACT**

**Department(s):** Cook County Health - Operations and Development and Capital Planning and Policy

**Vendor:** Enercon Ltd. dba Grumman Butkus Associates Evanston, Illinois

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

**Good(s) or Service(s):** Architectural and Engineering Design Services for Mechanical, Electrical, Plumbing (MEP) Upgrades (John H. Stroger Jr. Hospital Only)

**Contract Value:** \$1,547,100.00

**Contract period:** ~~5/1/2024~~ 7/1/2024 - 4/30/2027

**Potential Fiscal Year Budget Impact:** FY 2024 \$214,875.00, FY 2025 \$515,700.00, FY 2026

\$515,700.00, FY 2027 \$300,825.00

**Accounts:** 41569.4031.11190.560107.00000.00000

**Contract Number(s):** H24-25-074

**Concurrences:**

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

The CCH Chief Procurement Officer Concurrs

**Summary:** This request is for the provision of engineering services for the design, engineering, and construction administration services for implementation of mechanical and electrical infrastructure upgrades to Stroger Hospital. The vendor will provide design, engineering, and construction administration services through project completion. A complete examination of the hospital's MEP systems in conjunction with a thorough review of the previous MEP assessments will be completed. The work will be constructed over multiple phases to minimize hospital and patient service disruptions.

**A motion was made by Vice Chairman Aguilar, seconded by Commissioner Anaya, to recommend for approval as amended 24-1905. The motion carried by the following vote:**

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

**Absent:** K. Morrison (1)

**24-2502**

**Presented by:** QUINCE BRINKLEY, Director, Real Estate Management

**PROPOSED LEASE AGREEMENT**

**Department:** Department of Real Estate Management

**Request:** Approval to enter into a lease agreement.

**Landlord:** Westside Health Authority

**Tenant:** Cook County Health

**Location:** 4800 W. Chicago Avenue, Chicago, Illinois 60651

**Term/Extension Period:** 7/23/2024 - 7/22/2029

**Space Occupied:** 13,790 SF

**Monthly Rent:** 7/23/2024 - 7/22/2025, \$42,908.01. 7/23/2025 - 7/22/2026, \$43,771.38. 7/23/2026 - 7/22/2027, \$44,654.29. 7/23/2027 - 7/22/2028, \$45,557.24. 7/23/2028 - 7/22/2029, \$46,480.72

**Fiscal Impact:** \$2,680,459.70

**Accounts:** 41215.4893.10700.550130.00000.00000

**Option to Renew:** Option to renew for two (2) five (5) year terms, with a 2% annual base rent escalations per Board Approval

**Termination:** N/A

**Utilities Included:** Yes for electricity and natural gas, no for water

**Summary/Notes:** Cook County Health (CCH) uses the premises for the purpose of providing medical services to the public and for ancillary office and storage purposes. Landlord will provide a \$75,000.00 tenant improvement allowance for paint, carpet, and miscellaneous cosmetic improvements.

**A motion was made by Vice Chairman Aguilar, seconded by Commissioner Anaya, to recommend for approval 24-2502. The motion carried by the following vote:**

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

**Absent:** K. Morrison (1)

**24-2561**

**Presented by:** QUINCE BRINKLEY, Director, Real Estate Management

**PROPOSED LEASE AGREEMENT**

**Department:** Department of Real Estate Management

**Request:** Request to Sublease Property

**Landlord:** Xeris Pharmaceuticals, Inc.

**Tenant:** Cook County

**Location:** 180 N. LaSalle St. Chicago, Illinois

**Term/Extension Period:** 7/1/2024 - 6/30/2031

**Space Occupied:** 40,850 Square Feet

**Monthly Rent:**

7/1/2024 - 6/30/2025	\$97,018.75
7/1/2025 - 6/30/2026	\$100,422.92
7/1/2026 - 6/30/2027	\$103,827.08
7/1/2027 - 6/30/2028	\$107,231.25
7/1/2028 - 6/30/2029	\$110,635.42
7/1/2029 - 6/30/2030	\$114,039.58
7/1/2030 - 6/30/2031	\$117,443.75

**Fiscal Impact:** \$8,256,561.75

**Accounts:**

11900.1250.54471.550131----66% Federal  
11900.1250.54472.550131----34% State

**Option to Renew:** N/A

**Termination:** Sublandlord may not terminate unless County provides written consent. If the Master Lease is terminated for any reason whatsoever prior to its natural expiration, then the Sublease shall terminate with the Master Lease.

**Utilities Included:** Water, Heating and Cooling within normal business hours, Electricity and telecommunications are the responsibility of the County and paid from the same account.

**Summary/Notes:** Requesting authorization to enter a sublease for the State's Attorney's Office, whose current leased space at 28 N. Clark expires 06/30/2024. The space was offered at a discounted price due to it being a sublease scenario and within a timeframe suitable for the SAO's needs. This allows time for the SAO to assess their future need during the 7-year lease term. Presently, the building is owned with no mortgage by a financially sound group. The lease will be paid by a grant obtained by the SAO from the Child Support Enforcement Award.

**A motion was made by Vice Chairman Aguilar, seconded by Commissioner Anaya, to recommend for approval 24-2561. The motion carried by the following vote:**

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



**Absent:** K. Morrison (1)

**24-2573**

**Presented by:** QUINCE BRINKLEY, Director, Real Estate Management

**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:** \$140,910.00

**Accounts:** 11286.1260.62742.550130.00000.00000

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

**Termination:** Provide details of lease termination

**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.

**A motion was made by Vice Chairman Aguilar, seconded by Commissioner Anaya, to recommend for approval 24-2573. The motion carried by the following vote:**

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

**Absent:** K. Morrison (1)

**24-2662**

**Presented by:** QUINCE BRINKLEY, Director, Real Estate Management

**PROPOSED LEASE AMENDMENT**

**Department:** Department of Real Estate Management

**Request:** Request to Approve Second Amendment to Lease Agreement

**Landlord:** Trustees of University of Illinois, a body politic and corporate

**Tenant:** County of Cook, a body politic and corporate, on behalf of Cook County State's Attorney's Office

**Location:** Spaces 26.2 and 26.4 - 715 W. Maxwell St., Chicago, Illinois

**Term/Extension Period:** 6/1/2024 - 5/31/2025

**Space Occupied:** Approximately 1,179 Square Feet

**Monthly Rent:** \$2,500.00

**Fiscal Impact:** \$30,000.00 (total renewal term)

**Accounts:** 11100.1250.14245.550130.00000.00000

**Option to Renew:** One (1) remaining one (1) year renewal option

**Termination:** County may terminate with 60 days' notice.

**Utilities Included:** Yes

**Summary:** Requesting approval to exercise a renewal option contained in the Second Amendment (approved 5/25/2023) to an IGA License with Board of Trustees of University of Illinois, a body politic and corporate, as Landlord, and County of Cook, a body politic and corporate, on behalf of the Cook County State's Attorney's Office as Tenant, for the use of approximately 1,179 sq. ft. of building area known as Spaces 26.2 and 26.4 of the building located at 715 W. Maxwell St., Chicago, IL.

The space will be used for operations of the State's Attorney's Office Community Justice Center.

**A motion was made by Vice Chairman Aguilar, seconded by Commissioner Anaya, to recommend for approval 24-2662. The motion carried by the following vote:**

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

**Absent:** K. Morrison (1)

#### **ADJOURNMENT**

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


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

**Absent:** K. Morrison (1)

Respectfully submitted,



Chairwoman



Secretary

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