



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

Wednesday, April 9, 2025

11:00 AM

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

Issued on: 4/1/2025 - Part 1

ATTENDANCE

Present: Miller, Anaya, Britton, McCaskill, K. Morrison and S. Morrison (6)

Absent: Aguilar (excused), Degnen (excused) and Moore (excused) (3)

Remote Participation

A motion was made by Commissioner Anaya, seconded by Commissioner K. Morrison, to allow for remote participation in meeting. The motion carried by the following vote:

Ayes: Miller, Anaya, Britton, McCaskill, K. Morrison and S. Morrison (6)

Absent: Aguilar, Degnen and Moore (3)

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

25-2212

COMMITTEE MINUTES

Approval of the minutes from the meeting of 1/15/2025

A motion was made by Commissioner Anaya, seconded by Commissioner K. Morrison, to approve 25-2212. The motion carried by the following vote:

Ayes: Miller, Anaya, Britton, McCaskill, K. Morrison and S. Morrison (6)

Absent: Aguilar, Degnen and Moore (3)

25-0011

Presented by: JAMES ESSEX, Director, Real Estate Management

PROPOSED CONTRACT AMENDMENT

Department(s): Department of Capital Planning and Policy

Vendor: FGM Architects, Chicago, Illinois

Request: Authorization for the Chief Procurement Officer to increase contract

Good(s) or Service(s): Architectural and Engineering Services for Corporate Portfolio - Renovation of 7th and 11th Floor at County Building and Real Estate Development for Oak Forest Campus

Original Contract Period: 11/1/2023 - 10/31/2026 with two (2) one-year renewal options

Proposed Amendment Type: Increase

Proposed Contract Period: N/A

Total Current Contract Amount Authority: \$4,992,609.09

Original Approval (Board or Procurement): Board 10/19/2023 \$4,992,609.09

Increase Requested: \$246,025.00

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

Contract Utilization: The vendor has met the Minority- and Women-owned Business Enterprise Ordinance via: Direct participation and partial MWBE Waiver.

Potential Fiscal Impact: FY2025 \$154,488.58, FY2026 \$91,536.42

Accounts: 11569.1031.11190.560105.00000.00000/11569.1031.11190.560107.00000.00000 Capital Improvement Program

Contract Number(s): 2185-18595

Summary: The amendment is required, due to an expanded scope that would engage FGM Architects to (1.) provide an extensive evaluation/assessment of the Infrastructure Integrity, pertaining to the architectural, structural, and mechanical elements, of ten (10) existing buildings, to determine the preservation and re-use potential of these assets and (2) to determine Tax Increment Financing (TIF) eligibility that would provide a baseline for estimated incremental tax revenue that could be invested the development and encourage private investment and development.

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

A motion was made by Commissioner Anaya, seconded by Commissioner K. Morrison, to recommend for approval 25-0011. The motion carried by the following vote:

Ayes: Miller, Anaya, Britton, McCaskill, K. Morrison and S. Morrison (6)

Absent: Aguilar, Degnen and Moore (3)

25-0012

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

PROPOSED CONTRACT AMENDMENT

Department(s): Department Capital Planning and Policy

Vendor: GSG Consultants, Inc., Schaumburg, Illinois

Request: Authorization for the Chief Procurement Officer to increase contract

Good(s) or Service(s): Service - Architectural and Engineering Design Services for the Oak Forest Health Campus Demolition

Original Contract Period: 8/1/2021 - 7/31/2024

Proposed Amendment Type: Increase

Proposed Contract Period: N/A

Total Current Contract Amount Authority: \$3,704,396.12

Original Approval (Board or Procurement): Board, 7/25/2024, \$3,207,730.12

Increase Requested: \$494,085.00

Previous Board Increase(s): \$496,666.00

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

Previous Board Renewals: N/A

Previous Chief Procurement Officer Renewals: N/A

Previous Board Extension(s): 7/25/2024, 8/1/2024 - 7/31/2025

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

Potential Fiscal Impact: FY 2025 \$494,085.00

Accounts: 11569.1031.11190.560105.00000.00000; 11569.1031.11190.560107.00000.00000, Capital Improvement Program

Contract Number(s): H21-25-108

Concurrences:

The vendor has met the Minority- and Women-owned Business Enterprise Ordinance via: Direct participation. The prime vendor is a certified MBE.

The CCH Chief Procurement Officer Concurs.

Summary: This amendment allows the Department of Real Estate Management to conduct a building assessment to determine whether certain existing Oak Forest Campus buildings can be used for potential redevelopment.

This contract was awarded through a competitive Request for Qualifications (RFQ) process in accordance with Cook County Procurement Code. The vendor was selected based on established evaluation criteria.

A motion was made by Commissioner Anaya, seconded by Commissioner K. Morrison, to recommend for approval 25-0012. The motion carried by the following vote:

Ayes: Miller, Anaya, Britton, McCaskill, K. Morrison and S. Morrison (6)

Absent: Aguilar, Degnen and Moore (3)

25-1588

Presented by: JAMES ESSEX, Director, Real Estate Management

PROPOSED LEASE AMENDMENT

Department: Department of Real Estate Management

Request: Request to Approve Lease Agreement Amendment

Landlord: Westside Health Authority

Tenant: County of Cook, for use by Cook County Health (CCH)

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

Term/Extension Period: 4/23/2025 - 7/22/2029

Space Occupied: 14,960 sq. ft.

Monthly Rent:

Lease Year	Annual Base Rent	Estimated CAM/Taxes	Total Est. Rent
	1.5% Escalation	3% Escalation	
4/23/25 to 7/22/25	\$7,192.58	\$3,728.90	\$10,921.48
7/23/25 to 7/22/26	\$29,201.85	\$15,363.15	\$44,565.00

7/23/26 to 7/22/27	\$29,639.88	\$15,824.02	\$45,463.90
7/23/27 to 7/22/28	\$30,084.48	\$16,298.74	\$46,347.22
7/23/28 to 7/22/29	\$30,535.75	\$16,787.67	\$47,323.42

Total Fiscal Impact \$126,654.54 \$68,002.48 **\$194,621.02**

Fiscal Impact: \$194,621.02 (Term of Lease)

Accounts: 41215.4893.10700.550130

Option to Renew: N/A

Termination: N/A

Utilities Included: Paid by Tenant

Summary: Requesting approval to amend the existing lease agreement between Westside Health Authority, an Illinois not-for-profit corporation, (Landlord) and the County of Cook, a body corporate and politic, of the State of Illinois (Tenant). The existing lease is approximately 13,790 rentable square feet in the building, located at 4800 W. Chicago Avenue, Chicago, IL. 60651, commonly known as the Austin Wellness Center.

Hektoen Institute, LLC, an Illinois not-for-profit, provides HIV testing and occupies 1,170 rentable square feet in the Austin Wellness Center. Due to Hektoen’s funding challenges, Cook County Health (CCH) wants to ensure Hektoen’s viability by absorbing its real estate footprint. Hektoen’s lease expires February 28, 2025.

A motion was made by Commissioner Anaya, seconded by Commissioner K. Morrison, to recommend for approval 25-1588. The motion carried by the following vote:

Ayes: Miller, Anaya, Britton, McCaskill, K. Morrison and S. Morrison (6)

Absent: Aguilar, Degnen and Moore (3)

25-1599

Presented by: ELIZABETH GRANATO, Chief, Bureau of Asset Management

PROPOSED INTERGOVERNMENTAL AGREEMENT

Department: Bureau of Asset Management

Other Part(ies): The Board of Trustees of the University of Illinois and the County of Champaign, Illinois

Request: Request to Enter Intergovernmental Agreement

Goods or Services: Indoor Air Quality Assistance

Agreement Number(s): N/A

Agreement Period: 4/10/2025 - 4/10/2026, with one (1), one (1) year renewal option

Fiscal Impact: None

Accounts: N/A

Summary: The Parties desire to enter into an intergovernmental agreement in which Champaign County through the CCRPC/ICRT and U. of I. agree to assist Cook County by providing technical assistance, evaluation, and training services for healthy buildings. The assessment(s) shall be inclusive of, but not limited to, solutions improving Indoor Air Quality (IAQ) in Cook County facilities.

Services shall include, but are not limited to, specific deliverables from the Clean Air Buildings Challenge, including a clean IAQ action plan, education and communication plan for stakeholders, best practices to improve air ventilation and filtration, information on indoor air-cleaning devices, best practices to reduce indoor particulate matter and other pollutants in indoor environments, and application information on Underwriters Laboratory (UL) validated Indoor Air Quality Sensors.

A motion was made by Commissioner Anaya, seconded by Commissioner K. Morrison, to recommend for approval 25-1599. The motion carried by the following vote:

Ayes: Miller, Anaya, Britton, McCaskill, K. Morrison and S. Morrison (6)

Absent: Aguilar, Degnen and Moore (3)

25-1713

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

PROPOSED CONTRACT

Department(s): Department of Capital Planning and Policy

Vendor: Eckenhoff Saunders Architects, Inc, Chicago , Illinois

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

Good(s) or Service(s): John H. Stroger Jr Hospital MRI Center Expansion Design Services

Contract Value: \$1,994,000.00

Contract period: 5/1/2025_- 4/30/2028

Potential Fiscal Year Budget Impact: FY 2025 \$1,000,000.00 FY 2026 \$594,000.00, FY 2027 \$200,000.00, FY 2028 200,000.00

Accounts: 11569.1031.11190.560105.00000.00000
11569.1031.11190.560107.00000.00000 (Capital Improvement Program)

Contract Number(s): 2416-04040

Concurrences:

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

Summary: This request is for the provision of professional architectural and engineering services for the evaluation and design of renovations John H. Stroger, Jr. Hospital MRI Center Expansion and Radiology equipment replacement. The vendor will provide design, engineering, and construction administration services through project completion. The vendor will visit the hospital and perform a complete examination of the facility and furnish CCH with comprehensive design documents for renovations to the facility. The vendor will prepare design documents for the procurement of construction services and provide services through project closeout.

A motion was made by Commissioner Anaya, seconded by Commissioner K. Morrison, to recommend for approval 25-1713. The motion carried by the following vote:

Ayes: Miller, Anaya, Britton, McCaskill, K. Morrison and S. Morrison (6)

Absent: Aguilar, Degnen and Moore (3)

25-0002

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

PROPOSED CONTRACT

Department(s): Department of Capital Planning and Policy

Vendor: ~~Powerhouse Construction Co.~~ Power/Ujamaa 7 LLC, Chicago, Illinois

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

Good(s) or Service(s): Construction Manager at Risk (CMaR) Services for John H. Stroger Jr. Hospital Improvements Project

Contract Value: \$372,807,782.00

Contract period: ~~1/1/2025—12/31/2029~~ 6/1/2025-5/31/2030

Potential Fiscal Year Budget Impact: FY2025 \$51,006,276.00, FY2026 \$117,752,338.00, FY2027 \$102,901,287.00 FY2028 \$35,409,294.00, FY2029 \$32,869,294, FY2030 \$32,869,294.00

Accounts: 11569.1031.11190.560105.00000.00000 and 11569.1031.11190.560107.00000.00000 (Capital Improvement Program)

Contract Number(s): H24-25-167

Concurrences:

~~This Item has not been reviewed for Compliance yet as it is being referred to Committee for further review.~~
The vendor has met the Minority- and Women-owned Business Enterprise Ordinance via: Direct participation.

The CCH Chief Procurement Officer Concurs.

Summary: This request is for Construction Manager at Risk (CMaR) services for improvements to Stroger Hospital. Vendor shall provide pre-construction services and complete the construction of assigned projects under a guaranteed maximum price (GMP). The Vendor will be expected to collaborate with architectural and engineering firms to provide preconstruction services to meet the objectives of the County, as well as any regulatory requirements, and shall provide complete construction management services for the construction of new projects, renovation projects, and demolition of up to 3 existing buildings on the campus. Vendor will provide all constructions services through project closeout. The approved projects include building exterior improvements, site upgrades, and interior improvements that are currently, or will be, assigned to multiple design professionals. There are twenty current projects underway that this request will support. Additionally, more than fifteen other

projects have been identified as potential future JHS campus projects.

This contract was awarded through the Request for Qualifications (RFQ) process in accordance with Cook County Procurement Code. The vendor was selected based upon established evaluation criteria.

A motion was made by Commissioner Britton, seconded by Commissioner K. Morrison, to approve as amended in the errata 25-0002. The motion carried by the following vote:

Ayes: Miller, Britton, McCaskill and K. Morrison (4)

Nayes: S. Morrison (1)

Present: Anaya (1)

Absent: Aguilar, Degnen and Moore (3)

ADJOURNMENT

A motion was made by Commissioner Anaya, seconded by Commissioner K. Morrison, to adjourn the meeting. The motion carried by the following vote:

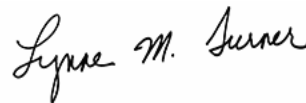
Ayes: Miller, Anaya, Britton, McCaskill, K. Morrison and S. Morrison (6)

Absent: Aguilar, Degnen and Moore (3)

Respectfully submitted,



Chairwoman



Secretary

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