

## REPORT OF THE COMMITTEE ON CAPITAL IMPROVEMENTS

April 26, 2011  
(Recessed and Reconvened May 16, 2011)

The Honorable,  
The Board of Commissioners of Cook County

### ATTENDANCE

Present: Chairman Murphy, Vice Chairman Butler, Commissioners Garcia, Gorman, Schneider, Silvestri, Sims, Steele and Tobolski (9)

Absent: None (0)

Also Present: Commissioners Collins, Daley, Gainer, Goslin and Tobolski; Tariq Malhance – Chief Financial Officer; Laura Lechowicz Felicione – Special Legal Counsel to the President; Maria Saldaña, Bureau Chief, Bureau of Economic Development; Herman Brewer – Director, Office of Capital Planning and Policy; Elizabeth Melas – Deputy Director of Office of Capital Planning and Policy; Takashi Reinbold – Director – Budget Department; Erin Levin – Executive Director, Public Building Commission

Ladies and Gentlemen:

Your Committee on Capital Improvements of the Board of Commissioners of Cook County met pursuant to notice on Tuesday, April 26, 2011 at the hour of 11:00 A.M. in the Board Room, Room 569, County Building, 118 North Clark Street, Chicago, Illinois.

Your Committee has considered the following item and, upon adoption of this report, the recommendations are as follows:

312365 CAPITAL IMPROVEMENTS PROGRAM FOR FISCAL YEAR 2011 (PROPOSED RESOLUTION). Submitting a Proposed Resolution sponsored by Toni Preckwinkle, President, William M. Beavers, Jerry Butler, Earlean Collins, John P. Daley, John A. Fritchey, Bridget Gainer, Jesus G. Garcia, Elizabeth “Liz” Doody Gorman, Gregg Goslin, Edwin Reyes, Timothy O. Schneider, Peter N. Silvestri, Robert B. Steele, Larry Suffredin and Jeffrey R. Tobolski, County Commissioners.

### PROPOSED RESOLUTION

**WHEREAS**, Cook County is a home rule unit of local government pursuant to Article VII, Section 6(a) of the 1970 Illinois Constitution, and as such may exercise any power and perform any function pertaining to its government and affairs; and

**WHEREAS**, on December 13, 2010, President Toni Preckwinkle issued Executive Order 2010-1, ordering, among other things, the following actions:

1. A moratorium on non-essential capital construction projects in the planning stage with the Office of Capital Improvement and Policy. A list of all Planned Capital Construction Projects as of December 9, 2010 is attached to this order as Exhibit A. The moratorium as

to begin the strategic re-alignment of real estate assets to optimize cost efficiency and facilitate the improvement of public services; and

**WHEREAS**, based upon the foregoing actions, Toni Preckwinkle, President of the Cook County Board of Commissioners, the Bureau of Economic Development, by Maria Saldaña, Bureau Chief, and the Office of Capital Planning and Policy, by Elizabeth Melas, Deputy Director, have prepared the Capital Improvement Program for Fiscal Year 2011, dated April 20, 2011, hereby submitted for consideration and approval; and

**WHEREAS**, pursuant to Executive Order 2011-1, the 2011 Cook County Annual Appropriation Ordinance directed that the section entitled Capital Improvement Programs be printed at a later date under separate cover.

**NOW, THEREFORE, BE IT RESOLVED**, that the Cook County Board of Commissioners hereby approves the Capital Improvement Program for Fiscal Year 2011, dated April 20, 2011.

**\*Referred to the Committee on Capital Planning on April 20, 2011.**

**Leave was requested to add all Commissioners as Co-Sponsors. Leave was granted.**

**Commissioner Gorman, seconded by Commissioner Schneider, moved to Defer Communication No. 312365. The motion carried.**

**Commissioner Gorman, seconded by Commissioner Schneider, moved to Withdraw the motion to Defer Communication No. 312365. The motion carried.**

Chairman Murphy Recessed the meeting to the Call of the Chair.

**May 16, 2011**

Vice Chairman Butler reconvened the recessed Capital Improvements Committee meeting of May 16, 2011.

**Commissioner Garcia, seconded by Commissioner Tobolski, moved to accept the Substitute Resolution for Communication No. 312365.**

SUBSTITUTE RESOLUTION TO 312365

Sponsored by

THE HONORABLE TONI PRECKWINKLE, PRESIDENT

**WHEREAS**, Cook County is a home rule unit of local government pursuant to Article VII, Section 6(a) of the 1970 Illinois Constitution, and as such may exercise any power and perform any function pertaining to its government and affairs; and

**WHEREAS**, on December 13, 2010, President Toni Preckwinkle issued Executive Order 2010-1, ordering, among other things, the following actions:

1. A moratorium on non-essential capital construction projects in the planning stage with the Office of Capital Improvement and Policy. A list of all Planned Capital Construction Projects as of December 9, 2010 is attached to this order as Exhibit A. The moratorium as it relates to Planned Capital Construction Projects shall continue Capital Improvement Program – 1 pending the passage of the Annual Appropriation Bill for the Fiscal Year 2011, unless further extended. During said moratorium a review of the planned projects shall be conducted by representatives of the Office of the President, the Office of Capital Improvement and the affected agency to determine the strategic and essential nature of the project. Projects deemed non-essential, i.e., those that are not required for public health or safety reasons or are necessary to address regulatory requirements and code violations will be addressed with the Cook County Board of Commissioners at a later date and may be deferred, restructured or terminated.
  
2. A moratorium on any non-essential capital construction projects in the active stage with the Office of Capital Improvement and Policy. A list of all Active Capital Construction Projects as of December 9, 2010 is attached to this order as Exhibit B. The moratorium as it relates to Active Capital Construction Projects shall continue pending the passage of the Annual Appropriation Bill for the Fiscal Year 2011, unless further extended. During said moratorium an expedited review of the active projects shall be conducted by representatives of the Office of the President, the Office of Capital Improvement and the affected agency to determine the strategic and essential nature of the project. Projects deemed non-essential, i.e., those that are not required for public health or safety reasons or are necessary to address regulatory requirements and code violations will be addressed with the Cook County Board of Commissioners at a later date and may be deferred, restructured or terminated; and

**WHEREAS**, after imposition of the moratorium, the Office of Capital Planning and Policy (OCP), in concert with the Office of the President and each affected agency, conducted a review of all Planned Capital Construction Projects and all Active Capital Construction Projects to determine the strategic and essential nature of each project; and

**WHEREAS**, in accomplishing such review, OCP developed an evaluation system to bring discipline to the planning process, categorizing projects as 1) Life Safety, 2) Code and Regulatory Requirement, 3) Critical System Risk of Failure, 4) Public Safety, 5) Energy Efficiency, and 6) Miscellaneous. Based on the initial evaluation, non-essential projects were placed on hold; and

**WHEREAS**, President Toni Preckwinkle then initiated an independent third party review of the capital construction projects by the Public Building Commission of Greater Chicago and its consultants, all of whom worked in close collaboration with the Office of Capital Planning and Policy in scrutinizing projects to determine which projects could be deferred, eliminated or restructured; and

**WHEREAS**, this joint review resulted in the denial, deferral or restructuring of projects, generating savings that will be re-allocated to new 2011 projects necessary for life safety and code requirements, to prevent failure of critical systems, to protect public safety, and to begin the strategic re-alignment of real estate assets to optimize cost efficiency and facilitate the improvement of public services; and

**WHEREAS**, based upon the foregoing actions, Toni Preckwinkle, President of the Cook County Board of Commissioners, the Bureau of Economic Development, by Maria Saldaña, Bureau Chief, and the Office of Capital Planning and Policy, by Elizabeth Melas, Deputy Director, have prepared the Capital Improvement Program for Fiscal Year 2011, dated April 20, 2011, hereby submitted for consideration and approval; and

**WHEREAS**, pursuant to Executive Order 2011-1, the 2011 Cook County Annual Appropriation Ordinance directed that the section entitled Capital Improvement Programs be printed at a later date under separate cover.

**NOW, THEREFORE, BE IT RESOLVED**, that the Cook County Board of Commissioners hereby approves the Capital Improvement Program for Fiscal Year 2011, dated April 20, 2011, as amended by the Restated and Revised Project Budget Detail dated May 16, 2011.

**Commissioner Garcia, seconded by Commissioner Tobolski, moved to approve the Substitute Resolution for Communication No. 312365 as amended. The motion carried.**

Chairman Daley asked the Secretary of the Board to call upon the registered public speakers, in accordance with Cook County Code, Sec. 2-107(dd).

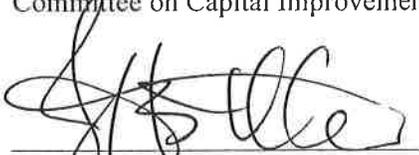
1. George Blakemore – Concerned Citizen

**Commissioner Garcia moved to Adjourn, seconded by Commissioner Tobolski. The motion carried and the meeting was adjourned.**

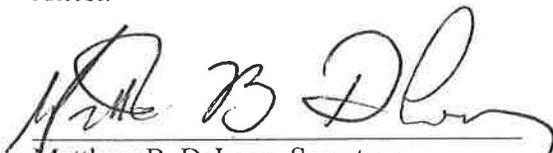
**YOUR COMMITTEE RECOMMENDS THE FOLLOWING ACTION  
WITH REGARD TO THE MATTERS NAMED HEREIN:**

Communication Number 31265      Approved as Amended

Respectfully submitted,  
Committee on Capital Improvements

  
Jerry Butler, Vice Chairman

Attest:

  
Matthew B. DeLeon, Secretary

\*An audio recording of this meeting is available in the Office of the Secretary to the Board, 118 North Clark Street, Room 567, Chicago, IL 60602.

THE BOARD OF COMMISSIONERS

TONI PRECKWINKLE

PRESIDENT

EARLEAN COLLINS	1st Dist.	BRIDGET GAINER	10th Dist.
ROBERT STEELE	2nd Dist.	JOHN P. DALEY	11th Dist.
JERRY BUTLER	3rd Dist.	JOHN A. FRITCHEY	12th Dist.
WILLIAM M. BEAVERS	4th Dist.	LAWRENCE SUFFREDIN	13th Dist.
DEBORAH SIMS	5th Dist.	GREGG GOSLIN	14th Dist.
JOAN P. MURPHY	6th Dist.	TIMOTHY O. SCHNEIDER	15th Dist.
JESUS G. GARCIA	7th Dist.	JEFFREY R. TOBOLSKI	16th Dist.
EDWIN REYES	8th Dist.	ELIZABETH ANN DOODY GORMAN	17th Dist.
PETER N. SILVESTRI	9th Dist.		



BUREAU OF FACILITIES MANAGEMENT

JIM D'AMICO

DIRECTOR

George W. Dunne Cook County Office Building  
69 W. Washington, Suite 3015  
Chicago, Illinois 60602-4053  
TEL: 312-603-0340  
FAX: 312-603-9990

MEMORANDUM

TO: Maria Saldana, Bureau Chief of Economic Development  
Herman Brewer, Director of Capital Planning  
Elizabeth Melas, Deputy Director, Capital Planning ✓

FROM: Jim D'Amico, Director  
Shelly Smith, Business Manager III  
Susan Lombard, Safety Officer

RE: CIP Plan – New and Deferred Projects

DATE: May 5, 2011

We concur with the projects that have been recommended as part of the 2011 Capital Improvement Program and appreciate the consideration given to Facilities Management requests.

DOROTHY BROWN  
CLERK OF THE CIRCUIT COURT



Richard J. Daley Center  
Room 1001  
Chicago, Illinois 60602  
(312) 603-5030  
FAX (312) 603-4557  
[www.cookcountyclerkofcourt.org](http://www.cookcountyclerkofcourt.org)

**OFFICE OF THE CLERK OF THE CIRCUIT COURT OF COOK COUNTY**

April 14, 2011

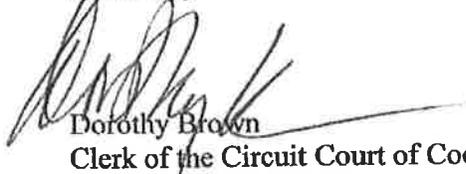
Honorable Toni Preckwinkle  
President, Cook County Board of Commissioners  
118 North Clark Street  
Chicago, Illinois 60602

Dear President Preckwinkle:

Thank you for your letter informing me of the decision to move forward with the build out of the Hawthorne Warehouse facility. I understand that the construction of the facility will be combined with the proposed window replacement as well as parking lot improvements.

We look forward to working with your team to get the Hawthorne Warehouse constructed and fully operational. Your recognition of the importance of additional storage space for the Clerk's Office is appreciated.

Sincerely,



Dorothy Brown  
Clerk of the Circuit Court of Cook County

DB:jm

Cc: Eduna Wilks, Chief of Staff/Executive Clerk for Public Policy and Human Resources  
Wasiu Fashina, Chief Financial Officer  
John Chatz, Executive Clerk for Court Operations and Administration  
Fred Moody, Associate Clerk, Facilities Management



State of Illinois  
Circuit Court of Cook County

Chambers of  
Timothy C. Evans  
Chief Judge

2600 Richard J. Daley Center  
Chicago, Illinois 60602  
(312) 603-6000

May 12, 2011

Honorable Joan Patricia Murphy  
Chairperson  
Capital Improvements Committee  
Cook County Board of Commissioners  
118 North Clark Street, Room 567  
Chicago, Illinois 60602

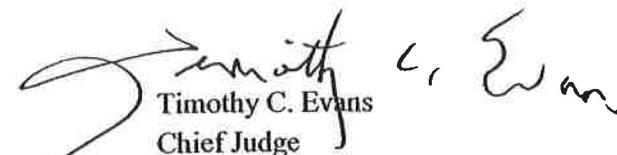
Dear Commissioner Murphy:

Representatives from my office recently met with staff of the Department of Capital Planning and Policy to discuss the proposed 2011 Capital Improvement Program (CIP). It is my understanding that while several of the Circuit Court's previously approved projects will move forward in the 2011 CIP plan, there are a number of our approved projects that have been deferred due to funding issues.

It is also my understanding that the Circuit Court's Countywide Courthouse Utilization Assessment, approved in 2010, now has been made a part of the Court System and Corrections Space Utilization and Facility Condition Assessment Project and that the Project is approved and funded in the 2011 CIP. Therefore, I respectfully request that the Project proceed as expeditiously as possible in light of the serious concerns regarding security, parking and the generally poor conditions in the following Circuit Court facilities: the Fourth Municipal District courthouse in Maywood, the Sixth Municipal District courthouse in Markham and the Criminal Court Building at 26<sup>th</sup> and California in Chicago.

Your consideration of this request is appreciated.

Sincerely,

  
Timothy C. Evans  
Chief Judge  
Circuit Court of Cook County

TCE:mjs

Cc's: Maria Saldaña, Bureau Chief, Bureau of Economic Development  
Herman Brewer, Director, Capital Planning  
Elizabeth Miles, Deputy Director, Capital Planning ✓



Cook County Juvenile Temporary Detention Center  
1100 S. Hamilton Avenue, Chicago, IL 60612  
TEL (312) 433-7102  
FAX (312) 433-6644

May 16, 2011

Joan Murphy  
Cook County Commissioner  
118 North Clark, Room 567  
Chicago, IL 60602

Dear Commissioner Murphy,

Deputy Transitional Administrator Welch, Deputy Executive Director Abreu and Dennis Montgomery met with representatives from the Cook County President's Office and Capital Development on Friday, May 15, 2011 to review recommendations for funding new and on-going capital projects.

The Transitional Administrator is in agreement with the recommendations as presented at this meeting with the following exceptions:

1. The gymnasium and outdoor recreation yard project is underfunded. We were advised additional funds would be utilized from the reserved fixed account. The RFP estimates the project costs at \$365,000.
2. The installation of water fountains in the gyms (\$10,000) does not meet the criteria for a capital development project and may be removed from the capital project agenda.
3. The classroom modifications project (\$10,000) does not meet the criteria for a capital development project and may be removed from the capital project agenda.
4. There is a \$500,000 Juvenile Justice Feasibility Study not included on the project list as this project was recently added. It is our understanding that the Juvenile Justice Feasibility Study will be funded.

The recommendations for approval of these projects reflects a commitment to serve the needs of Cook County's troubled youth, address life safety issues for the residents and staff at the JTDC as well as bring the JTDC into compliance with state standards and federal court mandates.

Sincerely,

Earl Dunlap  
Transitional Administrator

# COOK COUNTY HEALTH & HOSPITALS SYSTEM

**Toni Preckwinkle** • President  
Cook County Board of Commissioners

**Warren L. Batts** • Chairman  
Cook County Health & Hospitals System

**Jorge Ramirez** • Vice-Chairman  
Cook County Health & Hospitals System

**Terry Mason, M.D., F.A.C.S.** • Interim CEO  
Cook County Health & Hospitals System



## CCHHS

1900 West Polk Street, Suite 220  
Chicago, Illinois 60612  
Tel: (312) 864-6820  
Fax: (312) 864-9994

### Health & Hospitals System Board Members

Dr. David A. Ansell  
Commissioner Jerry Butler  
David N. Carvalho  
Quin R. Golden  
Benn Greenspan  
Sr. Sheila Lyne  
Dr. Luis R. Muñoz  
Heather E. O'Donnell

May 13, 2011

The Honorable Joan P. Murphy  
Chairman, Capital Improvements Committee  
Cook County Board of Commissioners  
County Building  
118 North Clark Street, Suite 567  
Chicago, Illinois 60602

RE: 2011 Cook County Capital Improvement Program

Dear Chairman Murphy:

On behalf of the Cook County Health & Hospitals System (CCHHS), I have reviewed the Cook County 2011 Capital Improvement Program, as well as the list of recommended new projects, and I am in concurrence with the County's plans as they concern the Health System.

If you have any questions, or would like to discuss further, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Terry Mason".

Terry Mason, MD, FACS  
Interim Chief Executive Officer  
Cook County Health & Hospitals System

cc: The Honorable Toni Preckwinkle, President, Cook County Board of Commissioners  
Members, Capital Improvements Committee



Law Office of the

**COOK COUNTY PUBLIC DEFENDER**

69 WEST WASHINGTON • SUITE 1600 • CHICAGO, IL 60602 • (312) 603-0600 • (312) 603-9787 FAX

**Hon. Abishi C. Cunningham, Jr. (Ret.) • Public Defender**

Cook County Board of Commissioners  
118 N. Clark Street, Room 567  
Chicago, IL 60602

May 13, 2011

Dear Commissioner;

I am writing regarding the Capital Improvements Committee meeting that will reconvene on Monday, May 16, 2011, at 2:00 PM.

I wish to communicate the support of the Law Office of the Cook County Public Defender for proposed resolution #312365 sponsored by President Toni Preckwinkle, and Cook County Commissioners William Beavers, Jerry Butler, Earlean Collins, John Daley, John Fritchey, Bridget Gainer, Jesus Garcia, Elizabeth Doody Gorman, Gregg Goslin, Edwin Reyes, Timothy Schneider, Peter Silvestri, Robert Steele, Larry Suffredin and Jeffrey Tobolski.

On May 5, I met with Ms. Maria Saldana, Director of the Bureau of Economic Development, Ms. Elizabeth Melas, Deputy Director of Capital Planning and Policy, Mr. Kevin Holts, of the Public Building Commission of Chicago, and Ms. Letitia Close of the President's Office, to review our request for the vital capital improvements at our offices located at 26<sup>th</sup> and California and at J.T.D.C.. I was informed that the work on the design for our office space at 26<sup>th</sup> and California would be commenced in 2012 and that actual construction would begin in 2013, and that the requested file room reconfiguration at the J.T.D.C. could be commenced at even an earlier date because of the amount that it would require to complete this project.

Although this resolution defers for a year the much needed improvements to our offices at 26<sup>th</sup> and California that had been previously approved, we in the Public Defender's Office are supporting this deferment as a way to cooperate with the County's efforts to responsibly manage the costs of capital improvements.

If you have any questions regarding these plans or my support for the resolution, I or a representative from my office will be available to meet with you or the Board at any time.

Sincerely,

A handwritten signature in cursive script that reads "Abishi C. Cunningham, Jr.".

Honorable Abishi C. Cunningham, Jr. (Ret.)

Cook County Public Defender



PHONE (312) 603-6444

**SHERIFF'S OFFICE OF COOK COUNTY, ILLINOIS**

RICHARD J. DALEY CENTER  
50 W. WASHINGTON - ROOM 704  
CHICAGO, IL 60602

**THOMAS J. DART**  
SHERIFF

May 12, 2011

Honorable Joan Murphy  
Capital Improvements Chairman  
Cook County Board of Commissioners  
118 North Clark Street, Room 567  
Chicago, Illinois 60602

Dear Chairman Murphy:

My staff attended a meeting on May 5, 2011 convened by Maria Saldana, Bureau Chief of the Bureau of Economic Development to discuss 2011 Capital Construction Project Requests for the Sheriff's Office. As a result of the meeting, I support the recommendations for funding Sheriff's Office requested projects, as they address areas of compliance pertaining to the Department of Justice as well as safety and security concerns on the Department of Corrections' compound. It should be noted the Department of Corrections' compound is inclusive of Sheriff's Women Justice Services Programs, Office of Reentry and Diversion Programs and Boot Camp.

Thank you for your consideration in this matter. If you have any questions, please contact my office at (312) 603-6435.

Sincerely,

Thomas J. Dart  
Sheriff of Cook County

cc: Honorable President Toni Preckwinkle, Cook County Board of Commissioners  
Maria Saldana, Bureau Chief, Bureau of Economic Development  
Elizabeth Melas, Deputy Director, Office of Capital Planning and Policy

