



Pat Quinn, Governor
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July 16, 2012

Mr. Dan R. Long
Executive Director
Commission on Government Forecasting and Accountability
703 Stratton Office Building
Springfield, IL 62706

Dear Director Long:

Pursuant to the State Facilities Closure Act (the "Act") and in response to your request of June 19, 2012, this letter sets forth the Department of Healthcare and Family Services ("HFS" or the "Department") official recommendations of closure of its office at 32 West Randolph, Chicago, IL 60601. As discussed below, staff currently located at the 32 West Randolph office, will be relocated to 1755 Lake Cook Road, Deerfield; 36 South Wabash, Chicago; 1605 South Emerald, Chicago; and 401 S. Clinton, Chicago. The office of furthest distance will be the relocation to 1755 Lake Cook Road, Deerfield, which is approximately twenty-seven miles. HFS does not currently have offices in Deerfield.

Pursuant to the Act (30 ILCS 602 5/10), HFS is providing information concerning the ten specific items listed below.

1. The location and identity of the State facility proposed to be closed.

Response: HFS, 32 West Randolph, Chicago, Illinois 60601 (Cook County) Floors 5, 7, 8, 9, 11, 12, 13, 14, 15, and 16.

2. The number of employees for which the State facility is the primary stationary work location and the effect of the closure of the facility on those employees.

Response: The 32 West Randolph location houses approximately 295 Child Support Services staff and approximately 25 Bureau of Collections staff. No employee will lose their job due to the move. Some employees may encounter a longer commute to Deerfield.

3. The location or locations to which the functions and employees of the State facility would be moved.

Response: Approximately 50 Child Support Services staff will be relocated to 1755 Lake Cook Road, Deerfield; approximately 50 Child Support Service staff will be relocated to 1605 South Emerald, Chicago; approximately 193 Child Support Services staff will be relocated to 36 South Wabash, Chicago and approximately 50 staff (25 each of Child Support and Bureau of Collections) will be migrated to 401 South Clinton, Chicago.

4. The availability and condition of land and facilities at both the existing location and any potential locations.

Response: The current location of 32 West Randolph and the proposed locations are all located in Cook county. All buildings meet ADA and CMS standards. The locations currently all are occupied by state entities.

Physical appearance: The Deerfield office building, where HFS proposes to re-locate, is a large modern five story building. HFS will occupy space on the 4th floor of the building. There is elevator access to the floor. The Illinois Student Assistance Commission (ISAC) will also occupy a portion of the 4th floor. The Department of Children and Family Services (DCFS) will occupy the 5th floor.

The Emerald Street location is a two story building. The current occupant of the building is the DCFS. HFS will occupy a large portion of the 1st floor of the location while DCFS will occupy a small portion of the 1st floor and the entire 2nd floor. The building meets the program needs for the department and CMS standards.

36 South Wabash is a large multi-floor building located within the Chicago loop. HFS will be re-located to the 8th and 9th floor of this building. Illinois Department of Employment Security (IDES) is the current occupant and this agency will be re-stacked into more appropriate space standards to allow HFS to migrate into the area. This building is very well maintained and portrays a professional office setting.

401 South Clinton currently houses staff from HFS and the Department of Human Services (DHS). It is a seven story professional office building. The building is well maintained and provides an office setting environment.

Parking Lot: The parking lots at 1755 Lake Cook Road, Deerfield and 6201 South Emerald have paved surface lots that are accessible to employees and clients. 401 South Clinton has a limited number of staff parking spaces and 36 South Wabash does not have parking associated with the building.

Proximity to Public Transportation and Major Roads: All locations have public transportation access (i.e., CTA, Metra, PACE bus services, elevated trains, direct access to interstate exchanges).

Security: All entrances accesses have a key pass or scramble pad security system. Security guards will also be present in the client waiting areas and at the entrances of the buildings.

Community Services: All areas are accessible to community services and restaurants.

5. The ability to accommodate the functions and employees at the existing and at any potential locations.

The functions of the Child Support Services Division is to provide services to custodial and non-custodial parents by establishing paternity and establishing, enforcing and modifying child support obligations to strengthen families emotionally and financially. The de-centralization of these functions from 32 West Randolph, Chicago to the proposed sites of 1755 Lake Cook Road, Deerfield; 6201 South Emerald, Chicago; 36 South Wabash, Chicago and 401 S. Clinton, Chicago, allows for the agency to take our services back out to the communities in which we serve.

6. The cost of operations of the State facility and at any potential location and any other related budgetary impacts.

Response: The annual operational cost for 32 W. Randolph is \$4,416,227 (\$30.79 annual square foot).

However, relocation to Deerfield, and 401 S. Clinton will result in staff being located into buildings that will be state owned. These two buildings are currently under lease to purchase options. The current location, 32 West Randolph, is owned by a private landowner. The current annual cost per square foot at Deerfield is \$27.84 per square foot; 6201 South Emerald is \$32.23 per square foot; 401 South Clinton equates to \$19.97 and 36 South Wabash is \$27.96 per square foot. The average annual square footage amount for all four locations is \$27.00.

7. The economic impact on existing communities in the vicinity of the State facility and any potential facility.

Response: The move will have no significant economic impact on the population currently served by the 32 West Randolph, Chicago location. The proposed locations will serve the clients within their own communities. Notices will be sent to clients to inform them of the closure of 32 W. Randolph and to inform the clients of the new site addresses to meet with their caseworkers. These notices will go out well in advance of the any move.

8. The ability of the existing and any potential communities' infrastructure to support the functions and employees.

Response: The 32 W. Randolph, Chicago office will be closed, and staff will be relocated to 1755 Lake Cook Road, Deerfield; 6201 S. Emerald, Chicago; 36 South Wabash and 401 S. Clinton. These potential locations have similar community support structures (e.g., restaurants, stores, parking) for the relocating of employees.

9. The impact on State services delivered at the existing location, in direct relation to the State services expected to be delivered at any potential locations.

Response: The services offered at the potential locations will be the same services offered at the current location of 32 W. Randolph, Chicago.

10. The environmental impact, including the impact related to potential environmental restoration, waste management, and environmental compliance activities.

Response: All potential locations are existing buildings within communities. There would not be any type of significant environmental impact.

In addition, COGFA requested that HFS provide the following information:

- How much, transition costs will be and where in the budget will they be paid for.

Response: The transition cost for the relocation of all staff from 32 West Randolph is estimated to cost approximately \$270,000. This amount has been submitted as part of the HFS Administrative Services budget. Once HFS departs from the 32 West Randolph site, HFS will have no maintenance or any other obligation relating to the 32 West Randolph site.

- How much, if any, maintenance costs will be annually after closure.


Response: There are no anticipated annual maintenance costs. The Department of Central Management Services (CMS) has given notice, per provisions of the current lease, to the current lessor of the intent to terminate the lease.

- How does this facility closure fit into any long-term plan?

Response: The relocation of staff into the community environment setting will ensure the accessibility of the program for clients in these specific communities. The long term savings are significant as HFS is relocating from a very expensive private lease to two lease to own state-owned buildings (401 S. Clinton and 1755 Lake Cook Road) and two leases that have been recently renegotiated by CMS in order to obtain a better overall square footage rate. Additionally, the relocation of staff allows for the reduction of space underutilization and promotes a better utilized space foot print.

In closing, the department will be happy to answer any further questions or concerns. Please do not hesitate to reach out to us.

Cordially,


Julie Hamos
Director

Cc: Senator Jeffrey Schoenberg
Representative Patricia Bellock
Carol Green, HFS, Bureau of Administrative Services