



Board of Commissioners of Cook County

118 North Clark Street
Chicago, IL

Legislation Text

File #: 15-5079, **Version:** 1

JOB ORDER CONTRACT

Department: Department of Capital Planning & Policy

Summary: The Department of Capital Planning & Policy, as authorized by the Cook County Chief Procurement Officer, plans to participate in the Cook County's Job Order Contract (JOC) program to complete the two (2) capital projects listed below. JOC is a quantity based procurement process that allows facility owners to complete a multitude of repair/maintenance and construction projects with a single, competitively bid contract. The JOC process generally involves first selecting a pool of potential contractors through a competitive procurement process, and then identifying projects for such selected contractors.

The County has already completed a JOC competitive procurement process, and it has created the pool of generated contractors to perform certain projects generally associated with Maintenance, repairs, replacement and routine work.

The JOC program has an administrative component managed by the Gordian Group. The Gordian Group maintains an area price book, which captures the prices for specific construction work items within this region. JOC contractors bid against the prices included in the price book. The cost, therefore, of any work performed by the contractor is a contractor markup from the price book. The Gordian Group would receive 5% administrative fee from Cook County based on the total project cost of the work. The Gordian Group will manage the JOC process and will verify that all proposals and work are compliant with the terms and conditions outlined in the JOC contract within the County.

The Department of Capital Planning & Policy proposes to assign the projects listed below to the Gordian Group to share with participating JOC contractors.

Project Descriptions:

Cook County Administrative Building (CCAB) Swing Space - Basement and 9th Floor - A total gut re-hab for the Law Offices of the Public Defender (LOPD) on the 7th, 8th and 9th floors of the CCAB-George Leighton Administration Building. The project scope will produce an upgraded professional work environment that adequately supports the attorneys and staff of 277 full-time employees and 34 Interns. This project estimated cost is \$240,000.00.

Medical Examiners Conference - Project scope includes the renovation of conference room and technology at 2121 W. Harrison St. The conference room is located in the basement. Fixtures, equipment, (Audio / Video) in the space are all original to the facility which was completed circa 1983. Many of these systems are non-functional and obsolete and will be addressed as part of the renovation.

Project Rationale:

Cook County Administrative Building (CCAB) Swing Space - Basement and 9th Floor - Construction of a swing space to relocate the Law Office of the Public Defender during construction will be built out in the second basement of the CCAB. Renovation work is to be coordinated to develop staging and phasing logistics to allow the Public Defender's

Office to remain operational, during construction activities.

Medical Examiners Conference - Project was initiated to address carpet that had mildew odors due to a past water infiltration which has since been mitigated. Upon review of the space it was noted that various systems and components were obsolete and / or non-functional.

The Medical Examiner's office utilizes the conference room for many functions, hosting continuing education for staff monthly, hosting a yearly seminar for the Illinois Coroners and Medical Examiners Association, and hosting the Cook County Disaster Response Team training seminars, to name a few. Providing a fully functional conference room will allow additional opportunities and additional use of the space for daily Quality Assurance Case reviews, for example.

Budgets: CCAB Swing Space - Basement and 9th Floor	\$240,000.00
Medical Examiners Conference Room	\$302,300.00

Schedule: CCAB Swing Space - Basement and 9th Floor	 8 weeks
Medical Examiners Conference Room	 8 weeks

Account(s): 1618/1619