



# Board of Commissioners of Cook County

118 North Clark Street  
Chicago, IL

## Legislation Text

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**File #:** 15-4487, **Version:** 1

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### **JOB ORDER CONTRACT**

**Department:** Capital Planning and Policy

**Summary:** The Department of Capital Planning and 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 four (4) 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 and Policy, proposes to assign the projects listed below to the Gordian Group to share with participating JOC contractors.

#### **Project Descriptions:**

- **Fire & Life Safety Emergent Upgrade Project-** The Boot Camp is located on the Department of Corrections Campus, in Chicago, Illinois. The Complex is made up of 10 separate one story Army style dormitories and constructed in the late 1990's. The Boot Camp has since been moved out of that location and the Sheriff's Office is in the process of making minor renovations to the complex and will re-open the renovated facility with a new Fire Alarm & Detection System. **This project estimated additional cost is \$600,000.00.**
- **Fire & Life Safety Upgrade Project-** Per the City of Chicago's mandate, all building owners of existing high-rise buildings are to have a "Life Safety Evaluation Report", prepared by an architect, listing the building's structure and system components that may compromise the life safety of its occupants. The report was prepared and filed with the city in December 2005. **This project estimated cost is \$50,000.00.**
- **Cook County Sheriff Vehicle Storage Relocation -** This project's objective is to relocate the Sheriff's Vehicle Services offices and fleet operations from 10351 South Woodlawn, Chicago, IL 60628, to the Department of Highway and Transportation District-3 property, located at 901 West 26<sup>th</sup> Street, LaGrange, IL 60525. District 3

activities & personnel are to be transferred to District 4. **This project estimated additional cost is \$190,000.00.**

- **DOC Selective Roof Replacements - Various Buildings** - This project is to address roofing issues at the DOC in order to resolve severe leaking conditions that have a critical impact to the operations of various buildings on the DOC Campus. The intent is to be able to address some of the more severe conditions until the comprehensive roof replacement project addresses the buildings in their entirety. **This project estimated cost is \$350,000.00**

**Budgets:** Fire & Life Safety Emergent Upgrade Project - \$600,000.00  
Fire & Life Safety Upgrade Project - \$50,000.00  
Cook County Sheriff Vehicle Storage Relocation - \$190,000.00  
DOC Selective Roof Replacements - \$350,000.00

**Schedule:** Fire & Life Safety Emergent Upgrade Project | 6 Months  
Fire & Life Safety Upgrade Project | 3 Months  
Cook County Sheriff Vehicle Storage Relocation | 3 Months  
DOC Selective Roof Replacements | 6 Months

**Account(s):** N/A