



Board of Commissioners of Cook County

118 North Clark Street
Chicago, IL

Legislation Text

File #: 14-3016, **Version:** 1

JOB ORDER CONTRACT

Department: Office of Capital Planning and Policy

Summary: The Office 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 (6) 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 Office of Capital Planning and Policy, proposes to assign the projects listed below to the Gordian Group to share with participating JOC contractors.

Project Descriptions:

Department of Homeland Security and Emergency Management Relocation Project- The intent of this project is to renovate the existing Employee Annex building (approximately 10,000 square feet) located at Oak Forest Health Center. It will create a connection from the employee residence structure across the existing one-story building connection to make use of the existing elevator. This project will also include renovation and repurposing of basement space, main and second floors to create additional office space.

JTDC Install Partitions in 3rd Floor Recreation Yard Project Supplemental - This project is to partition off a portion of the 3rd Floor Outdoor Recreation Yard into four separate spaces to allow the JTDC the ability to provide mandated recreation time to the juveniles housed at the facility.

DOC ADA Compliance Renovation Phase 2 - This project is in response to corrective measures required per Department of Justice's (DOJ) citations at DOC campus, the DOJ representatives has in the past issued a non-compliance citations addressing architectural barrier pertaining to existing facilities that are below the acceptable guidelines (2010 ADA Standards).

DOC Division 3 Annex & Division 4 Roof Replacement - This project will provide a full roof replacement at Division 3 Annex and a partial roof replacement at Division 4 due to leaks on numerous inmate areas which are

currently closed down and unusable.

Sheriff Department Vehicle Services Relocation - \$850,000.00 - This project will relocate the Cook County Sheriff's Vehicle Services from 10351 S. Woodlawn, Chicago, IL to the Department of Highways & Transportation - District 3, LaGrange Park, IL. DHT will relocate staff & equipment to existing satellite offices.

Bureau of Technology 7th Floor Server Air Condition Unit - \$150,000.00 - This project requires a new server farm A/C unit to handle the additional heat load resulting from the consolidation of technology from eight (8) user agencies and elected officials presently in poorly cooled makeshift data rooms scattered throughout several County buildings.

Budgets:

DHSEM Relocation Project -

929,617 Capital Funded

3,191,252 Grant Funded

Total = 4,120,869.00 =

JTDC Install Partitions-3rd Floor Recreation Yard Project Supplemental - 300,000.00

DOC ADA Compliance Renovation Phase 2 - 900,000.00

DOC Division 3 Annex & Division 4 Roof Replacement - 2,000,000.00

Sheriff Department Vehicle Services Relocation - 850,000.00

Bureau of Technology 7th Floor Server Air Condition Unit - 150,000.00

GRAND TOTAL = \$8,320,869.00

Schedule: 8months|8Months|7Months|3Months|3Months|2Months

Account(s):20000 - County Physical Plant