



# Board of Commissioners of Cook County

118 North Clark Street  
Chicago, IL

## Legislation Text

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**File #:** 14-1102, **Version:** 1

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### 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 three (3) 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 general 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 with 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:

- 1. Department of Corrections (DOC) ADA Compliance Renovation** - The project is in response to corrective measures required per Department of Justices' (DOJ) citations at DOC campus. The DOJ representatives have issued non-compliance citations addressing inaccessibility pertaining to existing facilities that are below the acceptable ADA guidelines.
- 2. Criminal Courts Administration Building (CCAB) Elevator Room Air Conditioning (AC)** - The project will provide proper cooling to control humidity and heat load caused by equipment and panels installed during the elevators most recent modernization. A 15 ton unit AC unit will be placed on the building roof. Additionally, the freight elevator machine room will receive a 2.5 ton air conditioning split.
- 3. Maywood Courthouse Site preparation for additional parking** - The Fourth District Courthouse Campus, in Maywood, Illinois, requires additional parking. This project will provide site preparation for the new additional surface parking on the Maywood Campus.

<b>Budgets:</b> DOC ADA Compliance Renovation	\$500,000.00
CCAB Installation of Air Conditioning, in the elevator room	\$168,000.00
Maywood Courthouse Site Preparation for Additional Parking	\$400,000.00
Total	\$1,068,000.00

**Schedule:** N/A

**Account(s):** County Physical Plant - 20000