



# Board of Commissioners of Cook County

118 North Clark Street  
Chicago, IL

## Legislation Text

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**File #:** 14-6289, **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 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 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 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. DOC Central Kitchen Kettle Platform** - This project will consist of building a platform to allow safe access to the kettles and the controllers. The project will include a pan ramp system as well as the platform to support the kettle operation.
- 2. DOC Central Kitchen Steam Line Installation** - This project will provide the connection to the steam line, supply water piping, condensate piping, electrical power and stamped engineered drawings.
- 3. 1900 W. Polk Street Fire & Life Safety Systems Upgrade Project** - The Administration Building at 1900 W. Polk was constructed in 1932, 17 stories tall and over 365,000 square feet. This project will provide a new annunciator panel. Replace the fire control; monitoring system, data gathering panels and detection devices to assure complete integrity of the system. It will also address interior stairs for conformance with the Chicago Stairwell Ordinance.

- 4. Fire & Life Safety Emergency Upgrades Project** - The Boot Camp complex at the DOC is made up of 10 separate one story Army style dormitories and constructed in the late 1990's. This project will provide a new annunciator panel. Replace the fire control; monitoring system, data gathering panels and detection devices to assure complete integrity of the system.

<b>Budgets:</b> DOC Central Kitchen-Kettle Platform	\$250,000.00
DOC Central Kitchen-Steam Line Installation	\$225,000.00
1900 W. Polk Street Fire & Life Safety Systems	
Upgrade Project	\$1,900,000.00
<u>Fire &amp; Life Safety Emergency Upgrades Project</u>	<u>\$500,000.00</u>
<b>Total Balance</b>	<b>\$2,875,000.00</b>

**Schedule:** 1 Month|1 Month| 6 Months| 3 Months

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