



Board of Commissioners of Cook County

118 North Clark Street
Chicago, IL

Legislation Text

File #: 15-1461, **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 twelve (12) 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:

- 1. Countywide Emergency Uninterrupted Power Supply (UPS) and Expansion** - After a systemic review by the County's DCPD and BOT it was determined that the existing backup power systems are beyond their useful life as well as need for providing additional capacity to existing UPS or in some cases providing backup power where no system of this type existed. A power outage without a sufficient back up power (e.g. UPS, generator), would have negative impact on the County's ability to conduct business.
- 2. DOC Security Enhancements to Inmate Areas** - This project will provide added security enhancements to existing Inmate Areas at the DOC. Provide new vinyl flooring with integral cove base, and replace/provide new cushion at walls in designated Cermak areas per DOJ request. Provide entry card readers to existing Medical Areas. Provide new secure enclosures for battery operated CPAP machines.
- 3. Skokie Courthouse ADA Holding Cell Alterations** - Recent Federal Court and the Department of Justice actions have led to required alterations in detention areas and jails. The holding cells have not been altered since the building was built in 1980. Requirements of detainees with disabilities have increased in recent years and the

facility lacks the physical infrastructure to meet their requirements.

4. **Bridgeview Courthouse ADA Holding Cell Alterations** - Recent Federal Court and the Department of Justice actions have led to required alterations in detention areas and jails. The holding cells have not been altered since the building was built in 1989. Requirements of detainees with disabilities have increased in recent years and the facility lacks the physical infrastructure to meet their requirements.
5. **Markham Courthouse ADA Holding Cell Alterations** - Recent Federal Court and the Department of Justice actions have led to required alterations in detention areas and jails. The holding cells have not been altered since the building was built in 1977. Requirements of detainees with disabilities have increased in recent years and the facility lacks the physical infrastructure to meet their requirements.
6. **Maywood Courthouse ADA Holding Cell Alterations** - Recent Federal Court and the Department of Justice actions have led to required alterations in detention areas and jails. The holding cells have not been altered since the building was built in 1975. Requirements of detainees with disabilities have increased in recent years and the facility lacks the physical infrastructure to meet their requirements.
7. **Rolling Meadows Courthouse ADA Holding Cell Alterations** - Recent Federal Court and the Department of Justice actions have led to required alterations in detention areas and jails. The holding cells have not been altered since the building was built in 1987. Requirements of detainees with disabilities have increased in recent years and the facility lacks the physical infrastructure to meet their requirements.
8. **Provident Hospital Boiler Tube Replacement** - A recent inspection by Joint Commission on the Accreditation of Hospitals Organization (JACO) some issues were identified that need to be addressed. This project involves the removal and replacement of the following; remove and replace existing pre-heat coils in 10 of the Heating Ventilating Air Conditioning units, and the removal and replacement of the boiler tubing and the boiler tubing sheets in order to provide proper heating, conditioning and ventilation.
9. **CCAB Adult Probation Renovation** - This project will renovate the existing open office space due to significant water infiltration from Plaza leaks. Reconfiguration of the same space with new furniture in order to accommodate 60+ new employees. The entire space will be build out for 205 employees to meet current County Space Standards.
10. **New Building-E at Oak Forest Hospital Elevator Modernization** - This project will provide upgrades to the existing elevators at New Building E at Oak Forest Hospital. The elevators are over 25 years old, (beyond useful life) and upgrades are required to bring to current code, to address increase in use and rectify issues with obsolete parts required for operation.
11. **Stroger Hospital Pharmacy Flooring** - This project will provide corrective changes to the existing space in order to provide a safe working environment. **This project estimated cost is \$225,000.**
12. **Countywide HH Emergency Power System Upgrade** - This project consist of addressing emergency backup power deficiencies found at various County buildings within CF-Corporate Facilities, PS-Public Safety & HH-Health & Hospitals portfolio. Backup power and related systems will be upgraded, and/or replaced, including UPS systems for mini-servers, generator controls & monitoring devices, and other ancillary backup power supply devices. **This project estimated cost is \$710,000.00.**

Budgets:

Countywide Emergency Power System Upgrade	\$680,000.00
DOC Security Enhancements to Inmate Areas	\$950,000.00
Skokie Courthouse ADA Holding Cell Alterations	\$300,000.00
Bridgeview Courthouse ADA Holding Cell Alterations	\$300,000.00
Markham Courthouse ADA Holding Cell Alterations	\$300,000.00
Maywood Courthouse ADA Holding Cell Alterations	\$200,000.00
Rolling Meadows Courthouse ADA Holding Cell Alterations	\$300,000.00
Provident Hospital Boiler Tube Replacement	\$450,000.00
CCAB Adult Probation Renovation	\$2,415,000.00
New Building-E at Oak Forest Hospital Elevator Modernization	\$342,000.00
Stroger Hospital Pharmacy Flooring	\$225,000.00
Countywide HH Emergency Power System Upgrade	\$710,000.00
Total	\$7,172,000.00

Schedule:

Countywide Emergency Power System Upgrade|18 Months
DOC Security Enhancements to Inmate Areas|5 Months
Skokie Courthouse ADA Holding Cell Alterations|4 Months
Bridgeview Courthouse ADA Holding Cell Alterations|4 Months
Markham Courthouse ADA Holding Cell Alterations|4 Months
Maywood Courthouse ADA Holding Cell Alterations|4 Months
Rolling Meadows Courthouse ADA Holding Cell Alterations|4 Months
Provident Hospital Boiler Tube Replacement|5 Months
CCAB Adult Probation Renovation|4 Months
New Building-E at Oak Forest Hospital Elevator Modernization|4 Months
Stroger Hospital Pharmacy Flooring|6 Months
Countywide HH Emergency Power System Upgrade|12 Months

Account(s):