

## Release Summary Sheet

**Contract (PO) Number:** 15037

**Release Number:** 28

**Specification Number:** 51701

**Name of Contractor:** PACIFIC CONSTRUCTION SERVICES

**City Department:** DEPT OF GENERAL SERVICES

**Title of Contract:** DEPT. OF GENERAL SERVICES-JOB ORDER CONTRACT  
REHABILITATION OF CITY FACILITIES

**Dollar Amount of Release:** \$386,601.95

**Release Description:** GENERAL CONSTRUCTION-PUBLIC WORKS RELATED

**Procurement Services Contact Person:** LYLIANIS RODRIGUEZ

**Vendor Number:** 1042543

**Submission Date:**

**CITY OF CHICAGO  
BLANKET RELEASE**

Original (Department)

**SUBJECT TO SUBCONTRACTOR CERTIFICATION**

Furnish the supplies and/or services described below in conformance with conditions set forth herein and in your offer

RELEASE DATE	PURCHASE ORDER	RELEASE NUMBER	SPECIFICATION NUMBER	VENDOR NUMBER	SITE NAME	DELIVERY DATE	PAGE NUMBER
2/1/2010	15037	28	51701	1042543	A		1

**DELIVER TO:** 38-038

038-0030  
30 N. LA SALLE ST.  
ROOM 3700

Chicago, IL 60602-2500

**ORDERED FROM:**

PACIFIC CONSTRUCTION SERVICES  
4700 N RAVENSWOOD (EFT)  
SUITE B

CHICAGO, IL 60640

DELIVERY CHARGES to be PREPAID  
TITLE TO PASS ON DELIVERY

**CONTACT:** LEE 742-3987

**PO DESCRIPTION:** DEPT. OF GENERAL SERVICES-JOB ORDER CONTRACT REHABILITATION OF CITY FACILITIES

BLANKET RELEASE

THIS SIGNED RELEASE IS YOUR AUTHORITY TO FURNISH THE SPECIFIED SUPPLIES AND /OR SERVICES IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE BLANKET AGREEMENT NUMBER: 15037

THIS PURCHASE IS FOR DEPARTMENT: 38 - DEPT OF GENERAL SERVICES

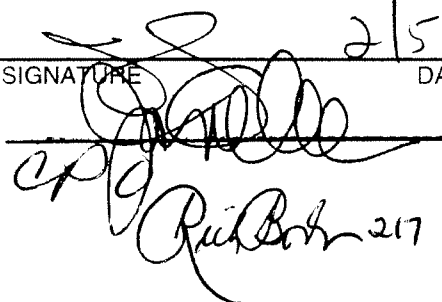
SUBMIT THE ORIGINAL INVOICE TO:

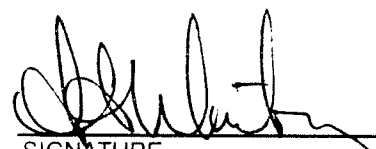
2010 FEB 17 PM 3:12

PO Line	Ship Line	COMMODITY INFORMATION	QUANTITY	UOM	UNIT COST	TOTAL COST					
1	1	96842 GENERAL CONSTRUCTION-PUBLIC WORKS RELATED	386,601.95	USD	1.00	386,601.95					
REQ# 48099;PCS-09-016.A; REPLACE POLICE ACADEMY BOILER; L-9-007; DeROO; NO CIP											
Dist	BFY	FUND	COST CTR	APPR	ACCNT	ACTV	PROJECT	RPT CAT	GENRL	FUTR	TOTAL COST
1	008	0C16	0382005	1670	220540	0000	16035151	000000	00000	0000	75,364.22
2	009	0C21	0382005	2262	220540	0000	21051151	000000	00000	0000	311,237.73
<b>SHIPMENT TOTAL:</b>											<b>386,601.95</b>

**RELEASE TOTAL: 386,601.95**

APPROVAL:

SIGNATURE:  DATE: 2/17/10

SIGNATURE:  DATE: 2-17-10

*Date*

Payment on this order will be made upon receipt of an original vendor invoice form referencing this order. Submit the original invoice to the department referenced above.

Mark all packages and papers with the purchase number.

Any deliveries containing overshipments will be reflected unless otherwise authorized in this purchase.

This purchase is subject to the City of Chicago General Conditions for Supplies, Work, or Professional Consulting Services; Special Conditions, Disclosure Ownership, Acceptance Page, as applicable, which are attached hereto or incorporated herein by reference.



City of Chicago  
 Department of General Services  
 30 North LaSalle Street  
 Chicago, IL 60602

To: Department of General Services

Date: January 19, 2010

Sub-Order Total: 386,601.95

## Disclosure of Retained Parties

**A. Definitions and Disclosure Requirements**

1. As used herein, the term "Contractor" means a person or entity who has any contract lease with the City of Chicago.
2. Pursuant to Executive Order 97-1, every city contract and lease must be accompanied by a disclosure statement providing certain information and attorneys, lobbyists, accountants, consultants, subcontractors, and other persons whom the contractor has retained or expects to retain with respect to the contract or lease. In particular, the contractor must disclose the name of each such person, his or her business address, the nature of the relationship, and the amount of fees paid or estimated to be paid.
3. The Contractor is not required to disclose employees who are paid solely through the Contractor's regular payroll.
4. "Lobbyist" means any person (a) who for compensation or on behalf of any person other than himself undertakes to influence any legislative or administration action, or (b) any part or whose duties as an employee of another includes undertaking to influence any legislative or administrative action.

**B. Certification**

Contractor hereby certifies as follows:

1. This Disclosure relates to the following transaction:

Project name: PCS-09-016.A                      Police Academy Boiler

Specification, loan or other identifying number: 15037

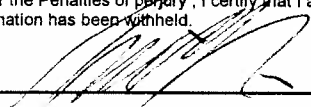
2. Name of Contractor: Pacific Construction Services, Inc.

Name	BUSINESS ADDRESS	MBE WBE or Non	RelationShip (attorney, lobbyist, subcontractor, etc.)	FEE (Indicate whether paid or estimated)
Fullerton Industrial Supply		WBE	Supplier	\$18,603.52 Est.
Anchor Mechanical, Inc.	215 S. Aberdeen Chicago, IL, 60607	Non	Subcontractor	\$214,144.69 Est.
MZI Mechanical		MBE	Subcontractor	\$110,672.04 Est.
Pacific Construction Services, Inc.	4700 North Ravenswood Suite B	Non	Subcontractor	\$43,181.70 Est.

CHECK HERE IF NO SUCH PERSONS HAVE BEEN RETAINED OR ARE ANTICIPATED TO BE RETAINED \_\_\_\_\_

4. The Contractor Understands and agrees that the city may rely on the information provided herein and that providing any false incomplete or inaccurate information shall constitute default under the contract and may result in termination of the contract or lease
5. The Contractor understands and agrees that in any case in which the Contractor is uncertain whether a disclosure is required under the Executive order, the Contractor must either ask the city whether disclosure is required or make the disclosure.

Under the Penalties of perjury, I certify that I am authorized to execute this Disclosure on behalf of the Contractor that the information disclosed herein is true and complete, and that no relevant information has been withheld.

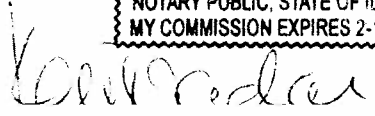
  
 \_\_\_\_\_  
 Signature

1/19/2010  
 \_\_\_\_\_  
 Date  
 Project Manager  
 \_\_\_\_\_  
 Title

Andrew DiPiazza  
 \_\_\_\_\_  
 Name (Type or Print)

Subscribed and sworn to before me  
 this 19th day of Jan 20 10







October 02 2009

09 OCT 13 PM 3:34-9 AM 11:43

City of Chicago  
Richard M. Daley, Mayor  
Department of General Services  
Judy D. Martinez  
Commissioner  
Suite 300  
30 North LaSalle Street  
Chicago, Illinois 60602-2586  
(312) 742-3124  
(312) 744-9883 (FAX)  
<http://www.cityofchicago.org>

Ms. Jamie L. Rhee  
Chief Procurement Officer  
Department of Procurement Services  
City Hall, Room 403  
121 North LaSalle Street  
Chicago, IL 60602

Attn: Carolyn Johnson  
JOC Manager

Re: JOC Project Number: PCS-09-016 / L-09-007  
Project Title: Police Academy Boiler  
Address: 1300 W. Jackson Blvd.  
Estimated Cost: 438,452.00  
Specification Number: 51701  
Funding Source: 09-OC21-38-2005-2262-0540-21051151

09 NOV - 9 AM 11:43

Dear Ms.Rhee:

We request that the above referenced project be contracted under the Job Order Contracting (JOC) Method. Attachment A describes the scope of work and the appropriateness for using JOC for this project.

Please direct all technical inquiries to Project Manager Jim DeRoo at (312) 744-1893.

If you concur with our recommendation, please sign below and return a copy for our files.

Sincerely,

Judy D. Martinez  
Judy D. Martinez  
Commissioner

APPROVED: [Signature]  
Jamie L. Rhee  
Chief Procurement Officer

Approved: [Signature]  
Mary Capecchi  
Arthur Andros







**DEPARTMENT OF GENERAL SERVICES**  
**Bureau of Architecture, Engineering & Construction Management**  
**JOB ORDER CONTRACT (JOC)**  
**PRE-CONSTRUCTION FUNDING APPROVAL**

User Dept: \_\_\_\_\_ Date: October 02, 2009

Originator: Jim DeRoo *JDR* Phone: (312) 744-1893

Project Number: PCS-09-0160 L-09-007

Project Name: Police Academy Boiler

Project Scope: Boiler Replacment

Location/Address: 1300 W. Jackson Blvd.

Justification: \_\_\_\_\_

Est. Project Budget: \$438,452.00

CIP #: \_\_\_\_\_

Funding Strips: 09-OC21-38-2005-2262-0540-21051151

Funding Verified By: *[Signature]* Date: 10-13-09

Can this request be completed by one of the following:

1	In-House Trades	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
2	Term Contract	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
3	Competitive Bid	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

If No, for any of the above please explain:

APPROVED:

*[Signature]*  
 Steve Walter., Deputy Commissioner

10/7/09  
 Date

*[Signature]*  
 Judy D. Martinez, Commissioner

10/13/09  
 Date



**The Department of General Services**  
**Attachment A**  
**Utilizing JOC For City Construction Projects**

Training Academy  
1300 W. Jackson Blvd.

Project No: PCS-09-016

For all Proposed JOC Projects, Please complete Items 1 and 2 below. As appropriate, Complete items 3,4 and 5. Attach to MOA (JOC Approval Letter)

**1. Please describe the major features of this project.**

Boiler Replacement

**Police Academy Boiler Replacement**

**DGS Project Number L-09-007**

**Job Order Contract Project**

**Scope of Work**

**9/23/09**

**Objective:** The objective of this project is to replace two existing 6695 MBH output steam boilers with two new steam boilers of relatively equal capacity. The end result of the project will allow the building to continue operating as originally designed.

**Motivation:** The existing boilers are original to the building, built in 1975, and passed their useful life. One boiler is currently being repaired and the other is beyond repair. The City expects to continue to use this building indefinitely and the replacement of these boilers is both cost effective, due to improved efficiency and reduced maintenance costs, and is required to provide reliable operation of the building throughout the future.

**Project Requirements:**

The project will have to consider and overcome the following challenges:

**Demolition**

- 1) The existing boilers must be demolished, removed from the site, and disposed of in an approved manner.
- 2) Segments of steam piping and exhaust piping must be removed to allow for the installation of the new boiler connections. Remove steam piping back to existing isolation valves. Remove exhaust piping back to stack riser. All associated insulation and supports will have to be removed or reconfigured to the new installation.
- 3) The existing gas piping and pressure regulation train will have to be partially demolished and removed to allow for the installation of the new boilers.
- 4) The existing feed water system is to be isolated, and connection piping removed to allow for the installation of the new boilers.
- 5) Existing electrical connections are to be pulled back and made safe for the new

installation.

- 6) The existing doorway will have to be demolished and the wall opening made larger as needed to allow for moving the new boiler sections into the building. A dummy louver may need to be removed, stored, and replaced depending on the size of the shipping sections.

### Boiler Installation

- 7) The new boilers will have to be transported in pieces and assembled in the existing room.
- 8) The new boiler frames are to be set on appropriate vibration isolation pads on the existing boiler room floor. The frames are to fit and be placed in the space vacated by the old boilers.
- 9) The boilers are to be assembled completely and certified by an authorized manufacturer's representative prior to installing the steam, natural gas, feed water, and exhaust gas connections.

### Combustion Gas Exhaust Piping

- 10) The contractor is to verify that the combustion gas exhaust configuration is appropriate for use with the new boilers. If not, the Contractor is to work with the boiler manufacturer to modify the system to work with the new boilers.
- 11) Install new combustion gas exhaust piping where required between the boiler exhaust and the existing stack assembly. All piping is to be supported according to SMACNA standards and applicable codes.
- 12) The guy wires supporting the exhaust stacks above the roof are to be replaced and tensioned appropriately to prevent any movement of the stacks.

### Piping

- 13) The steam connections are to be made to the new boilers. The connections at the existing isolation valves and boilers are to be flanged connections matching the existing isolation valves on one side and the boiler steam supply nozzle on the other.
- 14) All piping, elbows, flanges, support saddles, etc. are to be of the same material and welded according to industry standards for this application.
- 15) Material is to match existing steam piping. All supports are to be installed to industry standards and so that the boiler connection flange is not stressed by the weight or position of the piping.
- 16) All steam piping is to be enclosed in 2" of fiberglass insulation manufactured for this use. The insulation is to be properly wrapped with rigid coverings at the elbows.
- 17) Piping for drain lines, natural gas, feed water, pressure relief, etc. is to match existing and include required supports per industry standards.

### Feedwater System

- 18) The existing feedwater system tank, pumps, piping, etc. is to be re-used as much as



possible.

- 19) The contractor is to modify the system as required for suitable operation with the new boilers.
- 20) The Contractor, is to consult with the boiler manufacturer, and in consideration of the overall steam system, determine if the existing water treatment chemicals and procedures are acceptable for use with the new boilers or if modifications are needed.
- 21) The feedwater system is to be controlled by the boiler controller

#### Controls

- 22) The boiler controls are to be a standard offering of the boiler manufacturer.
- 23) The controls are to be monitored by a future building automation system. All boiler status and alarm signals are to be made available in the form of dry contacts wired to a terminal block in the control panel.
- 24) The control package is to operate the boilers in a lead-lag sequence with outdoor reset control available.
- 25) A control panel is to be provided displaying all status and alarm points and allowing for operator control of boiler operation.

#### Electrical Feeds

- 26) Electrical feeds to the boilers are to be taken from the standby power panel in the boiler room.
- 27) Cable sizes, disconnects, fuse sizes, etc. are to be selected according to the manufacturer's requirements and installed according to the Chicago Electrical Code.
- 28) The boiler systems operating voltage is to match the standby power panel voltage without the need for transformers.

#### Project Coordination

- 29) All work is to be coordinated with the Department of General Services operating personnel.
- 30) The contractor is to provide the Department with shop drawings of the new boilers when the order is made.
- 31) The contractor is to provide the Department with five copies of all operation and maintenance manuals for the boilers that are available from the manufacturer.
- 32) The contractor is to attend a weekly meeting with the Department until the project is complete.

2. **Please explain why this project could not be bid using the city's traditional bid process and the need to use JOC Procurement system.**

Boilers do not work and need to be replaced before the cold weather sets in.

3. **If the project is a one trade project, please provide an explanation of why it would not be in the city's best interest to do the project using DGS trades or existing term agreements.**

This project involves more than one trade.

4. **If it is anticipated that over 25% of the project will consist of Non Pre-Priced items, please provide an explanation on why JOC should be used.**

It is anticipated that the amount of Non Pre-Priced work tasks will be less than 25%.

5. **If some elements of the proposed JOC Project scope of work are covered by city term agreements, these elements should be removed from the JOC Project.**

The Scope of Work for this project is not covered by a City Term Agreement.

6. **Why Contractor was Selected?**

PCS was selected for this project because they have preformed well in the past and they currently do not have a lot of work going on at this time



City of Chicago  
Richard M. Daley, Mayor  
Department of General Services

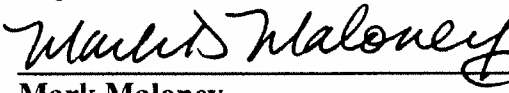
Judy D. Martinez  
Commissioner

Suite 300  
30 North LaSalle Street  
Chicago, Illinois 60602-2586  
(312) 742-3124  
(312) 744-9883 (FAX)  
<http://www.cityofchicago.org>

# MEMORANDUM

**TO:** **Jamie Rhee**  
Chief Procurement Officer  
Department of Procurement Services

**Attention:** **Richard Butler**  
First Deputy Procurement Officer  
Department of Procurement Services

**FROM:**   
**Mark Maloney**  
First Deputy Commissioner  
Department of General Services

**SUBJECT:** **Criteria for JOC Contractor Selection Consideration**

**Date:** **November 9, 2009**

---

The goal for project assignment under the DGS JOC Program is to distribute work in an equitable manner taking into account past performance and capacity to perform the work. Currently, all JOC Contractors are deemed to be performing Contractors. All other factors being equal, DGS will assign an individual project to the Contractor who has the lowest amount of total work, taking into account current workload and ability to perform the specific work.

Future Attachment A's that are submitted with each MOA package will detail which reason(s) were used to determine project assignment. In most cases, work will be assigned to the Contractor with the lowest amount of total work (#1), assuming the Contractor is performing to there CITY OF CHICAGO contract (#2) and assuming the amount of outstanding work will not hinder the Contractor's ability to perform the work according to the Contract Documents (#3). For some projects, experience with that type of work (#4), special circumstances (#5), and emergency situations (#6) may require a project assignment to someone other than the Contractor with the lowest amount of total work. If this is case, the details will be included on the Attachment A.

## 1) Volume of Work to Date

At the time an individual project is assigned, DGS will review the amount of work for each Contractor. Total amount of work will be equal to the amount of released projects plus assigned projects not yet released, i.e. signed MOAs.

For the current volume of work issued to each JOC Contractor, see the chart below. Because all existing Contractors are deemed to be performing Contractors, upcoming assignments will be made to balance the dollars to the lowest amount of total work to date. Future assignments will be made to distribute work in an

equitable manner taking into account past performance and capacity to perform the work.

<b>Contractor Name</b>	<b>MCA Estimate Amount (Projects without Approved Proposals)</b>	<b>SOR Amount (Released + Approved Proposals)</b>	<b>Grand Total</b>
FHP Tectonics, Corp. - 15036	\$5,090,000.00	\$13,075,316.97	\$18,165,316.97
Leopardo Companies, Inc. - 15038	\$1,625,000.00	\$2,089,914.42	\$3,714,914.42
Old Veterans Construction - 15034	\$225,157.00	\$6,752,997.94	\$6,978,154.94
Pacific Construction Services, Inc.	\$75,000.00	\$6,673,172.59	\$6,748,172.59
Paul Borg Construction - 15035	\$35,000.00	\$3,828,342.36	\$3,863,342.36
Wight/Industria Company - 15039	\$0.00	\$7,860,841.48	\$7,860,841.48

## **2) Past Performance**

A Contractor's past performance will be taken into account when assigning projects. If a Contractor fails to perform on the Contract, future assignments may be withheld.

There may be cases that for certain types of work, a Contractor may have history of either good or bad performance, and that performance for a specific type of work will be taken into account during project assignment.

## **3) Current Workload**

At the time a project is assigned, DGS will review the amount of outstanding work the Contractor with the lowest amount of work has. Outstanding work can be projects in which the Contractor is preparing a Price Proposal or is currently under construction and is not yet closed out. If the amount of work outstanding will affect the Contractor's ability to perform work on a current project assignment, DGS may assign the work to the Contractor with the next lowest amount of work.

## **4) Experience with the Type of Work being Performed**

Depending on a Contractor's experience with a certain type of work, that experience may factor into project assignment and will be noted as such on the Attachment A. Example, Old Veteran Construction self performs masonry work so DGS may assign a tuck pointing project to Old Veteran Construction as they have a high level of experience with that type of work.

## **5) Special Circumstances and 6) Emergency Situations**

If there are any special circumstances that will affect project assignment, those circumstances will be detailed on the Attachment A. For any emergency work that endangers public life, safety or health, DGS will contact DPS to discuss the emergency and agree on project assignment as well as the timing of the work. If DGS needs to start construction immediately, we will only do so with prior approval from DPS.

Also included is a copy of our JOC procedures for your file.

cc:

N. Ahrens  
A. Andros  
B. Whittaker