

Release Summary Sheet

Contract (PO) Number: 8634

Release Number: 73

Specification Number: 26799

Name of Contractor: PAUL BORG CONSTRUCTION CO INC

City Department: DEPT OF GENERAL SERVICES

Title of Contract: JOB ORDER CONTRACT REHABILITATION OF CITY FACILITIES

Dollar Amount of Release: \$655,707.40

Release Description: GENERAL CONSTRUCTION - PUBLIC WORKS RELATED

Procurement Services Contact Person: BYRON WHITTAKER

Vendor Number: 50086541

Submission Date:

**CITY OF CHICAGO
BLANKET RELEASE**

Original (Department)

SUBJECT TO SUBCONTRACTOR IDENTIFICATION

07 NOV 15 04:59

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
11/13/2007	8634	73	26799	50086541	A		1

DELIVER TO: 38-038

ORDERED FROM:

038-0030
30 N. LA SALLE ST.
ROOM 3700
Chicago, IL 60602-2500

PAUL BORG CONSTRUCTION CO INC
2007 S MARSHALL BLVD (EFT)
CHICAGO, IL 60623

DELIVERY CHARGES to be PREPAID
TITLE TO PASS ON DELIVERY

CONTACT: NICK AHRENS 744-7751

PO DESCRIPTION: 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: 8634

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

SUBMIT THE ORIGINAL INVOICE TO:

PO Line	Ship Line	COMMODITY INFORMATION	QUANTITY	UOM	UNIT COST	TOTAL COST
1	1	96842 GENERAL CONSTRUCTION - PUBLIC WORKS RELATED	655,707.40	USD	1.00	655,707.40
JB5-022.F; RENOVATION - HVAC; P-6-080; BATCHMAN; CIP 130-22-31971						
1		Dist BFY FUND COST CTR APPR ACCNT ACTV PROJECT RPT CAT GENRL FUTR				
		1 007 0C12 0382005 1557 220540 0000 12120151 000000 00000 0000				655,707.40
SHIPMENT TOTAL:						655,707.40
RELEASE TOTAL:						655,707.40

APPROVAL:

SIGNATURE

DATE

SIGNATURE

DATE

CPD

[Signature] 11/16/07

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
Richard M. Daley, Mayor
Department of General Services

Michi E. Peña
Commissioner
Suite 3700
10 North LaSalle Street
Chicago, Illinois 60602-2586
(312) 742-3124
(312) 744-9883 (FAX)
<http://www.cityofchicago.org>

July 13 2007

Ms. Barbara A. Lumpkin
Chief Procurement Officer
Department of Procurement Services
City Hall, Room 403
121 North LaSalle Street
Chicago, IL 60602

Attn: Catherine Mellon
JOC Manager

Re: JOC Project Number: JB5-022.D / P-6-080
Project Title: 23rd & Ashland - Office Renovation
Address: 2352 South Ashland
Estimated Cost: 2,600,000.00
Specification Number: 26799 (1)
Funding Source: 007-OC12-038-2005-1557-0540-12120

DWO
OK
7/23/07

Dear Ms. Lumpkin:

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 Mike Batchman at (312) 744-1107 and all other inquiries to Staci-Rae Bixler at 744-1636.

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

Sincerely,

Michi E. Peña
Commissioner

APPROVED:

DB 7/23/07
Barbara A. Lumpkin
Chief Procurement Officer

Approved:

Nicholas Ahrens
Mary Capecchi
Arthur Andros

NEIGHBORHOODS





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

Street & Sanitation
2352 South Ashland

Project No: JB5-022.D

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.

Major renovation of the old Dept. of Water complex to include new ADA access, elevator, HVAC, electrical distribution & Interior improvement. Facility is slated to house Dept of Streets & Sans - Forestry/Rodent Control & Street Ops. This is a multi-phased project to include MEP (mechanical, electrical & plumbing) purchase & installations and interior renovations

This packages includes pricing, purchasing and delivering to the construction site all MEP equipment items as identified by the Design Team. This includes the RTU, Chair lift, Elevator, Condensing boilers, & hot water heaters with condensation tanks.

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.

The office renovation at 23rd and Ashland must be completed by December 2007. There is a deadlione for a number of reasons. First, the lease for the Forestry Division of Streets and Sanitation and is up in December and the City would like to move the Forestry Division into the new location at 23rd and Ashland rather than extend the lease for another year. By having to extend the lease, it is felt the landlord may increase the rent as he or she will know the City has to extend the lease. The second reason for having the renovation complete by December 2007 is so the Forestry Division can move into the space. The forestry division is currently located in a building that will not be heated. The Forestry Division cannot be housed in a building without heat and therefore, when the renovation is complete at 23rd ans Ashland, they will move into the new space prior to the harshest part of the winter season. The design for this project is currently 50% complete and won;t be 100% complete until the end of August. If we were to advertise in August/September, the Contracts would not be awarded until November / December 2007 and there would be no time for construction. Under JOC, we are able to approve Proposals for each section as the design is complete: Demolition, long lead items, HVAC, Plumbing, Walls, Finishes, etc... By phasing the project, we are able to proceed with the work prior to the design being 100% complete.

From previous Job Orders (022.A to 022.C), the JOC Contractor has performed work at 23rd and Ashland and is familiar with the job site.

The \$2.6 million for the referenced project will be divided into several individual Job Orders. We have decided to phase the work so we can meet the completion deadline of December 2007. The attached MOA is to be used for the following phased Job Orders:

- 022.D - Demolition and Pre-Purchase of Equipment with Long Lead Times
- 022.E - De-Watering of Basement and Installation of Pumping System
- 022.F - Mechanical and Plumbing Installation
- 022.G - Electrical Distribution
- 022.H - Finishes

There is a deadline of December 2007 for a number of reasons. The completed facility at 23rd and Ashland is going to house the following divisions of Streets and Sanitation: Street Operations, Forestry and Rodent Control.

The Forestry Division is currently located in a facility whose lease expires in December 2007. The current plan is to

have 23rd and Ashland complete so Forestry can move locations. It is believed that if the City has to renew the lease at Forstry's current location, the rent will significantly increase. The facility at 23rd and Ashland will be renovated at some point and it is our hope to renovate in enough time so that Forestry does not have to renew the lease and incur additional expenses.

The division of Rodent Control is currently located in a building that is being vacated. The City has elected not to heat the building as the building is nearly empty. Without heat, Rodent Control cannot stay in the building. If the 23rd and Ashland Facility is completed by December, Rodent Control can move directly into the new space without having to incur the additional expenses of leasing a different facility, moving to that facility for a year and then moving again to 23rd and Ashland.

JOC is the only procurement method in which we can accomplish the work by December 2007. The design is currently 50% complete. The demolition portion of the work will be finalized this week and we will be issuing a Job Order for demolition / long lead items. As the design for each phase is finalized, we will finalize a Proposal and issue a Sub Order Release. Traditional bidding does not allow for us to start work within the next (30) days or phase the project. If we were to traditional bid the project, the design would not be complete until September 2007, Awards would be made around november 2007 and would not allow enough time to complete construction by December 2007. The City would have renew the lease for the Forestry Dept at a significantly higher rate. The City would also have to find a new location for Rodent Control and pay additional expense for the 2nd move from the new location to 23rd and Ashland. It is in the City's best interest to complete the project using JOC so we can complete the space and allow Forestry, Rodent Control and Street Operations to move in and set up operations.

- 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 requires the use of virtually every trades in the industry. We are using in-house trades when scheduling & avaiability are not problematic.

- 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.**

We do not anticapte NPP items exceeding 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.**

Term contracts are being used when possible.