

Release Summary Sheet

Contract (PO) Number: 15036

Release Number: 21

Specification Number: 51701

Name of Contractor: FHP TECTONICS CORP.

City Department: DEPT OF GENERAL SERVICES

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

Dollar Amount of Release: \$807,181.11

Release Description: GENERAL CONSTRUCTION-PUBLIC WORKS RELATED

Procurement Services Contact Person: LYLIANIS RODRIGUEZ

Vendor Number: 50067181

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
1/15/2010	15036	21	51701	50067181	A		1

DELIVER TO: 38-038

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

Chicago, IL 60602-2500

ORDERED FROM:

FHP TECTONICS CORP.
8725 W. HIGGINS ROAD

CHICAGO, IL 60631

DELIVERY CHARGES to be PREPAID
TITLE TO PASS ON DELIVERY

CONTACT: HYUN WOO LEE

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: 15036

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	807,181.11	USD	1.00	807,181.11					
REQ# 47719; FHP-09-016.A; RENOVATE SPACE INTO NEW LIBRARY; N-9-002; BATCHMAN; CIP 130-14-34048											
Dist	BFY	FUND	COST CTR	APPR	ACCNT	ACTV	PROJECT	RPT CAT	GENRL	FUTR	
1	009	0C19	0912005	1901	220000	0000	19001021	000000	00000	0000	807,181.11
1											
SHIPMENT TOTAL:											807,181.11
RELEASE TOTAL:											807,181.11

APPROVAL:

[Signature] 1/26/10
SIGNATURE DATE
[Signature]
1/29 62:8 WA 52 JAN 25 PM 3:29

[Signature] 1/26/10
SIGNATURE DATE
[Signature] 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 07, 2010

Sub-Order Total: 807,181.11

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: FHP-08-016.A West Town Branch Library Demolition / Structural

Specification, loan or other identifying number: 15036

2. Name of Contractor: FHP Tectonics, Corp.

3. EACH AND EVERY attorney, lobbyist, accountant, consultant, subcontractor, or other person retained or anticipated to be retained by the Contractor with respect to or in connection with the contract or lease is listed below (attach additional pages if necessary):

Name	BUSINESS ADDRESS	MBE WBE or Non	Relationship (attorney, lobbyist, subcontractor, etc.)	FEE (Indicate whether paid or estimated) \$
Jade Carpentry Contractors, Inc.	6575 N. Avondale Ave. Chicago, IL, 60631	WBE	Subcontractor	\$76,000.00 Est.
State Mechanical Services	1701 Quincy Avenue Suite 10	Non	Subcontractor	\$58,500.00 Est.
Great Lakes Plumbing and Heating	4521 W. Diversey Ave. Chicago, IL, 60639	Non	Subcontractor	\$6,810.00 Est.
OBI Deconstruciton, LLC	8 Timber Lane Northbrook, IL, 60062	Non	Subcontractor	\$58,246.00 Est.
Floor Systems of Chicago	1616 Berkley St. Elgin, IL, 60123	Non	Subcontractor	\$57,080.00 Est.
Cable Communications, Inc.	8200 S. Oakley Chicago, IL, 60636	WBE	Subcontractor	\$115,000.00 Est.
Fullerton Industrial Supply, Inc.	1456 W. Fullerton Chicago, IL, 60614	MBE	Supplier	\$60,000.00 Est.
Production Distribution Companies	3815 W. 127th Street Alsip, IL, 60803	MBE	Supplier	\$10,000.00 Est.
Valor Technologies, Inc.	3 Northpoint Court Bolingbrook, IL, 60440	MBE	Subcontractor	\$62,900.00 Est.
L&S Masonry	10540 S. Western Ave. Suite 309	MBE	Subcontractor	\$24,780.00 Est.
Brongiel Plumbing	13939 S. Kostner Crestwood, IL, 60445	Non	Subcontractor	\$8,000.00 Est.
L&M Welding Corp., Inc.	4619 W. Armitage Ave. Chicago, IL, 60639	MBE	Subcontractor	\$35,600.00 Est.
Ashlaur Construction Company, Inc.	509 East 75th Street Chicago, IL, 60619	MBE	Subcontractor	\$30,000.00 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.

[Handwritten Signature]
Signature

1/8/10
Date

Leo Wright
Name (Type or Print)

Vice President
Title

Subscribed and sworn to before me
this 8th day of Jan- 20 10

Danielle Gac
Notary Public Signature





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

Michi E. Peña
 Commissioner

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

March 05 2009

Mr. Montel M. Gayles
 Chief Procurement Officer
 Department of Procurement Services
 City Hall, Room 403
 121 North LaSalle Street
 Chicago, IL 60602

09 MAR -5 PM 3:47

Attn: Carolyn Johnson
 JOC Manager

Re: JOC Project Number: FHP-09-016.A / N-9-002
 Project Title: New West Town Library
 Address: 1615 W. Chicago Ave.
 Estimated Cost: 5,000,000.00
 Specification Number: 51701
 Funding Source: TBD


Dear Mr. Gayles:

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.

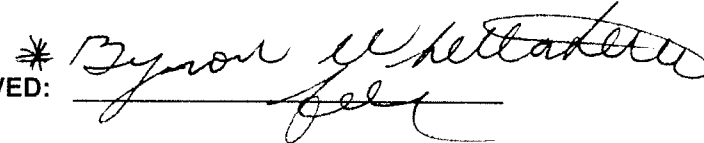
Please direct all technical inquiries to Project Manager Ivan Hansen at (312) 742-1336 and all other inquiries to Staci-Rae Bixler at 744-1636.

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


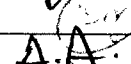
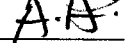
Sincerely,



 Michi E. Peña
 Commissioner

APPROVED: 

 Montel M. Gayles
 Chief Procurement Officer

Approved: Nicholas Ahrens 
 Mary Capecci 
 Arthur Andros 

* MBE GOAL AND WBE GOAL
 MUST BE MET OR EXCEEDED
 FOR THIS PROJECT.



The Department of General Services is proposing to use the JOC procurement system for the New West Town Branch Library at the Goldblatt's building for a number of reasons.

Project Overview: The Project will consist of Interior Renovations Project is approximately \$5 million dollar remodel that DGS proposes to be completed in multiple phases.

The 1st reason DGS proposes to use JOC is **the flexibility** to complete the project in multiple phases without incurring high change order costs if the phasing plan changes. One such example is the relocation of existing employees working inside the building. There are personnel that are going to be displaced during the course of the project. Some may be moved across the floor while others may be moved to different areas of the building. If the relocation plan is changed during the course of the project, we believe the change order cost under traditional bid would be higher than Job Order Contracting. Under traditional bid, the Contractor can claim their bid was submitted for relocating people to a certain area. If that relocation area changes, the traditional bid Contractor can submit a claim for additional cost as their bid would have been higher if they had known what the final plan was. That additional cost under traditional bid is negotiated, a process that usually favors the Contractor. By utilizing JOC, DGS has the flexibility to change plans without incurring high change order costs as JOC credits give back dollar for dollar and additional work is fixed price as opposed to a negotiated cost. Also, the work being done will include tying into existing Electrical, Mechanical, and Plumbing systems. Using the JOC system, we can better control the change order process for unforeseen conditions.

The 2nd reason DGS proposes to use JOC is the location of the Contractor's staging area is in such a place that it will be difficult for the Contractor to remove materials as well as bring new material to the site. Under traditional bidding, the Contractor's will increase their base bid for the purpose of covering the additional cost associated with such a difficult staging area. With the JOC procurement system, the cost of moving materials is included in the Contractor's Adjustment Factor. Also included in the Contractor's Adjustment Factor is project size, location and complexity. Even if additional cost for moving material is warranted, JOC is a fixed price system which will minimize the cost of moving materials. The fixed price system for moving materials was applied to the JOC project for JB5-001.A in which the Contractor had to move all materials up to the 8th floor of City Hall. The Contractor originally tried to submit a price for moving material at \$11,780, but after applying the JOC principles, the cost for moving material was reduced to \$1,641. Therefore, we believe the JOC process will help to minimize overall project cost due to such a complex staging area.

The 3rd reason DGS proposes to use JOC is the ability to **exceed the M/WBE goals**. Under traditional bid, the Contractor will show a plan for meeting the M/WBE goals, but if during the course of the Contract they start falling short of those goals, it is difficult to hold the Contractor accountable for what they submitted with their bid. Since Job Order Contracting is a performance-based procurement system. The Contractor understands that if they fall short of their goals on this project, future work will be impacted as DGS has several other JOC Contractors available. Therefore, in order to receive future work on a six year Contract, the Contractor has an incentive to meet or exceed all requirements and goals for the Contract. Furthermore, the JOC Contractor has agreed to identify those areas in which they intend to utilize M/WBE subcontractors and suppliers on each individual phase. The JOC Contractor will also identify ethnicities that are to be used. All this information will be provided to DGS and DPS prior to the issuance of the Sub Order Release. The JOC Contractor understands that not meeting these goals will impact this and future work.

The 4th reason DGS proposes to use JOC is the **cost savings associated with completing the project quicker**. Using JOC allows DGS to issue the work quicker and less labor on the front end of the project.

The 5th reason DGS proposes to use JOC is the **client (Mary Dempsey from Libraries) has requested** the project be procured with JOC for the quick procurement process and the ability to start work sooner. As the project begins, there are many unforeseen conditions which may arise, and the JOC system allows the flexibility of procuring additional work in a more timely fashion. The line item detail that the JOC system uses gives DGS greater control on the amount of money being spent on each phase of the project.

**SCHEDULE D: Affidavit of Prime Contractor
Regarding Minority and Women Business Enterprises**

Project Name: West Town Library Project (Goldblatts) - Demolition / Structural Scope
 Department Project No: FHP-08-016A
 Specification No: 51701

State of ILLINOIS)
) :SS
 County (City) of: COOK (CHICAGO))

In connection with the above captioned contract, I HEREBY DECLARE AND AFFIRM that I am the

JOC DIVISION MANAGER and duly authorized representative of
(Title of Affiant)
FHP TECTONICS CORP
(Name of Prime Contractor)

and that I have personally reviewed that material and facts set forth in and submitted with the attached Schedules of Minority and Women Business Enterprises (MBE/WBE), Schedule C's and Schedule B's (if applicable), being such information.

Names of MBE and WBE Firms	Type of Work to be Performed (in accordance with Schedule C's)	Credit Toward MBE Goal	Credit Toward WBE Goal
ValorTechnologies, Inc.	Demolition / Air Quality	\$62,900.00	
L&S Masonry	Masonry	\$24,780.00	
L&M Welding Corporation, Inc.	Steel for Floor Reenforcement	\$35,600.00	
Ashlaur Construction, Inc.	Carpentry Demolition	\$30,000.00	
Fullerton Industrial Supply, Inc.	HVAC Supply	\$60,000.00	
Jade Carpentry Contractors, Inc.	Wood for Floor Reenforcement		\$76,000.00
Cable Communications, Inc.	Electrical		\$115,000.00
Production Distribution Companies	Electrical Supply	\$10,000.00	

Total MBE Participation:\$	<u>\$223,280.00</u>	Total MBE %:	<u>27.66%</u>
Total MBE Participation:\$	<u>\$191,000.00</u>	Total WBE %:	<u>23.66%</u>
Total Price:	<u>\$807,181.11</u>		



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

User Dept: Chicago Public Library Date: March 05, 2009

Originator: Ivan Hansen Phone: (312) 742-1336

Project Number: FHP-09-016.A / N-9-002

Project Name: New West Town Library

Project Scope: Renovate old Consumers Services office space for new Westtown Library

Location/Address: 1615 W. Chicago Ave.

Justification: Area has been under served for this service

Est. Project Budget: \$5,000,000.00

CIP #: _____

Funding Strips: TBD

Funding Verified By: _____ Date: _____

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:

Nicholas J. Ahrens, Jr., Deputy Commissioner

3-5-09
 Date

Michi E. Peña, Commissioner

3/5/09
 Date



The Department of General Services

Attachment A

Utilizing JOC For City Construction Projects

Goldblatts Building
1615 W. Chicago Ave.

Project No: FHP-09-016.A

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.**

Approx 19000 SF
All work to be done per drawings dated

Remodel the interior of the existing building to accommodate proposed library build out. This will be a multi Phase project. To expedite the construction schedule, we are separating this project out in phases. This will include complete demo, new Mechanical, Electrical, Plumbing, Studs, Drywall, all Finishes and Fixtures and creating a new entrance for the facility. This will be broken out into 4 packages;

Phase 1 Demo \$ 700,000.00

Phase 2 Mechanical, Electrical, Plumbing \$ 2,200,000.00

Phase 3 Interior Build out \$ 1,100,000.00

Phase 4 Finishes \$ 950,000.00

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.**

See Attached

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.**

Multi -trade Carpenters, Laborers, Sheet Metal, Painters, Electricians, Pipe Fitters, Plumbers, Sprinkler Fitters, Iron Workers and Masons

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.**

All items contained in the CTC

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.

NA