CITY OF CHICAGO DEPARTMENT OF PURCHASES CONTRACTS AND SUPPLIES ROOM 403, CITY HALL, 121 NO. LA SALLE ST.

# JUSTIFICATION FOR NON-COMPETITIVE PROCUREMENT

# COMPLETE THIS SECTION IF NEW CONTRACT, TERM AGREEMENT OR PURCHASE ORDER

Contract # <u>C029239</u>	Cor	npany or Agency Name:	Grant Construction, Inc	•
Specification #	Contract or P	Program Description: Cons	struction Consultant	
Mod #				
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		$\cdot$ $\cdot$ $\cdot$ $\cdot$		
Maurice Lathan	x2-9238	Manus let	OBM - EZ	7/29/04
Originator's Name	Telephone	Signature	Department	Date
Indicate SEE ATTACHED in each box b	elow if additional s	space needed:		
(X) PROCUREMENT HISTORY	- see attached			
( )			<u>.</u>	
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(X) ESTIMATED COST - see attac	enea			
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(X) SCHEDULED REQUIREMEN	TS - see attached	d		
(X) EXCLUSIVE OR UNIQUE CAI	PABILITY - see a	ittached		
			The state of the s	<del></del>
(X)OTHER - N/A				

( ) OTHER	- N/A			
		,		
PROVED BY	7: Department Head Or Designee	Date	Board Chairperson	Date



City of Chicago Richard M. Daley, Mayor

Office of Budget and Management

John F. Harris Director

City Hall, Room 604 121 North-LaSalle Street Chicago, Illinois 60602 (312) 744-3323 (312) 744-3618 (FAX) (312) 744-3619 (TTY)

http://www.cityofchicago.org

#### **MEMORANDUM**

TO:

Phillip Cobb

**Deputy Procurement Officer** 

ATTN:

Stacy Stewart

Assistant to Commissioner

FROM:

Jarese Wilson

Managing Deputy Budget Director

DATE:

July 29, 2004

RE:

Non-Competitive Sole Source Justification for Grant Construction,

Inc.

# I. Procurement History

Construction management has been a service required by the Chicago Empowerment Zone (EZ) since the first round of funding was allocated in 1996. Since implementation, the EZ office has focused on providing and promoting several initiatives they are: Economic Empowerment, Health and Human Services, Cultural Diversity, Youth Futures, Public Safety, Capacity Building, and Affordable and Accessible Housing. Many of our EZ/EC funded projects required new construction, expansion, or rehabilitation of structures defined as Economic Empowerment. The Empowerment Zone is requesting to retain the services of Grant Construction from June 2004 through June 2005 to assist with final construction projects and closeout construction procedures.

During our implementation phase, the EZ office contracted Department of General Services and R.M. Chin. Grant Construction was contracted with the Empowerment Zone in 1997 to assist with various construction projects. Grant Construction has provided exemplary work for the Empowerment Zone since 1997 assisting with the completion of 15 construction projects. The EZ is officially closing in December of 2004 and sequentially to assure that all construction projects are accurately completed, Grant Construction's services will be needed to monitor and assist with 18 construction projects through their completion. The Empowerment Zone is pleased with Grant Construction's level of knowledge, expertise and professionalism and is requesting their services.







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#### II. Estimated Cost

The cost for Grant Construction, Inc. to manage the attached list of construction projects through 2005 is \$186,576 to be paid from State administrative funds chargeable to 876-08-2005-1005-0140. This figure was arrived at through negotiations with Ken Grant and is the total of direct labor with a multiplier of 2.3 and a contingency provision of \$62,192 if additional hours are needed at the written request of the Managing Deputy Budget Director. The hourly rate to be paid to Ken Grant is \$52. Attached is a list of projects to be contracted.

### III. Exclusivity

Grant Construction, Inc. has provided substantial value-added services through Ken Grant's experience with programmatic requirements, infrastructure requirements and personalities in at least fifteen (15) construction projects with the EZ/EC since 1997; nine (9) which are currently active. Over the past seven (7) years, he has helped put into place procedures and technical guidelines which will continue to hold for current and future structural projects. Ken Grant's continued presence to assist existing staff during our close-out phase will be critical to the completion of the EZ/EC Economic Empowerment initiative.





# Ken Grant Project List -7/29/04

# **Current/Active Construction Projects:**

- 1. Bethel New Life
- 2. Chetwyn Rodgers
- 3. Chicago Park District-Homan Square
- 4. Little Black Pearl
- 5. Salvation Army Red Shield
- 6. Westside Health Authority
- 7. Westside Improvement Association
- 8. El Hogar
- 9. African Bazaar

#### **Prospective Projects to be Contracted:**

- 1. Centers for New Horizons
- 2. Century Place Development Corp.
- 3. Childrens Home and Aid Society
- 4. Chicago Christian Industrial League
- 5. Muntu Dance Theatre
- 6. Second City
- 7. Supreme Liberty Life
- 8. Roseland Little League
- 9. Juarez High School Expansion

# GRANT CONSTRUCTION, INCORPORATED CONSTRUCTION / CONSULTATION

552 East 73rd Street Chicago, Illinois 60619 Tel: (773) 783-8707 Fax: (773) 783-8708



July 12, 2004

M (s) Darlene Watkins Director of Construction and Programs Chicago Empowerment Zone Program 20 North Clark Street Chicago, IL. 60602

SUBJECT: EMPOWERMENT ZONE ENTERPRISE COMMUNITY PROGRAM CONSTRUCTION MAMAGEMENT OVERSIGHT

Dear M (s) Watkins:

GRANT CONSTRUCTION, INC. (GCI) is pleased to present our proposed scope of services and cost proposal to provide extension of staff services to the Empowerment Zone / Enterprise Communities program for the City of Chicago.

If you have any questions or if we can be further assistance, please contact me at (773) 373-2090.

Respectfully,

GRANT CONSTRUCTION, INC.

Kenneth E. Grant

President

cc: EZ FILE

M(s) Darlene Watkins Chicago Empowerment Zone Program Director of Construction and Programs 20 N. Clark Street Chicago, Illinois 60602

July 12, 2004

EMPOWERMENT ZONE / ENTERPRISE COMMUNITY PROGRAM CONSTRUCTION MANAGEMENT OVERSIGHT SCOPE OF SERVICES

This Proposal is based on GRANT CONSTRUCTION, INC. as the PRIME CONSULTANT; additional services will be performed on an as needed basis. (Upon written request from the Executive Director of the Chicago Empowerment Zone) as a SubConsultant to GRANT CONSTRUCTION, INC.

The scope of the Empowerment Zone Program encompasses a wide range of multi-functional community projects. Therefore, an efficient construction management oversight system is necessary to ensure that projects are completed within proposed time, cost, and quality constraints.

Since 1997 the Chicago Empowerment Zone Program (EZ) has used the services of GRANT CONSTRUCTION, INC. (GCI) PARSONS BRINCKERHOFF (PB) and R.M. CHIN & ASSOC. (RMCA) to provide experienced construction management staff under the EZ/EC Program. EZ has successfully managed the completion of the projects started in 1997-2003 as well as new multiple Empowerment Zone projects being developed by contracting with an outside consultant to provide continuity with the existing program and support new projects as they come on line. Through the introduction of extension of staff services, EZ staff has more efficiently monitored the overall scope of the Empowerment Zone Program.

Services provided by a contracted consultant has been streamlined by using established CSI formats for oversight, coordination, and review during pre-construction, site construction, and post-construction work phases. The following basic services are recommended to maintain effective project management.

#### 1. PRECONSTRUCTION PHASE SERVICES

- Project scope (documentation, submittals, and initial schedule) review
- Project drawing and plan review
- Project specification review
- Architect and Contractor qualification review

#### 2. CONSTRUCTION PHASE SERVICES

- On-site construction inspection
- Ouality assurance monitoring
- Work schedule and progress review
- Contractor progress payment verification
- Change order review and management
- Punch-list and final inspection

# EZ / EC CONSTRUCTION MANAGEMENT OVERSIGHT SCOPE OF SERVICES

#### 3. POST-CONSTRUCTION PHASE SERVICES

- Warranty procurement and review
- As-built drawing review
- Project closeout and final payment
- Claims management assistance

By providing a simplified one-tier management structure, the construction management oversight consultant will coordinate activities from project acceptance through completion of construction. The use of standardized documentation such as the Construction Project Booklet and CSI formats has allowed EZ staff to become more educated and familiar with the basic construction requirements over time. The construction oversight manager then could concentrate on technical aspects and project details. Typically, based upon the proposed volume and time frame of work, one construction manager should be able to oversee and coordinate activities in the following functional areas.

- PROJECT CONTROLS
- COST ADMINISTRATION
- TECHNICAL REVIEW
- CONSTRUCTION ACTIVITIES

Occasionally, the Executive Director may determine that an additional person is temporarily required on the management oversight staff. In such instances, the Executive Director could elect to authorize the consultant to provide additional short-term staff. Such additional services would be engaged only upon written authorization of the Executive Director.

The Prime construction oversight manager (GRANT CONSTRUCTION, INC.) may not be required full time during many periods of the EZ / EC Program EZ staff will collect project documentation and correspondence for weekly review and reporting. Based upon the size of the proposed projects and the level of oversight required, a guideline budget for construction management services is estimated at 2.5 to 4 percent of overall construction cost.

#### PROGRAM/CONSTRUCTION MANAGEMENT CONSULTANT:

#### COMPENSATION:

#### **BUDGET**

NAME:	PROPOSED HOURS PER WEEK	RATE	AMOUNT	MULTIPLIER	SUBTOTAL	ANNUALLY 52-WEEKS
KENNETH E. GRANT	20	\$52.00/HR.	\$1,040.00	2.3	\$2,392.00	\$124,384.00
CONTINGENCY:						
	10	\$52.00/HR.	\$520.00	2.3	\$1,196.00	\$62,192.00
				TOTAL ANNI	IAL RUDGET	\$186,576,00



City of Chicago Richard M. Daley, Mayor

Department of Procurement Services

Fric 1. Griggs
Acting Chief Procurement Officer

City Hall Room 493 121 North LaSalle Street Chicago, Himois 60602 (312) 744-4900 (312) 744-2949 (TTY)

http://www.cityofchicago.org

Kenneth Grant, President Grant Construction, Inc. 552 East 73rd Street Chicago, IL. 60619

> Certification Effective: Certification Expires:

February 5, 2004 March 1, 2009 March 1, 2005

Annual Certificate Expires:

Dear Mr. Grant:

We are pleased to inform you that **Grant Construction**, Inc. has been certified as an **MBE** by the City of Chicago. This **MBE** certification, which is valid for five years, must be revalidated annually. Your firm's next annual validation is required by **March 1**, 2005.

As a condition of continued certification during this five year period, you must file a No-Change Affidavit within 60 days of the date of expiration. Please note that you must include a copy of your most current Corporate Federal Tax Returns. Failure to file this Affidavit will result in the termination of your certification. You must also notify the Office of Business Development of any changes in ownership or control of your firm or any other matters or facts affecting your firm's eligibility for certification.

The City may commence actions to remove your firm's eligibility if you fall to notify us of any changes of facts affecting your firm's certification or if your firm otherwise falls to cooperate with the City in any inquiry or investigation. Removal of eligibility procedures may also be commenced if your firm is found to be involved in bidding or contractual irregularities

Your firm's name will be listed in the City's Directory of Disadvantaged Business Enterprises, Minority Business Enterprises and Women Business Enterprises in the specialty area(s) of:

# **Construction Management Consultant**

Your firm's participation on City contracts will be credited only toward MBE goals in your area(s) of specialty. While your participation on City contracts is not limited to your specialty, credit toward MBE goals will be given only for work done in the specialty category.

Thank you for your continued interest in the City's Minority, Women and Disadvantaged Business Enterprise Programs.

Very truly yours,

Eric J. Griggs

Acting Chief Procurement Officer

EJG/wld





PU079G\_Pre-Appd\_Req\_DPS\_Schedul ed\_Dept\_Burst\_APSRPT.rep Page 1 of 1 Run 07/29/2004 04:27

# CITY OF CHICAGO PURCHASE REQUISITION

**Copy (Department)** 

**DELIVER TO:** 

008-2801 20 N CLARK 20 N. CLARK ST. 28TH FLOOR Chicago, IL 60602 **REQUISITION: 15818** 

PAGE: 1

**DEPARTMENT: 08 - PLANNING & DEVELOPMENT** 

PREPARER:

Rosalind D Stevens

**NEEDED:** 

APPROVED: 7/28/2004

REQUISITION DESCRIPTION

CONSTRUCTION CONSULTING

SPECIFICATION NUMBER: PN08C029239

**COMMODITY INFORMATION** 

 LINE ITEM
 QUANTITY
 UOM
 UNIT COST
 TOTAL COST

 1
 96117
 186,576.00
 USD
 1.00
 186,576.00

CONSTRUCTION CONSULTING

SUGGESTED VENDOR: GRANT CONSTRUCTION, INC. **REQUESTED BY:** Rosalind D Stevens FUND COST CTR APPR ACCNT **ACTV** PROJECT RPT CAT **GENRL FUTR** Dist. Amt. DIST **BFY** 1 004 220000 0000 0000000 000000 00000 0000 186,576.00 0100 0992005 9029 LINE TOTAL: 186,576.00

REQUISITION TOTAL:

186,576.00



For CPAC Team Use On Date Received Date Returned Date Accepted

IMPORTANT: PLEASE READ AND FOLLOW THE INSTRUCTIONS FOR COMPLETING
THE PROJECT CHECKLIST AND CONTACT THE APPROPRIATE TEAM LEADER IF YOU
HAVE ANY FURTHER QUESTIONS. ALL INFORMATION SHOULD BE COMPLETED
INCLUDING THE SUPPLEMENTAL CHECKLIST REQUIRED BY THE SPECIFIC CPAC TEAM. ATTACH

INCLUDING THE SUPPLEMENTAL CHECKLIST REQUIRED BY THE SPECIFIC CPACTICAM. ATTACH
ALL REQUIRED MATERIALS AND SUBMIT FOR HANDLING TO THE DEPARTMENT OF PROCUREMENT SERVICES, ROOM 403, CITY
HALL 121 N. LASALLE STREET. CHICAGO. ILLINOIS 60602.

	PROJECT Date: Q7/29/	04		Conta	ct Person	: Jarese	Wilson	
		Project).:			<del>-</del> 7870	Fax:	E-mail:	
	Department: B	udget-EZ		Proie	ct Manage	r: Maurice	Lathan	
	Bureau:	8		Tel:	2-9238	Fax: 4-9696	_ E-mail:_	
	Contract No (if	known): C02923	39	Estim	ated Valu	e \$	\$186,57	76
	Project Title/De	8 known): C02923 scription: Grant	t Construc	ction, Inc,.	Constr	uction Con	sulting	
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	SCOPE STATE	MENT						
	X_ attached i	s a detailed scope	of services	and/or specificati	on			
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Form Date: 01/16/2002

	ARCHITECTURAL/ENGINEERING SUPPLEMENTAL CHECKLIST Required Attachments: Scope of Services, including location, description of project, services required, deliverables, and other information as required Risk Management Will services be performed within 50 feet of CTA train or other railroad property?YesNo Will services be performed on or near a waterway?YesNo Pre-Qualification Category No Category Description: For Pre-Qualification Program, attach list of suggested firms to be solicited
W 21 A W	Other Agency Concurrence Required:NoneStateFederalOther (fill in)
	AVIATION CONSTRUCTION SUPPLEMENTAL CHECKLIST  DOA sign-off for final design documents:YesNo  Required Attachments: Copy of Draft Contract Documents and Detailed Specifications.  Risk Management:  Current Insurance Requirements prepared/approved by Risk Management: Yes No  Will work be performed within 50 feet of CTA or ATS structure or property? Yes No  Will work be performed airside? Yes No
	CAPITAL EQUIPMENT (VEHICLES) SUPPLEMENTAL CHECKLIST  Required Attachments:  Detailed Specifications including detailed description of the vehicle(s) or equipment, mounted equipment, if any, and options/accessories.  Special Provisions (Delivery, Warranty, Manuals, Training, Additional Unit Purchase Options, Bid Submittal Information, etc.)  Delivery Location(s)  Technical Literature  Drawings, if any  Part Number List ( Manufacturer; or Dealer; or Other Source:)  Copy of current Price List(s)/Catalog(s)  Form F-10 or other authorization document  Any other exhibits and attachments
	COMMODITIES SUPPLEMENTAL CHECKLIST  Required attachments: Copies of price lists, catalogs, drawings, variations of part numbersAny other exhibits or attachments  N/A
	CONSTRUCTION SUPPLEMENTAL CHECKLIST (LARGE & SMALL)  Required attachments: Copy of Draft (80% Completion)  Copy of Draft (80% Completion) Contract Documents and Detailed Specifications  Risk Management  Will services be performed within 50 feet of CTA train or other railroad property?  Will services be performed on or near a waterway?  N/A  YesNoYesNo



nei	FCATE	ACENCY	CHIDDI	EMENTAL	CHECKLIST
	_EGAIE	AUCNUT	SUFFL	-CIVIEIX I AL	CHECKLIST

Required attachments:

Attach Scope of Services that includes the following information 1) Program background & objectives; 2) Type of services for which proposals are sought; 3) Location and time line for delivery of services; 4) Qualifications, skills, and/or experience necessary; 5) Special licenses or certifications required; 6) Evaluation process (if known). Other Attachments (please submit all that apply)

1. Copy of grant application and/or grant agreement

2. Evidence of award authority (DAAC agenda with agency name highlighted; City Council ordinance with agency name highlighted; or OBM letter)

3. Modification information (Copy of Form F-8A Does program require Executive Order 91-1 clearance is boilerplate from Law available or in production? Would your department benefit from technical assistation.	ce?YesNo YesNo
vvodia your department benefit from teorimour doolste	
HARDWARE/SOFTWARE SUPPLEMENTAL CHEC ITSC (approved by BIS)	n/a
OBM (approved by Budget form/memo)	
Attach any documentation indicating any previous pu Grant document attached	urchase activity to assist in the procurement process
PROFESSIONAL SERVICES SUPPLEMENTAL CH Detailed scope of services as described on page The Schedule of Compensation	
<ul> <li>Deliverables</li> <li>Request for individual contract services (if application of the appropriate EPS form</li> </ul>	able) N/A
* If this is a Telecommunications/Utilities project,	, please also address the following:
Attach copy of DGS Recommendation; Reservation(state Does the project include software?	YesNo YesNo
	YesNo



Yes No  1. Special Approval Form/Justification e.g. (Emergency Contract, Telecor 2. Suggested Vendor. 3. Commodity Code, Manufacturer, Code, Cod	n Letter.  N/A  nmunication Back-up docustatog Information, Model		
ATTACHMENT REQUIRED FOR EACH SM (Check A	MALL ORDERS PROCU		CT
YES ( ) NO ( ) Detailed Specifications YES ( ) NO ( ) Suggested Vendor YES ( ) NO ( ) Support Documentation	YES() YES()	NO ( ) Justification Le	etter
	4.	TELEPHONE/FAX BIDS	
	YES()	NO ( ) Justification Le	etter
2. SOLE SOURCE REQUIREMENTS	N/A		
YES (x) NO ( ) Support Documentation from Vene	dor/Manufacturer.		
Required Attachments: Detailed Specific locations (with supporting detail), user dependence on any applicable City/State/Feder and price lists, catalogs, technical drawing Risk Management Will services be performed within 50 feet of Will services be performed on or near a will services require the handling of hazar	cations (Scope of Server cations (Scope of Server cathern to contract terminal statutes or regulations and other exhibits a confect of CTA train or other relaterway?	ices) including detail k hours/days, labore and extension options, citation of any april attachments as a allroad property?	er/supervisor mix, ons, contractor qualifications oplicable technical standards
	Yes No  1. Special Approval Form/Justification e.g. (Emergency Contract, Telecor 2. Suggested Vendor. 3. Commodity Code, Manufacturer, Code At Detailed Specification or Scope of Check At Detailed Specification or Scope of Check At ONE SHOT (PN)  YES ( ) NO ( ) Detailed Specifications YES ( ) NO ( ) Suggested Vendor YES ( ) NO ( ) Suggested Vendor YES ( ) NO ( ) Support Documentation  2. SOLE SOURCE REQUIREMENTS  YES ( ) NO ( ) Disclosure Affidavit YES ( ) NO ( ) Disclosure Affidavit YES ( ) NO ( ) Support Documentation from Veneral States ( ) NO ( ) Support Documentation from Veneral States ( ) NO ( ) Support Documentation from Veneral States ( ) NO ( ) Signature(s) of Originator or Department ( ) Signature ( ) Originator or Department ( ) Originator or Departmen	Yes No  1. Special Approval Form/Justification Letter. e.g. (Emergency Contract, Telecommunication Back-up docu- e.g. (Emergency Contract, Telecommunication Back-up docu- 2. Suggested Vendor. 3. Commodity Code, Manufacturer, Catalog Information, Model 4. Detailed Specification or Scope of Work.  ATTACHMENT REQUIRED FOR EACH SMALL ORDERS PROCI (Check Appropriate Group)  1. ONE SHOT (PN) N/A YES ( ) YES ( ) NO ( ) Detailed Specifications YES ( ) YES ( ) NO ( ) Suggested Vendor YES ( ) YES ( ) NO ( ) Support Documentation  4. YES ( ) YES ( ) NO ( ) Disclosure Affidavit YES ( ) NO ( ) Disclosure Affidavit YES ( ) NO ( ) Support Documentation from Vendor/Manufacturer. YES ( ) NO ( ) Signature(s) of Originator or Departmental Head/Designee.  WORK SERVICES & FACILITY MAINTENANCE SUPPLEMENT Required Attachments: Detailed Specifications (Scope of Servications (with supporting detail), user department contacts, wor compensation and price escalation considerations, contract term citation of any applicable City/State/Federal statutes or regulation and price lists, catalogs, technical drawings and other exhibits a Risk Management Will services be performed within 50 feet of CTA train or other rewill services be performed within 50 feet of CTA train or other rewill services be performed within 50 feet of CTA train or other rewill services be performed on or near a waterway? Will services require the blocking of streets or sidewalks in any will services require the blocking of streets or sidewalks in any will services require the blocking of streets or sidewalks in any will services require the blocking of streets or sidewalks in any will services require the blocking of streets or sidewalks in any will services require the blocking of streets or sidewalks in any will service the side of the process of th	1. Special Approval Form/Justification Letter. 2. g. (Ernergency Contract, Telecommunication Back-up documents, Proposals , EPS 2. Suggested Vendor. 3. Commodity Code, Manufacturer, Catalog Information, Model No., Quantity, Unit Cos 4. Detailed Specification or Scope of Work.  ATTACHMENT REQUIRED FOR EACH SMALL ORDERS PROCUREMENT TYPE (Check Appropriate Group) 1. ONE SHOT (PN) N/A 3. N/X EMERGENCY CONTRACT (Check Appropriate Group) 1. ONE SHOT (PN) N/A 3. N/X EMERGENCY CONTRACT (Check Appropriate Group) 2. YES ( ) NO ( ) Detailed Specifications YES ( ) NO ( ) Justification Letter (Check Appropriate Group) 3. N/A YES ( ) NO ( ) Detailed Specifications YES ( ) NO ( ) Pre-assigned ( ) Pre-assigned ( ) Pre-assigned ( ) Pre-assigned ( ) NO ( ) Support Documentation  4. TELEPHONE/FAX BIDS YES ( ) NO ( ) Justification Letter ( ) NO ( ) Justification Letter ( ) NO ( ) Support Documentation ( ) NO ( ) Support Documentation ( ) NO ( ) Support Documentation ( ) Support Documentation ( ) Signature(s) of Originator or Departmental Head/Designee.  WORK SERVICES & FACILITY MAINTENANCE SUPPLEMENTAL CHECKLIST Required Attachments: Detailed Specifications (Scope of Services) including detail locations ( with supporting detail), user department contacts, work hours/days, labore compensation and price escalation considerations, contract term and extension optic citation of any applicable City/State/Federal statutes or regulations, citation of any applicable City/State/Federal statutes or regulations, citation of any and price lists, catalogs, technical drawings and other exhibits and attachments as a Risk Management  Will services be performed on or near a waterway?  Will services be performed on or near a waterway?  Will services require the blocking of streets or sidewalks in any way?  Which may affect public safety?