



May 18, 2018

TO: RAILS Board of Directors

FROM: Mark Hatch, Delivery and Facilities Director

ABOUT: Approval to Use Job Order Contracting

Job Order Contracting (JOC) is a collaborative construction project delivery method that uses an “on-call” contractor with a fixed rate pricing structure. By awarding long-term contracts for a variety of projects through a competitive bidding process, JOC reduces overhead, saves staff time, and streamlines the procurement process while adhering to procurement policies.

The City of Naperville went through a competitive bidding process and hired F.H. Paschen as its JOC contractor. The city has also made its JOC contract available to public entities across the state. This contract began in 2011 and runs through June 2019.

Use of the City of Naperville’s JOC contract would simplify future RAILS facility projects, such as the tuck-pointing needed for the Burr Ridge building. Included with this memo is a resolution authorizing RAILS participation, as well as an F.H. Paschen newsletter with additional background information.

We ask that the Board adopt the resolution to participate in the Job Order Contracting agreement awarded to F.H. Paschen by the City of Naperville.

**REACHING ACROSS ILLINOIS LIBRARY SYSTEM (RAILS)**

**RESOLUTION NO. 18-\_\_\_\_**

**AUTHORIZING RAILS EXECUTIVE DIRECTOR  
TO NEGOTIATE AND EXECUTE PARTICIPATION AGREEMENT**

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WHEREAS, the Reaching Across Illinois Library System (“**RAILS**”) is an Illinois Library System authorized to contract, and hold title to personal property for library system purposes (75 ILCS 10/7(8, 11)); and

WHEREAS, RAILS desires to enter a participation agreement with the City of Naperville for the purchase of a variety of goods, products, and services through competitive solicitation and selection; and

WHEREAS, RAILS finds it necessary and convenient to delegate to its Executive Director the authority to negotiate and execute all necessary applications, contracts, agreements, and such other documents on behalf of RAILS, in order to enter a participation agreement with the City of Naperville,

NOW THEREFORE, BE IT RESOLVED by the Reaching Across Illinois Library System Board of Directors, as follows:

**Section One.** *Recitals*

The foregoing recitals are hereby declared to be the findings of the RAILS Board of Directors (“**Board**”).

**Section Two.** *Executive Director Authority*

The RAILS Board hereby authorizes its Executive Director to negotiate and execute all necessary applications, contracts, agreements, and such other documents to enter a participation agreement with the City of Naperville for the “Competitive Procurement RFP 11-082, Job Order Contract to F H Paschen/SN Neilsen.”

**Section Three.** *Force and Effect*

This Resolution shall be in full force and effect from and after its passage and approval.

The above Resolution is hereby APPROVED AND ADOPTED this 25th day of May, 2018.

AYES \_\_\_\_\_

NAYS \_\_\_\_\_

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President, Board of Directors,  
Reaching Across Illinois Library System

ATTEST:

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Secretary, Board of Directors,  
Reaching Across Illinois Library System



City of Naperville  
Job Order Contract  
Participation Agreement

Whereas on June 7, 2011 the City of Naperville City Council awarded Competitive Procurement RFP 11-082, Job Order Contract to F H Paschen/SN Neilsen, and,

Whereas The City of Naperville awarded this contract as a cooperative contract advertised in the appropriate newspapers as a cooperative and desires to make it available for use by the *Reaching Across Illinois Library System (RAILS)*, Cook County, Illinois pursuant to 30 ILCS 525, and

Whereas the *Reaching Across Illinois Library System (RAILS)* is a unit of local government in the State of Illinois and desires to use this contract.

Now therefore the undersigned agree that the *Reaching Across Illinois Library System (RAILS)* may purchase construction services directly pursuant to City of Naperville Job Order Contract Number 11-082.

Agreed:

City of Naperville:

\_\_\_\_\_  
Rachel Mayer  
Chief Procurement Officer  
City of Naperville, Illinois

\_\_\_\_\_  
Date

*Reaching Across Illinois Library System (RAILS)*

\_\_\_\_\_  
Deirdre Brennan  
RAILS Executive Director

\_\_\_\_\_  
Date

Naperville Metra Station Roof Replacement



## F.H. PASCHEN EZIQC NEWSLETTER

Visit

[www.eziqc.com/](http://www.eziqc.com/)

[f.h.paschen](http://f.h.paschen)

to get started today!



**COOPERATIVE CONTRACT AVAILABLE FOR YOUR CONSTRUCTION NEEDS**

### NEWSLETTER GUIDE

- Page 1: Using eziQC
- Page 2: Featured Projects
- Page 3: F.H. Paschen & JOC

### F.H. PASCHEN EZIQC NEWSLETTER

The City of Naperville has awarded a Cooperative Job Order Contract to F.H. Paschen, for use by other jurisdictions in Illinois pursuant to 30 ILCS 525 (Procurement #11-082). This contract can be used to quickly order repair or alteration construction services, making Paschen your on-call contractor at competitive prices. The contract is available to public entities across the state including cities, counties, colleges & universities, municipalities, and public school systems. This contract, which began in 2011, has been extended through June 2019.

Through the eziQC program developed and implemented by Gordian, our team is dedicated to helping you eliminate weeks and months of time in the procurement process while providing a solution for emergency work and projects with strenuous circumstances. In the upcoming issues of this newsletter, we will highlight featured projects, welcome new users, and provide helpful updates for your construction needs.

#### HOW DO I USE THIS PROGRAM?

Visit [www.eziqc.com/F.H.Paschen](http://www.eziqc.com/F.H.Paschen) to get started. Once we receive your request, a representative will contact you for more details.

#### DO I NEED TO BID THIS PROJECT?

No, the City of Naperville has already procured and competitively awarded a JOC contract to F.H. Paschen. Pursuant to 30 ILCS 525, all jurisdictions in the state have the ability to utilize this contract, provided the public sector does not have any individual restrictions. The time you would typically spend on preparing a bid package, advertising, and awarding has already been done for you.

#### WHY IS THIS CONTRACT USEFUL TO ME?

Procurement procedures are major contributors to overhead and require significant staff resources. By utilizing the JOC contract that has already been competitively bid and awarded, you will save time and money typically put into the conventional bid process, while still adhering to Illinois Procurement Code.

## Welcome!

2017 brought many new users to our ezIQC Job Order Contract with the City of Naperville, including:

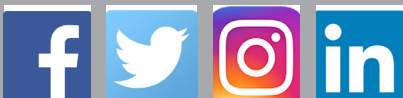
- Village of Riverside
- Village of Oswego
- City of Yorkville
- Cary Police Department
- Village of Glen Ellyn
- Thorn Creek Basin Sanitary District

Thank you for working with our ezIQC team!

## Check us out!

Have you followed us on our social media pages? Stay up to date on all the Paschen news and learn more about what it means to #BuildWithPaschen

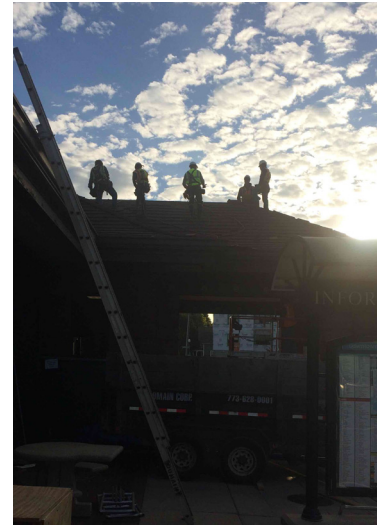
[fhpaschen.com](http://fhpaschen.com)



## METRA STATION ROOFING AND TUCKPOINTING

### Naperville

F.H. Paschen recently removed the existing clay tile roof, originally installed in the 1940s, at the Naperville Metra Station and replaced with new asphalt shingles. Additionally, we completed masonry tuckpointing around the building. The building soffits and the ceilings of the exterior pedestrian waiting areas were also cleaned, scraped, and repainted. These projects caused minimal to no disruptions to the city's commuters.



## TRAIN STATION TILE REPLACEMENT

### Downers Grove

Paschen removed and replaced the floor tile throughout the entire Downers Grove Train Station building, which included open public areas, miscellaneous side rooms, a ticket office, bathrooms, and barber shop. Paschen also installed three new floor drains with associated piping, and completed drywall patching where necessary. This project was phased in order to keep the majority of the station building open during construction.



## F.H. PASCHEN

F.H. Paschen has operated as a General Contractor and Construction Manager for over 40 years, with a family history in Chicagoland construction dating back to the early 1900's. Our staff has the expertise to build civil, institutional and commercial projects - both new construction and renovation - in educational, aviation, transportation, recreation, healthcare, road/bridge, and industrial sectors. Whether your need be preconstruction services, project design, value engineering, construction management, or acting as a traditional general contractor, we are there to help solve our clients' problems and exceed their goals. From Guaranteed Maximum Price contracts to Design-Bid-Build projects to Job Order Contract work, Paschen has the experience and ability to help with your construction project.

## JOB ORDER CONTRACTING

F.H. Paschen was awarded their first Job Order Contract (JOC) with the United States Postal Service in Chicago over 30 years ago and have since perfected this delivery method. In the Chicagoland area, with a staff of over 45 devoted professionals, we manage 16 active JOC contracts for both public and private clients, including Federal, State, and Municipal governments. Located near O'Hare airport, the Greater Chicagoland area has always been our home. We strive to help our community grow by completing projects for the municipalities, schools, and public sectors in which we live and do business. Our success in Chicago and its suburbs has allowed us to grow nationwide, now with 5 other regional offices around the country.

## TYPICAL JOC PROJECTS

- Repair and Renovations
- Design-Build
- Emergency Work
- Fast-Track Projects
- Library Renovations
- ADA Upgrades
- Infrastructure Work
- LEED Improvements
- Parks & Playgrounds
- Office Rehabilitation
- Civil Utilities
- Fire and Police Stations
- Interior Buildouts
- Building Additions
- Summer Critical School Projects
- Mechanical Upgrades
- Remediation Work
- Roadwork

### WHAT IS JOB ORDER CONTRACTING?

- Job Order Contracting (JOC) is a procurement process allowing Owners to accelerate construction projects by streamlining the bidding process.
- JOC is a performance-based contract awarded to contractors who have proven expertise, knowledge, and value.
- JOC allows Owners and Contractors to manage jobs, averaging in range from \$5,000 to \$750,000 and as high as \$5 million, faster and more efficiently than the conventional bid process.
- JOC contracts establish local fixed prices for each unit of work or material allowing the Owner to quickly arrive at a fixed price for each job.

### LEARN MORE ABOUT JOB ORDER CONTRACTING & F.H. PASCHEN

[Click here](#) to contact a Paschen representative.

## KEY CONTACTS

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