



CHIEF PROCUREMENT OFFICE

Art Moore, Capital Development Board

Reference #: 039-060-058

EMERGENCY PURCHASE STATEMENT / NOTICE OF AWARD

Agency: Capital Development Board Point of Contact: Luke Montgomery

Location of Emergency: DuQuoin State Fairgrounds - Grandstand/The New Horse Barn/Main Gate Building

Vendor: White & Borgognoni Architects, P.C. (4424)

Address: 212 N. Illinois Avenue City: Carbondale State: IL Zip: 62901

Emergency Purchase Details

Emergency Category (select the appropriate option(s) from the checklist below):

- Involving threat to public health or public safety
- Immediate expenditure is necessary for repairs to State property to protect against further loss or damage
- To prevent or minimize serious disruption in critical State services that affect health, safety, or collection of substantial State revenues
- To insure integrity of State records

Describe the scope of the emergency. Show justification for the need of an emergency contract, the selection of the vendor, and explain why the need for work cannot be met through a competitive process:

The Department of Agriculture ("DOA") has notified the Capital Development Board ("CDB") that the Fire Alarm Systems and Sprinkler Systems throughout the DuQuoin State Fairgrounds are in a state of failure and need repaired and/or replaced as soon as reasonably possible. Of most concern are the fire alarm and sprinkler systems in the Grandstand/Administrative Offices, The New Horse Barn, also known as the "Million Dollar Barn" and the Main Gate Building.

The Grandstand's fire panel is obsolete and parts are no longer available. One of the Fire Alarm Sub-Panels (Annunciator Panel or Pull Station Panel) has failed. Sprinkler lines are dilapidated in multiple areas, due to years of decay, and the lines have pin holes that cause the air compressor (Dry System) to overwork to keep up. Because the sprinkler system has air inside the pipes instead of water, the condensation from the air/weather creates rust inside the pipes. Fairgrounds staff pay a contractor to clean the sprinkler system pipes before getting the sprinkler system ready for the Fair. The sprinkler lines have been replaced over the years but the magnitude of lines in need of repair is unfeasible to attempt without a complete renovation. Inspections from the Illinois State Fire Marshal in 2019 and 2020 have noted that the "sprinkler system has been shut down and is inoperable." In fact, each year since 2009, the Illinois State Fire Marshal's inspections fail the sprinkler system in not only the Grandstand/Administrative Offices, but every building that has a sprinkler system in it. Fairgrounds administrative staff are located in the Grandstand/Administrative Offices. That staff includes, but is not limited to, the Fair Manager, 4 full time Department of Agriculture employees, part-time summer employees and multiple full time/part time summer workers doing maintenance to the Grandstand/Administrative Offices and tunnel. There will be thousands of Fair visitors in the Grandstand during the Fair, as concerts and entertainment are ongoing. Additionally, there are non-fair events scheduled throughout the year, both of which cause a serious concern for a threat to public health and safety and a threat to equipment and further damage should a fire occur.

The Million Dollar Barn's fire panel is functioning at this time but is obsolete and parts are unavailable if and when a system failure occurs. Sprinkler lines are dilapidated and the sprinkler system is down at this time due to continuous line failures. Because the sprinkler system has air inside the pipes instead of water, the condensation from the air/weather creates rust inside the pipes. Fairgrounds staff pay a contractor to clean the sprinkler system pipes before getting the sprinkler system ready for the Fair. Multiple repairs have been completed on the sprinkler system but due to the overwhelming amount of repairs still needed, it is unfeasible without a complete renovation. Similar to the Grandstand/Administrative Offices, the Illinois Fire Marshal inspections for 2019 and 2020 have noted that the "sprinkler system has been shut down and parts removed" and the sprinkler system is out of service due to needed repairs/replacement. There are several events scheduled in the Million Dollar Barn which also house the animals during the events. Again, the failure of the fire alarm and sprinkler systems cause a serious concern for a threat to public health and safety, a threat to the animals housed in the barn, and a threat to equipment and further damage should a fire occur.



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The main fire alarm control panel for the campus is located in the Main Gate Building. The existing panel has a dialer with two communication lines, one line for trouble and the second for alarm conditions. It has been noted by staff when one of the building fire alarm control panels activates an alarm or trouble condition, no other alarm can capture the line. Single source fire alarm control panels and peripheral devices should be taken into consideration. A proprietary campus system gives the owner full monitoring capabilities and control of the entire campus. Since upgrading of the system will be a migration process, maintaining a single source system would allow all existing systems to be maintained while allowing new upgrades to be brought online and integrated.

Fairgrounds staff have maintained these systems as long possible. Time and money have been spent year after year, including a fire watch provided by the City of DuQuoin during the Fair, and failures continue to occur. These systems are shut down and are inoperable before and after the fair. Therefore, DOA has requested that CDB provide immediate assistance under an emergency declaration to assess and repair/replace the systems in the Grandstand/Administrative Offices the Million Dollar barn and the Main Gate Building as quickly as possible to prevent the threat to public safety, and to prevent the threat against further damage to the property while a plan for overall system replacement work throughout the fairgrounds is approved.

This project began through the emergency selection of an Architect/Engineer ("A/E"); this exempts the selection from a 14-day solicitation required through Qualifications-Based Selection ("QBS"). Considering the time frames needed for the selection, negotiation and execution of an A/E contract followed by bidding and award procedures, design and replacement of the Fire Alarm and Sprinkler Systems under the existing processes would likely not begin for several months. For this reason, emergency purchases are necessary to protect against the threat to public health and safety and to prevent or minimize serious disruption in critical State services as quickly as possible. White & Borgognoni Architects, P.C., located in Carbondale, IL, was selected because they are relatively in close proximity to the site, they have the expertise and experience to complete the work, they are currently on site designing another project that should be closely coordinated with this project for equipment compatibility, and they can respond immediately to this request for emergency services.

Describe the scope of work or services provided to include special limitations, conditions and incorporated documents:

The scope of work provides for replacement, repairs, and upgrades to the fire alarm and fire sprinkler systems in multiple buildings at the DuQuoin State Fairgrounds to bring the facilities into compliance with code. The fire alarm scope provides for replacing all fire alarm devices, panels, wiring etc. at the Grandstand, Million Dollar Barn and Main Gate with fully code compliant systems. The panel at the Main Gate should be updated with current software and hardware modules (or replaced). The scope also provides for installing a new fiber optic backbone to interconnect the fire alarm panels and allow for connection of panels in other buildings in future projects. The fire sprinkler scope includes replacement of existing systems, installation of new sprinkler systems, new water services, and any incidental or related general, civil, plumbing, electrical, or other work.

Incorporated documents include the March 2009 Standard Documents for Construction & Supplement and the March 2009 Design and Construction Manual & Supplement. Basic Architectural Services provided under this procurement should not exceed \$125,000.00, which is a place-holder prior to the negotiation of a Professional Services Agreement, without prior authorization from the Capital Development Board in consultation with the Chief Procurement Office. Final Actual Costs will be reported upon project completion and project close-out.

In accordance with 30 ILCS 500/50-35, all contractors, and each subcontractor to be used whose contract/subcontract exceeds an annual value of \$50,000, shall submit financial disclosures and certifications as a material term of the contract. In accordance with section 00 21 50 of the Standard Documents for Construction, the General Contractor shall perform no less than 20% of work with its



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own staff. Each other trade shall perform no less than 40% of work with its own staff. Work with own staff includes direct labor and supervision, as well as material purchases where the material is installed by the contractor.

Was authorization to proceed verbally given? Yes No, receipt of this signed Notice authorizes the vendor to begin work

If Yes is checked above, explain who authorized the work, when, under what conditions or limitations and for what scope.

Expected Start Date: Jun 30, 2021 Estimated End Date: Sep 27, 2021

Amount of this expenditure is: \$125,000.00 Actual or Estimated: Estimated

Signatures

I am making this statement and providing it to the CPO Office, the Auditor General, and the Procurement Policy Board in compliance with the Illinois Procurement Code and within 10 days after award of the contract.

I have authorized the emergency procurement in accordance with the requirements of the Illinois Procurement Code (30 ILCS 500) and the applicable administrative rule. I know and understand the contents of this statement and all statements herein are true and correct to the best of my knowledge.

Agency Signature: Chris Miles Digitally signed by Chris Miles Date: 2021.06.30 12:05:09 -05'00' Title: Executive II

SPO/CPO Signature: GERALD STEVEN BURLINGHAM Digitally signed by GERALD STEVEN BURLINGHAM Date: 2021.06.30 12:49:07 -05'00' Date: Jun 30, 2021