



# CHIEF PROCUREMENT OFFICE

## Art Moore, Capital Development Board

Reference #: 040-020-072

### EMERGENCY PURCHASE STATEMENT / NOTICE OF AWARD

Agency: Capital Development Board Point of Contact: Ebone White

Location of Emergency: Manteno Veterans' Home

Vendor: Ujamaa Construction, Inc.

Address: 7744 South Stony Island Ave. City: Chicago State: IL Zip: 60649

### 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:

In preparation for patients that are receiving mental health treatment at Manteno Veterans' Home, who might potentially be diagnosed with Covid-19 or show similar symptoms, the Department of Veterans Affairs is requesting emergency purchases from CDB to assess and renovate space for isolation rooms. This project began through an 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, renovation work at Manteno Veterans' Home under the existing processes would likely not begin for several months. For this reason, emergency purchases are necessary to provide renovation work for the implementation of isolation rooms as quickly as possible in order to protect against the threat to public health and safety and to minimize a serious disruption in critical State services. Ujamaa Construction, Inc., located in Chicago, IL was selected to provide construction services as they have the necessary experience for this work, are relatively in close proximity to the site 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 construction services for the implementation of isolation space to meet the specific needs of the facility as directed by the Architect/Engineer of record and approved by CDB. Incorporated documents include the March 2009 Standard Documents for Construction & Supplement and design documents provided by the Architect/Engineer. Services provided under this procurement should not exceed \$100,000.00, which is a place-holder prior to entering into a Construction Contract, 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.

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

Expected Start Date: Mar 31, 2020 Estimated End Date: Jun 28, 2020

Amount of this expenditure is: \$100,000.00 Actual or Estimated: Estimated



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Location of Emergency: Manteno Veterans' Home

Vendor: Ujamaa Construction, Inc.

Address: 7744 South Stony Island Ave. City: Chicago State: IL Zip: 60649

#### 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: 2020.03.31 09:39:34 -05'00' Title: Executive II

SPO/CPO Signature: GERALD STEVEN BURLINGHAM Digitally signed by GERALD STEVEN BURLINGHAM Date: 2020.03.31 09:57:59 -05'00' Date: Mar 31, 2020



# CHIEF PROCUREMENT OFFICE

## Art Moore, Capital Development Board

Reference #: 040-020-072

### EMERGENCY PURCHASE EXTENSION

Agency: Capital Development Board Point of Contact: Ebone White

Location of Emergency: Manteno Veterans' Home

Vendor: Ujamaa Construction, Inc.

Address: 7744 South Stony Island Ave. City: Chicago State: IL Zip: 60649

### Extension Justification

Original Emergency Term Start Date: Mar 31, 2020 Original Emergency Term End Date: Jun 28, 2020

Amount of original: \$2,055,675.00 (Current Contract) Actual or Estimated: Estimated

Extension Hearing Date: Jun 11, 2020 Requested Extension End Date: Sep 30, 2020

Amount of extension expenditure: TBD (Same as R1) Actual or Estimated: \_\_\_\_\_

Describe the scope of the original emergency (supply, service, etc.):

The original scope of work provided for construction services for the implementation of isolation space to meet the specific needs of the facility as directed by the Architect/Engineer of record and approved by CDB.

Describe the scope of the extension (supply, service, etc.). Show justification for extending the original emergency contract, and explain why the extension need cannot be met through a competitive process:

The initial project was substantially complete as of May 23, 2020. The project team provided isolation space in Residential Unit 1 ("R1") in all four wings which can hold a maximum of 68 residents. On May 19, 2020, the Department of Veterans Affairs ("DVA") notified the Capital Development Board ("CDB") that they have had 37 residents test positive for COVID-19 and an additional 19 employees showing symptom with test results pending. Additionally, due to the high census of the Home there are limited options for being able to move residents who have tested positive or while they are symptomatic and await test results. Therefore, DVA has requested that CDB renovate Residential Unit 2 ("R2") for additional isolation space. Due to the buildings at Manteno being virtually identical and the project teams' familiarity with the work, it makes sense to incorporate this work in the emergency declaration to provide additional isolation space as quickly as possible. The work in R2 is estimated to take approximately 60 days for completion. Therefore CDB requests an extension through September 30, 2020 to allow for completion of R2, including punch-list items, and formal close-out of the project. CDB requires Ujamaa Construction, Inc's continued participation as they are most familiar with the scope and construction services provided to date, and they have brought R1 to substantial completion.

Term of emergency procurement shall not exceed 90 days. Contract may be extended beyond 90 days if CPO determines additional time is necessary; however, prior to execution of extension, CPO must hold a public hearing and provide written description

### Signatures

I am requesting an extension of the requested emergency contract. 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: 2020.05.27 16:00:52 -05'00' Title: Executive II

## NOTICE OF HEARING

  X   Emergency Extension

The Office of the Chief Procurement Officer for the Capital Development Board will hold a public hearing to hear testimony and receive comments on the proposed emergency contract(s) extensions as described below.

Details of the proposed contract, justification for the Agency to contract in this way and the hearing procedure can be found at <https://www2.illinois.gov/cdb/procurement/Pages/EmergencyProcurementContracts.aspx>

### HEARING DETAILS

DATE: Tuesday, June 11, 2020

TIME: 2:00 p.m.

LOCATION: via WebEx teleconference

Those who wish to attend this hearing via WebEx teleconference please call the number below:

1-312-535-8110

Meeting Access # 133-249-6056

### HEARING CONTACT PERSON

NAME: Gerald Burlingham

TITLE: State Purchasing Officer, Illinois Capital Development Board

ADDRESS: 401 S. Spring St., Springfield, IL 62706

PHONE: 217-836-0185

FAX: 217-558-1399

E-MAIL: gerald.burlingham@Illinois.gov

### TESTIMONY

Anyone wishing to testify—please notify the HEARING CONTACT PERSON of desire to testify in advance if possible.

### PROPOSED CONTRACT(S) SUBJECT OF THIS HEARING

Rubinos and Mesia Engineers, Inc., and Ujamma Construction, Inc.

CDB # 040-020-072, Construct Emergency Isolation Rooms, Manteno Veterans Home.



# CHIEF PROCUREMENT OFFICE

## Art Moore, Capital Development Board

Reference #: 040-020-072

### EMERGENCY PURCHASE EXTENSION

Agency: Capital Development Board Point of Contact: Ebone White

Location of Emergency: Manteno Veterans' Home

Vendor: Ujamaa Construction, Inc.

Address: 7744 South Stony Island Ave. City: Chicago State: IL Zip: 60649

### Hearing Disposition

Hearing Date: Jun 11, 2020 Hearing Location: via WebEx from multiple remote locations.

The State posted to the Illinois Procurement Bulletin a description of the State's need, the justification for emergency extension, and information regarding opportunity to submit comments and testify at a public hearing.

Notice of the hearing was posted to the Illinois Procurement Bulletin at least (14) days in advance of hearing and was also posted outside the hearing room no less than two business days prior to the hearing. The hearing was held to hear testimony and receive comments on extending the procurement.

Hearing Narrative:

The PM, Ebone White, Chris Miles, Ron Wright and Becky Smith attended the hearing remotely via WebEx. The PM provided an updated status report. The project team has provided isolation rooms in Residential Unit 1 ("R1"). All four wings of R1 can hold a maximum of 68 residents and was substantially complete as of May 23, 2020. On May 19, 2020, the Department of Veterans Affairs ("DVA") notified the Capital Development Board ("CDB") that they had 37 residents test positive for COVID-19 and an additional 19 employees showing symptom with test results pending. Additionally, due to the high census of the Home, there were limited options for relocating residents who had tested positive or while they were awaiting test results. Therefore, DVA requested that CDB renovate Residential Unit 2 ("R2") for additional isolation space. As the layout of these buildings at Manteno were virtually identical and the project teams' familiarity with the work, it was approved to incorporate this work in the emergency declaration to provide additional isolation space as quickly as possible. Work at R2 is currently being performed. A new generator was ordered on June 9th. The lead-time is approximately 12 weeks. The incorporation of Residential Unit R2 into this emergency project will result in increased costs. Ujamaa Construction's current NTE contract is for \$2,055,675.00. There is one pending Change Order which is currently in estimating for \$3,302.659.00 which is for the additional sanitation and construction efforts for R2. The contract and Change Orders are being paid on a T&M basis, and efficiencies for duplicative work are anticipated. The revised total NTE cost for buildings R1 & R2 is \$6,605,318.00. SPO Burlingham concurs with CDB's request to extend Ujamaa Construction's contract until September 30, 2020 and recommends approval.

### Signatures

Hearing Officer recommends approval of the extension request.

Hearing Officer Signature: GERALD STEVEN BURLINGHAM Digitally signed by GERALD STEVEN BURLINGHAM Date: 2020.06.15 10:17:38 -05'00' Date: Jun 15, 2020

After a complete review of the circumstances relating to the need for extending the existing emergency contract, CPO approval is given to extend for a period not to exceed 94 calendar days.

CPO Signature: Arthur L Moore Digitally signed by Arthur L Moore Date: 2020.06.16 13:08:12 -05'00' Date: Jun 16, 2020



# CHIEF PROCUREMENT OFFICE

## Art Moore, Capital Development Board

Reference #: 040-020-072

### EMERGENCY PURCHASE EXTENSION

Agency: Capital Development Board Point of Contact: Ebone White

Location of Emergency: Manteno Veterans' Home

Vendor: Ujamaa Construction, Inc.

Address: 7744 South Stony Island Ave. City: Chicago State: IL Zip: 60649

### Extension Justification

Original Emergency Term Start Date: Mar 31, 2020 Original Emergency Term End Date: Jun 28, 2020

Amount of original: \$2,055,675.00 (Current Contract) Actual or Estimated: Estimated

Extension Hearing Date: Aug 25, 2020 Requested Extension End Date: Nov 30, 2020

Amount of extension expenditure: N/A - Time Only Actual or Estimated: \_\_\_\_\_

Describe the scope of the original emergency (supply, service, etc.):

The original scope of work provided for construction services for the implementation of isolation space to meet the specific needs of the facility as directed by the Architect/Engineer of record and approved by CDB.

Describe the scope of the extension (supply, service, etc.). Show justification for extending the original emergency contract, and explain why the extension need cannot be met through a competitive process:

All work in Residential Unit 1 ("R1") and Residential Unit 2 ("R2") is substantially complete but for the installation of an emergency generator. The emergency generator is scheduled to be shipped on September 2, 2020 and arrive at the site on or around September 11, 2020. The current emergency declaration expires on September 30, 2020. The project team anticipates the installation of the generator will take place before the expiration of the contract. However, CDB feels it is prudent to consider extending the emergency declaration to account for any delivery delays and/or unforeseen conditions during the installation of the generator. Therefore CDB requests an extension through November 30, 2020 to allow for the delivery and installation of the emergency generator and formal close-out of the project. CDB requires Ujamaa Construction, Inc's continued participation as they are most familiar with the scope and construction services provided to date, and they have brought the project to substantial completion.

Term of emergency procurement shall not exceed 90 days. Contract may be extended beyond 90 days if CPO determines additional time is necessary; however, prior to execution of extension, CPO must hold a public hearing and provide written description

### Signatures

I am requesting an extension of the requested emergency contract. 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: 2020.08.06 13:43:31 -05'00' Title: Executive II

## NOTICE OF HEARING

  X   Emergency Extension

The Office of the Chief Procurement Officer for the Capital Development Board will hold a public hearing to hear testimony and receive comments on the proposed emergency contract(s) extensions as described below.

Details of the proposed contract, justification for the Agency to contract in this way and the hearing procedure can be found at <https://www2.illinois.gov/cdb/procurement/Pages/EmergencyProcurementContracts.aspx>

### HEARING DETAILS

DATE: Tuesday, August 25, 2020

TIME: 10:30 a.m.

LOCATION: via WebEx teleconference

Those who wish to attend this hearing via WebEx teleconference please call the number below:

1-312-535-8110

Meeting Access # 133 840 2722

### HEARING CONTACT PERSON

NAME: Gerald Burlingham

TITLE: State Purchasing Officer, Illinois Capital Development Board

ADDRESS: 401 S. Spring St., Springfield, IL 62706

PHONE: 217-836-0185

FAX: 217-558-1399

E-MAIL: gerald.burlingham@Illinois.gov

### TESTIMONY

Anyone wishing to testify—please notify the HEARING CONTACT PERSON of desire to testify in advance if possible.

### PROPOSED CONTRACT(S) SUBJECT OF THIS HEARING

Rubinos and Mesia Engineers, Inc., and Ujamma Construction, Inc.

CDB # 040-020-072, Construct Emergency Isolation Rooms, Manteno Veterans Home.



# CHIEF PROCUREMENT OFFICE

## Art Moore, Capital Development Board

Reference #: 040-020-072

### EMERGENCY PURCHASE EXTENSION

Agency: Capital Development Board Point of Contact: Ebone White

Location of Emergency: Manteno Veterans' Home

Vendor: Ujamaa Construction, Inc.

Address: 7744 South Stony Island Ave. City: Chicago State: IL Zip: 60649

### Hearing Disposition

Hearing Date: Aug 25, 2020 Hearing Location: Via WebEX from multiple locations.

The State posted to the Illinois Procurement Bulletin a description of the State's need, the justification for emergency extension, and information regarding opportunity to submit comments and testify at a public hearing.

Notice of the hearing was posted to the Illinois Procurement Bulletin at least (14) days in advance of hearing and was also posted outside the hearing room no less than two business days prior to the hearing. The hearing was held to hear testimony and receive comments on extending the procurement.

Hearing Narrative:

An extension hearing was conducted and the following personnel were present; Ebone White, CDB-PM; Chris Miles, CDB-Emergency Coordinator; Amber Evans, CDB- Programming. The PM provided a current project status. All work in Residential Unit 1 ("R1") and Residential Unit 2 ("R2") is substantially complete and only the work to install and test the emergency generator remains. The emergency generator is scheduled to be shipped on September 2, 2020 and arrive at the site on or around September 11, 2020. The current emergency declaration expires on September 30, 2020. The project team anticipates the installation of the generator will take place before the expiration of the contract. However, to be prudent CDB feels it would be wise to extend this contract to provide allowances for any delays in shipping or other unforeseen conditions. Ujamma Construction's current NTE (T&M) contract is \$2,055,675.00, however, there is a pending Change Order for \$3,302,659.00 which has yet to be submitted for formal CPO approval. It has been reviewed by CDB- estimating, and is currently attaining the appropriate Executive level signatures. SPO Burlingham concurs with CDB's request and recommends extending Ujamma Constructions' contract to November 30, 2020.

### Signatures

Hearing Officer recommends approval of the extension request.

Hearing Officer Signature: GERALD STEVEN BURLINGHAM Digitally signed by GERALD STEVEN BURLINGHAM Date: 2020.08.25 15:28:01 -05'00' Date: Aug 25, 2020

After a complete review of the circumstances relating to the need for extending the existing emergency contract, CPO approval is given to extend for a period not to exceed 61 calendar days.

CPO Signature: Arthur L Moore Digitally signed by Arthur L Moore Date: 2020.08.28 09:34:10 -05'00' Date: Aug 28, 2020





# CHIEF PROCUREMENT OFFICE

## Art Moore, Capital Development Board

Reference #: 040-020-072

### EMERGENCY PURCHASE FINAL COST AND TERM

Agency: Capital Development Board Point of Contact: Ebone White

Location of Emergency: Manteno Veterans' Home

Vendor: Ujamaa Construction, Inc.

Address: 7744 South Stony Island Ave. City: Chicago State: IL Zip: 60649

### Final Costs and Term

Final total cost of supplies and services: \$6,888,481.45 Final total term of contract: 244 Days

I am reporting the final costs and term for the referenced emergency contract to the CPO and the Auditor General.

Agency Signature: Chris Miles Digitally signed by Chris Miles  
Date: 2021.03.23 15:03:22 -05'00' Title: Executive II

Printed Name: Chris Miles Date: Mar 23, 2021