



CHIEF PROCUREMENT OFFICE

Art Moore, Capital Development Board

Reference #: 040-020-074

EMERGENCY PURCHASE STATEMENT / NOTICE OF AWARD

Agency: Capital Development Board Point of Contact: Ebone White/Natasia McDade

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.

NOTE: An emergency was declared on March 31, 2020 for the renovation of Residential Unit 1 ("R1") and to create negative air pressure COVID-19 isolation space. Ujamaa Construction, Inc. was issued an authorization to proceed on the same date. The initial project was substantially complete as of May 23, 2020. The project team provided isolation space in all four wings of R1, which can accommodate a maximum of 68 residents.

On May 19, 2020, the Department of Veterans Affairs ("DVA") notified the Capital Development Board ("CDB") that 37 residents had tested positive for COVID-19 and an additional 19 employees were showing symptom with test results pending. Due to the high census of the facility there were limited options available to relocate residents who had tested positive or while they were symptomatic and awaiting test results. Therefore, DVA requested that CDB add the renovation of Residential Unit 2 ("R2") to create additional COVID isolation rooms. Since the buildings at Manteno were identical in layout, along with the project teams' familiarity with the work, it made sense to incorporate this work into the emergency declaration so additional isolation space could be provided as quickly as possible.

As the emergency work neared completion in Building R2, issues with maintaining negative air flow in Building R1 began to arise. In operation with residents moving in and out of the spaces, the needed negative air pressure is not being sustained and alarms have been sounding under certain conditions which are not occurring in Building R2. This caused delays in other work to be performed, such as generator installations, connections, system testing, Agency personnel training and providing as-built documentation to the Agency.



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Due to these circumstances there was insufficient time to request, publish, and conduct an extension Hearing to extend the emergency contracts, so they inadvertently expired.

DVA would like to incorporate the lessons learned during the renovation of building R2 and make similar improvements to building R1 which will increase the ability for negative air pressure to be maintained under similar conditions. Additionally, there are currently four (4) other CDB projects taking place at this location. Each project will connect to this BAS system, so it greatly impacts the operations of this facility. Currently, the residents have been moved out of R1 until this additional work can be completed. IDVA has indicated that R-2 is at full capacity and no additional space is available to place residents, should further COVID-19 outbreaks occur. Therefore, a new emergency declaration and contract is necessary in order to complete the work as proposed by the original contractor (Ujamaa Construction) and agreed to by the A/E of record so that the isolation space in R1 can function like R2 and once again be utilized.

It is recommended that Ujamaa Construction, Inc. continue to provide construction services for this emergency project because their project team is most familiar with the BAS system and the work completed to date. They understand what work remains to be completed, and they will continue to provide emergency services in an expedited manner.

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

The scope of work provides for upgrades to the COVID isolation space in R1 to include BAS System Improvements, exhaust fan upgrades, replacement of existing Nurse Station TE in-line fan, providing new VAV's at Nurses Station, adding EPA fan units in corridors and the completion of the generator connection 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 \$485,000.00, 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.

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 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

Expected Start Date: Apr 1, 2021 Estimated End Date: Jun 29, 2021

Amount of this expenditure is: \$485,000.00 Actual or Estimated: Estimated



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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: 2021.04.01 13:15:59 -05'00' Title: Executive II

SPO/CPO Signature: GERALD STEVEN BURLINGHAM Digitally signed by GERALD STEVEN BURLINGHAM Date: 2021.04.01 13:24:02 -05'00' Date: Apr 1, 2021