



# CHIEF PROCUREMENT OFFICE

## Art Moore, Capital Development Board

Reference #: 040-050-026

### EMERGENCY PURCHASE STATEMENT / NOTICE OF AWARD

Agency: Capital Development Board Point of Contact: Jacob Teegarden

Location of Emergency: LaSalle Veterans' Home

Vendor: Johnco Construction, Inc. (5521)

Address: 107 West First Street City: Mackinaw State: IL Zip: 61755

### 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 LaSalle 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 LaSalle 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. Johnco Construction, Inc., located in Mackinaw, 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: Apr 2, 2020 Estimated End Date: Jun 26, 2020

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



# CHIEF PROCUREMENT OFFICE

Art Moore, Capital Development Board

Reference #: 040-050-026

## EMERGENCY PURCHASE STATEMENT / NOTICE OF AWARD

Agency: Capital Development Board Point of Contact: Jacob Teegarden

Location of Emergency: LaSalle Veterans' Home

Vendor: Johnco Construction, Inc. (5521)

Address: 107 West First Street City: Mackinaw State: IL Zip: 61755

### 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: 2020.04.02 15:00:26 -05'00' Title: Executive II

SPO/CPO Signature: GERALD STEVEN BURLINGHAM Digitally signed by GERALD STEVEN BURLINGHAM Date: 2020.04.02 15:08:24 -05'00' Date: Apr 2, 2020



# CHIEF PROCUREMENT OFFICE

## Art Moore, Capital Development Board

Reference #: 040-050-026

### EMERGENCY PURCHASE EXTENSION

Agency: Capital Development Board Point of Contact: Jacob Teegarden

Location of Emergency: LaSalle Veterans' Home

Vendor: Johnco Construction, Inc. (5521)

Address: 107 West First Street City: Mackinaw State: IL Zip: 61755

### Extension Justification

Original Emergency Term Start Date: Apr 2, 2020 Original Emergency Term End Date: Jun 26, 2020

Amount of original: \$1,900,753.00 (NTE) Actual or Estimated: Estimated

Extension Hearing Date: Jun 9, 2020 Requested Extension End Date: Sep 30, 2020

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

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

The 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 original project location was to be in the "A" Wing of the Vets' Home in LaSalle, Illinois (IVHL). Kluber did a full investigation of existing conditions. IVHL then requested the project be moved to the "C" wing. The isolation room project went as planned, until the final testing and balancing discovered the rooms were not meeting the required negative air pressure. The cause of this was the drywall partitions were not extended to the hard ceiling above the drop ceiling. To remedy the situation, Johnco has had to install new clean room drop ceilings and top out the drywall. This project will provide IVHL with 25 negative air capable rooms. Currently, 14 rooms are readily available for use. Johnco continues to top out drywall and install new clean room drop ceilings. CDB requests an extension to September 30, 2020 to complete the scope of work, including the installation of clean room drop ceilings and topping out of drywall, punch-list items, and formal close-out of the project. CDB requires Johnco's continued participation as they are most familiar with the scope and they continue to work toward 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: 2020.05.21 11:38:13 -05'00' Title: Executive II



# CHIEF PROCUREMENT OFFICE

## Art Moore, Capital Development Board

Reference #: 040-050-026

### EMERGENCY PURCHASE EXTENSION

Agency: Capital Development Board Point of Contact: Jacob Teegarden

Location of Emergency: LaSalle Veterans' Home

Vendor: Johnco Construction, Inc. (5521)

Address: 107 West First Street City: Mackinaw State: IL Zip: 61755

### Hearing Disposition

Hearing Date: Jun 9, 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 provided a status update. All work is complete and the PM is working with Johnco to revise their invoices and pay applications after receiving corrections from CDB's Professional Services. The PM is also working with both Johnco and the AE to develop Substantial Completion and final-close out documentation. Johnco's current NTE contract is for \$1,900,753.00 and the PM states the final invoice will be substantially below that amount. There are no pending CO's to be submitted. CDB requests an extension to September 30, 2020 to complete final pay applications and the formal close-out documentation packets for the project. SPO Burlingham concurs 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: 2020.06.09 15:36:19 -05'00' Date: Jun 9, 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 96 calendar days.

CPO Signature: Arthur L Moore Digitally signed by Arthur L Moore Date: 2020.06.11 16:30:41 -05'00' Date: Jun 11, 2020