



CHIEF PROCUREMENT OFFICE

Art Moore, Capital Development Board

Reference #: 120-075-071

EMERGENCY PURCHASE STATEMENT / NOTICE OF AWARD

Agency: Capital Development Board Point of Contact: Tim Dietz

Location of Emergency: Dixon Correctional Center - Healthcare Unit

Vendor: Otis Elevator Company (4918)

Address: 949 Oak Creek Drive City: Lombard State: IL Zip: 60148

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 Dixon Correctional Center is a multi-security facility that houses approximately 1,600 individuals and is the workplace for another 700 staff. To properly care for and treat the individuals on this campus, the facility has a three-story health care unit that is dependent upon a pair of 54-year-old elevators to move residents and workers. This building allows for 135 individuals to receive specialized health care services on grounds. The second floor has 51 beds that are dedicated to individuals in need for ADA accommodations; the third floor has 84 beds that are dedicated to a medically ill population that for all intents and purposes would otherwise be a skilled nursing facility.

The 54 years old elevators are showing signs of excessive wear and tear. The major electrical and mechanical components of the elevators are either technologically obsolete or commercially obsolete and have exceeded their effective net useful life. A recent assessment completed in June 2020 on the elevators indicated that the parts for the Montgomery Flight controls may no longer be available. The elevators constantly break down and finding vendors who can obtain parts to fix the outdated components is nearly impossible. Multiple solicitations for elevator service have been minimally responded to or garnered no response at all.

Recently one of the two elevators that serves this building was stuck in between floors. It took 45 minutes to get the passenger car moving. Two individuals in wheelchairs and one individual with a walker were stuck in the elevator with no ability to seek help.

Given the specialized populations treated at this facility – Sexually Violent Persons, Seriously Mentally Ill, Elderly – and the presence of both Rasha and Lippert court monitors touring the grounds and evaluating our health care operations, the Department of Corrections considers fixing these elevators an extreme priority and an urgent situation that needs to be addressed. The elevators are unreliable and create a risk of physical harm or death should an elevator experience a catastrophic failure. Additionally, the inability to rely on the current elevators to transport it's ADA and/or medically ill and elderly threatens disruption of critical State services.

The Illinois Department of Corrections has requested that the Capital Development Board provide emergency services to assess and replace the elevators as quickly as possible. 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, an assessment, design and replacement of the elevators 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.



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As the design work progressed, the elevators have substantially deteriorated resulting in increased service calls due to certain component failures. As a result, the elevators are creating an increased risk of physical harm should an elevator experience further failures. The Illinois Department of Correction's inability to rely on the current elevators to transport its population between floors threatens disruption of critical State services.

Therefore, CDB, in consultation with the Chief Procurement Office, agree that the level of work required for this project would not provide a large enough economical variance if bid when the more immediate need is to replace the elevators in an expedited manner. The project team believes that by selecting a contractor, in lieu of bidding, a design-assist approach can be implemented and time saved by ordering long lead equipment to further expedite the completion of the project.

Otis Elevator Company, located in Lombard, IL, was selected because they are relatively in close proximity to the site, they have the expertise and experience, 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 services provides for construction services to provide reliable code compliant elevators including all ancillary components at Dixon Correctional Center's Healthcare Unit, as directed and designed by the Architect/Engineer of record. Incorporated documents include the March 2009 Standard Documents for Construction & Supplement and any drawings and specifications provided by the A/E of record. Services provided under this procurement should not exceed \$2,000,000.00, which is a place-holder prior to entering into a time and material 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

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

Expected Start Date: Sep 27, 2021 Estimated End Date: Dec 25, 2021

Amount of this expenditure is: \$2,000,000.00 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: 2021.09.27 15:29:57 -05'00' Title: Executive II

SPO/CPO Signature: KENNETH TODD MORRIS Digitally signed by KENNETH TODD MORRIS Date: 2021.09.27 15:44:33 -05'00' Date: Sep 27, 2021