



# CHIEF PROCUREMENT OFFICE

## Art Moore, Capital Development Board

Reference #: 120-200-125

### EMERGENCY PURCHASE STATEMENT / NOTICE OF AWARD

Agency: Capital Development Board Point of Contact: Tim Dietz

Location of Emergency: Pontiac Correctional Center - North Cell House

Vendor: A & R Mechanical Mechanical Contractors, Inc. (30440)

Address: 711 East Kettering Park Drive City: Urbana State: IL Zip: 61801

### 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 Pontiac Correctional Center is an 83 building facility established in 1892. The heating system for the North Cell House has failed and is beyond economic repair. A survey has been conducted to replace the heating system at an estimated construction cost of 6.1 million. The existing unit heaters are only at 50% capacity because the failed steam traps will not stop the flow of steam in the appliance in order to allow it to work properly, and as a result, the unit will not give off the rated amount of BTU. Facility staff has tried numerous temporary measures including the use of portable electric heaters to the entrances and office areas of the cell house as well as providing temporary propane heaters. However, the propane tanks are a fire hazard and put off CO2 causing safety issues and potential grievances from the occupants. Additionally, the hoses for the fuel are accessible to the occupants which creates additional security threats. Also, there is no readily available electric power in the cell house to provide anything beyond small electric heaters. The Illinois Department of Corrections has requested that CDB procure vendors under an emergency declaration to assess and provide immediate temporary heat before the onset of consistently low temperatures. The lack of a properly functioning heating system is putting the facility's operations at risk and temporary measures need to be put in place before the overall heating system replacement project can be implemented. This project will utilize an IDIQ contract for Architect/Engineer ("A/E") design services. Considering the time frames needed for the award of a construction contract for temporary heating at Pontiac Correctional Center's North Cell House under normal processes would likely not begin for several months, 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. A & R Mechanical Contractors, Inc. was selected to provide construction services because they are familiar with the site having recently completed a project at Pontiac CC, have the necessary security clearances in place, 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 assistance as needed with the Architect/Engineer's evaluation of the system and the implementation of the agreed upon temporary heating solution. Incorporated documents include the March 2009 Standard Documents for Construction & Supplement and design and specifications provided by the Architect/Engineer of Record. Services provided under this procurement should not exceed \$100,000.00, which is a place-holder prior to the negotiation of 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.



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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.

On 12/5/2019, the CPO provided verbal authorization to proceed with the coordination of work and any necessary corrective actions prior to the EPS being published.

Expected Start Date: Dec 9, 2019 Estimated End Date: Mar 7, 2020

Amount of this expenditure is: \$100,000.00 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: 2019.12.09 11:13:20 -06'00' Title: Executive II

SPO/CPO Signature: GERALD STEVEN BURLINGHAM Digitally signed by GERALD STEVEN BURLINGHAM Date: 2019.12.09 11:19:01 -06'00' Date: Dec 9, 2019



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### EMERGENCY PURCHASE FINAL COST AND TERM

Agency: Capital Development Board Point of Contact: Tim Dietz

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### Final Costs and Term

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Final total cost of supplies and services: \$273,822.11 Final total term of contract: 85 days (Substantial/Final Completion)

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: 2021.07.06 13:12:18 -05'00' Title: Executive II

Printed Name: Chris Miles Date: Jul 6, 2021