



CHIEF PROCUREMENT OFFICE

Art Moore, Capital Development Board

Reference #: 120-230-131

EMERGENCY PURCHASE STATEMENT / NOTICE OF AWARD

Agency: Capital Development Board Point of Contact: Steve Halm

Location of Emergency: Stateville Northern Reception and Classification Center - Joliet

Vendor: Premier Mechanical Inc. (28269)

Address: 130 S. Fairbank Street City: Addison State: IL Zip: 60101

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 Stateville Northern Reception and Classification Center has experienced repeated HVAC compressor failures since constructed in 2002. Numerous attempts at repairs have been made, yet the compressor failures continue to persist to the present day. Further repair efforts are no longer technically or fiscally prudent. Currently, there are several building having no air conditioning as a result of the compressor failures including housing units, a main control room, an armory and executive offices. Additionally, there are other buildings on the verge of complete compressor failure with limited air conditioning. The Department of Corrections has asked that CDB procure vendors under emergency purchases to replace the HVAC system as soon as possible as critical IT and security systems are potentially at risk of failing as a result of insufficient environmental cooling requirements. Many systems are no longer functioning. This has exasperated an already stressful environment at this facility as it is the State reception and classification center for every individual sentenced to prison in the State of Illinois. As the remaining existing systems are now reaching the end of their useful life expectancy and use a refrigerant which will be phased out by 2020, it is prudent to replace these cooling systems with modern, cost efficient Air Cooled Chilled Water systems. This project began through the selection of an Architect/Engineer ("A/E") as a Best Interest of the State Selection, which exempts the selection from a 14-day solicitation as allowed under the Architectural, Engineering, and Land Surveying Qualifications Base Selection Act ("QBS"), to investigate and develop an HVAC Compressor Assessment Report on the conditions of the roof mounted Direct Expansion (DX) Compressor Cooling systems. Considering the time frames needed for design, bidding and award procedures, replacement of the HVAC system at Stateville Correctional Center under the existing processes would likely not begin for several months, hindering the ability for the work to be completed by next cooling season. For this reason, an emergency purchase is necessary to replace the HVAC system as quickly as possible. Premier Mechanical, Inc. was selected for this emergency work because they provided the lowest responsive and responsible quote and can respond immediately to this request for emergency services. Several firms were invited to provide quotes, based on their availability, expertise, experience and location.

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

The scope of work provides for replacing distributed direct expansion air cooled condensing units with a building level chilled water plant with air cooled chillers, pumps and new controls on areas A, B, C, D, E, F, J. On building H1 and H2 the direct expansion air cooled condensing units will be replaced with new air cooled condensing units, evaporators, and controls. Incorporated documents include the March 2009 Standard Documents for Construction & Supplement, design and specifications provided by the architect/engineer of record and approved by CDB, and Premier Mechanical, Inc.'s quote submitted on December 20, 2018. Services provided under this procurement should not exceed \$6,838,000.00, without prior authorization from the Capital Development Board in consultation with the Chief Procurement Office.



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Address: 130 S. Fairbank Street City: Addison State: IL Zip: 60101

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

Expected Start Date: Dec 20, 2018 Estimated End Date: Mar 19, 2019

Amount of this expenditure is: \$6,838,000.00 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: 2018.12.20 16:14:26 -06'00' Title: Executive II

SPO/CPO Signature: **GERALD STEVEN BURLINGHAM** Digitally signed by GERALD STEVEN BURLINGHAM DN: cn=US, o=State of Illinois, ou=CAS, ou=People, ou=BM-B2, serialNumber=70355529, cn=GERALD STEVEN BURLINGHAM Date: 2018.12.20 16:18:22 -06'00' Date: Dec 20, 2018



CHIEF PROCUREMENT OFFICE

Art Moore, Capital Development Board

Reference #: 120-230-131

EMERGENCY PURCHASE EXTENSION

Agency: Capital Development Board Point of Contact: Steve Halm

Location of Emergency: Stateville Northern Reception and Classification Center - Joliet

Vendor: Premier Mechanical Inc. (28269)

Address: 130 S. Fairbank Street City: Addison State: IL Zip: 60101

Extension Justification

Original Emergency Term Start Date: Dec 20, 2018 Original Emergency Term End Date: Mar 19, 2019

Amount of original: \$6,838,000.00 Actual or Estimated: Estimated

Extension Hearing Date: Jan 29, 2019 Requested Extension End Date: Dec 31, 2019

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 provides for replacing distributed direct expansion air cooled condensing units with a building level chilled water plant with air cooled chillers, pumps and new controls on areas A, B, C, D, E, F, J. On building H1 and H2 the direct expansion air cooled condensing units will be replaced with new air cooled condensing units, evaporators, and controls.

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 scope of the extension remains the same as outlined in the above scope for the original emergency. The contractor has submitted the security clearance information for personnel to IDOC and the required background checks are in progress. Material submittals are underway and shop fabrication for the new piping systems will begin as soon as the submittals are approved. There is a 14 week lead time for the chillers and they currently have an estimated delivery date of May 9, 2019. The heating contractor was hoping to get the chiller pad installed before the onset of hard winter but it was not possible due to the cold temperatures and heavy snowfall. Demolition of the existing systems is scheduled to begin February 1, 2019. The current time-line for Substantial Completion is 270 consecutive calendar days from the date of Notice of Award which equates to September 16, 2019. However, the heating contractor's construction schedule shows them achieving substantial completion by August 22, 2019 barring something unanticipated. Once they achieve substantial completion, there will be approximately 30-45 days needed to complete final commissioning of the new systems to allow for final acceptance. I recommend adding another 60 days beyond commissioning to allow for the contractor to obtain all required close-out documentation. CDB requires Premier Mechanical Inc.'s continued participation because of their familiarity with the site, construction documents, and scope. CDB is requesting an emergency purchase extension through December 31, 2019 to allow for completion of the emergency work and close-out of the contract.

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



CHIEF PROCUREMENT OFFICE

Art Moore, Capital Development Board

Reference #: 120-230-131

EMERGENCY PURCHASE EXTENSION

Agency: Capital Development Board Point of Contact: Steve Halm

Location of Emergency: Stateville Northern Reception and Classification Center - Joliet

Vendor: Premier Mechanical Inc. (28269)

Address: 130 S. Fairbank Street City: Addison State: IL Zip: 60101

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: 2019.01.15 13:10:36
-06'00' Title: Executive II

Hearing Disposition

Hearing Date: Jan 29, 2019 Hearing Location: 401 So. Spring St., Springfield, IL. Wm Stratton Bldg, 3rd Flr, Conf. Rm B

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 scope of the extension remains the same as outlined in the above scope for the original emergency. The contractor has submitted the security clearance information for personnel to IDOC and the required background checks are in progress. Material submittals are underway and shop fabrication for the new piping systems will begin as soon as the submittals are approved. There is a 14 week lead time for the chillers and they currently have an estimated delivery date of May 9, 2019. The heating contractor was hoping to get the chiller pad installed before the onset of hard winter but it was not possible due to the cold temperatures and heavy snowfall. Demolition of the existing systems is scheduled to begin February 1, 2019. The current time-line for Substantial Completion is 270 consecutive calendar days from the date of Notice of Award which equates to September 16, 2019. However, the heating contractor's construction schedule shows them achieving substantial completion by August 22, 2019 baring something unanticipated. Once they achieve substantial completion, there will be approximately 30-45 days needed to complete final commissioning of the new systems to allow for final acceptance. I recommend adding another 60 days beyond commissioning to allow for any unforeseen circumstances and weather delays. SPO Burlingham recommends Premier Mechanical's emergency contract be extended through December 31, 2019 to allow CDB and the Department of Corrections to obtain all required project close-out documentation.



CHIEF PROCUREMENT OFFICE

Art Moore, Capital Development Board

Reference #: 120-230-131

EMERGENCY PURCHASE EXTENSION

Agency: Capital Development Board Point of Contact: Steve Halm

Location of Emergency: Stateville Northern Reception and Classification Center - Joliet

Vendor: Premier Mechanical Inc. (28269)

Address: 130 S. Fairbank Street City: Addison State: IL Zip: 60101

Signatures

Hearing Officer recommends approval of the extension request.

Hearing Officer Signature: GERALD STEVEN BURLINGHAM Digitally signed by GERALD STEVEN BURLINGHAM
DN: c=US, o=State of Illinois, ou=CMS, ou=People, ou=BM-BZ, serialNumber=70355529, cn=GERALD STEVEN BURLINGHAM
Date: 2019.01.29 10:56:44 -06'00' Date: Jan 29, 2019

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 calendar days.

CPO Signature: Arthur L Moore Digitally signed by Arthur L Moore
DN: c=US, o=State of Illinois, ou=CMS, ou=People, ou=MM-MZ, serialNumber=70143150, cn=Arthur L Moore
Date: 2019.01.31 10:18:02 -06'00' Date: Jan 31, 2019



CHIEF PROCUREMENT OFFICE

Art Moore, Capital Development Board

Reference #: 120-230-131

EMERGENCY PURCHASE EXTENSION

Agency: Capital Development Board Point of Contact: Steve Halm

Location of Emergency: Stateville Northern Reception and Classification Center - Joliet

Vendor: Premier Mechanical Inc. (28269)

Address: 130 S. Fairbank Street City: Addison State: IL Zip: 60101

Extension Justification

Original Emergency Term Start Date: Dec 20, 2018 Original Emergency Term End Date: Dec 31, 2019

Amount of original: \$6,853,066.30 (Current Contract) Actual or Estimated: Estimated

Extension Hearing Date: Oct 22, 2019 Requested Extension End Date: Feb 29, 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 provides for replacing distributed direct expansion air cooled condensing units with a building level chilled water plant with air cooled chillers, pumps and new controls on areas A, B, C, D, E, F, J. On building H1 and H2 the direct expansion air cooled condensing units will be replaced with new air cooled condensing units, evaporators, and controls.

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 overall scope of work remains the same as above. All major scope items have been completed and the system is running smoothly. Substantial Completion is scheduled to occur on October 16, 2019. The system commissioning activities will take place over an approx. 30 day period. Final Acceptance should occur by November 27, 2019. However, Premier Mechanical, Inc. is requesting an extension to this emergency purchase to allow ample time for the submittal and review of close-out documents including but but limited to system trending reports, warranties, waivers, and a Contractor's Final Declaration. CDB requires Premier Mechanical Inc.'s continued participation because of their familiarity with the site, construction documents, and scope. CDB is requesting an emergency purchase extension through February 29, 2020 to allow for completion of the emergency work and close-out of the contract.

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: 2019.10.03 13:23:01 -05'00' Title: Executive II



CHIEF PROCUREMENT OFFICE

Art Moore, Capital Development Board

Reference #: 120-230-131

EMERGENCY PURCHASE EXTENSION

Agency: Capital Development Board Point of Contact: Steve Halm

Location of Emergency: Stateville Northern Reception and Classification Center - Joliet

Vendor: Premier Mechanical Inc. (28269)

Address: 130 S. Fairbank Street City: Addison State: ILq Zip: 60101

Hearing Disposition

Hearing Date: Hearing Location:

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 current project status. Substantial Completion occurred on October 16, 2019. Some system testing and balancing and commissioning tasks have been performed. However their completion will be delayed due to defective bearings being discovered in several system components. These will require replacement in order to complete the testing & balancing, commissioning, and performance testing of the system. A Change Order for this work is forthcoming. The Controls contractor and their programmers are also fixing several integration issues between the new control devices and existing devices as well. Additionally, loose clamps on the steel supports of the chilled water supply and return risers have become loosened resulting in some steel spacers to be dislodged. A more permanent solution to that issue is due by October 23,2019. As a result, Final Acceptance has been re-scheduled to occur on December 16,2019. SPO Burlingham recommends approving the extension of Premier Mechanicals contract until February 29, 2020 to allow sufficient time for repairs, system testing and balancing, commissioning and performance testing of the system, and close-out documentation to be completed. Although this project will have exceeded 1 year to complete, it is the SPO's and PM's opinion the AE and the contractor have performed in an excellent manner while in an occupied correctional facility with an array of constrictive security protocols.

Signatures

Hearing Officer recommends approval of the extension request.

Hearing Officer Signature: GERALD STEVEN BURLINGHAM Digitally signed by GERALD STEVEN BURLINGHAM Date: 2019.10.22 11:25:14 -05'00' Date: Oct 22, 2019

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 calendar days.

CPO Signature: Arthur L Moore Digitally signed by Arthur L Moore Date: 2019.10.24 15:15:53 -05'00' Date: Oct 24, 2019



CHIEF PROCUREMENT OFFICE

Art Moore, Capital Development Board

Reference #: 120-230-131

EMERGENCY PURCHASE EXTENSION

Agency: Capital Development Board Point of Contact: Steve Halm

Location of Emergency: Stateville Northern Reception and Classification Center - Joliet

Vendor: Premier Mechanical Inc. (28269)

Address: 130 S. Fairbank Street City: Addison State: IL Zip: 60101

Extension Justification

Original Emergency Term Start Date: Dec 20, 2018 Original Emergency Term End Date: Feb 29, 2020

Amount of original: \$6,857,987.09 (Current Contract) Actual or Estimated: Estimated

Extension Hearing Date: Feb 13, 2020 Requested Extension End Date: Apr 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 provides for replacing distributed direct expansion air cooled condensing units with a building level chilled water plant with air cooled chillers, pumps and new controls on areas A, B, C, D, E, F, J. On building H1 and H2 the direct expansion air cooled condensing units will be replaced with new air cooled condensing units, evaporators, and controls.

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 overall scope of work remains the same as above. All major scope items have been completed. Substantial Completion occurred on October 16, 2019. However, during commissioning it was discovered that several of the new hot water control valve actuators were failing and had to be replaced. It is believed that the existing HW control valves are sticking intermittently causing the new actuators to over-torque and fail. The HW control valves are 20 years old and it is recommended that they be replaced to prevent additional actuators from failing, ultimately resulting in a loss of heating for the facility. Proceed Order H-14 was approved on December 23, 2019 with a not to exceed amount of \$200,000.00 for the replacement of all hot water control valves and actuators, and to install strainers at all locations upstream of the control valves. The materials have been received as of January 24, 2020 and work will begin on January 28, 2020. The work is anticipated to be completed by the week of February 24, 2019 to be followed by final calibrations and testing. Premier Mechanical, Inc. is requesting an extension to this emergency purchase through April 30, 2020 to allow ample time for this additional work to be completed, for final calibration and testing, and the submittal and review of close-out documents. CDB requires Premier Mechanical Inc.'s continued participation because of their familiarity with the site, construction documents, and scope.

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: 2020.01.28 11:02:31 -06'00' Title: Executive II

State of Illinois Chief Procurement Office for the Capital Development Board

NOTICE OF HEARING

 X Emergency Extension

The Office of the Chief Procurement Officer will hold a public hearing to hear testimony and receive comments on the proposed contract(s) 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 www.purchase.state.il.us/. Click "Illinois Bid" and enter Procurement Bulletin Reference # in the search box.

HEARING DETAILS

DATE: Thursday, February 13, 2020
TIME: 2:00 p.m.
LOCATIONS: 401 S. Spring St.
3rd Floor, Conference Room E
Wm. Stratton Building
Springfield, IL 62706

For those who wish to attend this hearing via teleconference, please call in to the number below:
1-312-535-8110
Access Code: 801-250-140

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

Agency: Illinois Capital Development Board

Vendor: Premier Mechanical.

Brief Descriptions:

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 contract extension for construction services from Premier Mechanical, Inc. This is related to the emergency building repairs at the Stateville Northern Reception and Classification Center, Joliet, IL. CDB project # 120-230-131



CHIEF PROCUREMENT OFFICE

Art Moore, Capital Development Board

Reference #: 120-230-131

EMERGENCY PURCHASE EXTENSION

Agency: Capital Development Board Point of Contact: Steve Halm

Location of Emergency: Stateville Northern Reception and Classification Center - Joliet

Vendor: Premier Mechanical Inc. (28269)

Address: 130 S. Fairbank Street City: Addison State: IL Zip: 60101

Hearing Disposition

Hearing Date: Hearing Location:

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 current project status. Substantial Completion occurred on October 16, 2019. However, during commissioning it was discovered that several of the new hot water control valve actuators were failing and had to be replaced. It is believed that the existing HW control valves were sticking intermittently causing the new actuators to over-torque and fail. Proceed Order H-14 was approved on December 23, 2019 with a not to exceed amount of \$200,000.00 for the replacement of all hot water control valves and actuators, and to install strainers at all locations upstream of the control valves. The materials were received on January 24, 2020 and work began on January 28, 2020. The work was anticipated to be completed by the week of February 24, 2019 to be followed by final calibrations and testing. However, the valve manufacturer shipped three incorrect valves multiple times. Despite the expedited shipping of the correct valves, the multiple shipping errors has created a 3 week delay in completion. Premier Mechanical, Inc. is requesting an extension to this emergency purchase through April 30, 2020 to allow ample time for this additional work to be completed, for final calibration and testing, and the submittal and review of close-out documents. It was further discussed that on one or more occasion, one of Premier Mechanical's subcontractors, has had challenges submitting the correct documentation for change orders, pay applications and close out procedures. The PM states he will do his best to ensure they receive timely guidance but their past deficiencies and delinquencies has caused delays. SPO Burlingham recommended an additional 30 days be provided to allow the PM more time to ensure all close-out and warranty documents are received and processed. SPO Burlingham therefore recommends Premier Mechanical's contract be extended until May 30, 2020.

Signatures

Hearing Officer recommends approval of the extension request.

Hearing Officer Signature: GERALD STEVEN BURLINGHAM Digitally signed by GERALD STEVEN BURLINGHAM Date: 2020.02.14 16:20:07 -06'00' Date: Feb 14, 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 calendar days.

CPO Signature: Arthur L Moore Digitally signed by Arthur L Moore Date: 2020.02.18 16:01:15 -06'00' Date: Feb 18, 2020



CHIEF PROCUREMENT OFFICE

Art Moore, Capital Development Board

Reference #: 120-230-131

EMERGENCY PURCHASE FINAL COST AND TERM

Agency: Capital Development Board Point of Contact: Steve Halm

Location of Emergency: Stateville Northern Reception and Classification Center - Joliet

Vendor: Premier Mechanical Inc. (28269)

Address: 130 S. Fairbank Street City: Addison State: IL Zip: 60101

Final Costs and Term

Final total cost of supplies and services: \$6,959,409.12 Final total term of contract: 463 Days to Final Acceptance

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: 2020.06.22 10:33:11 -05'00' Title: Executive II

Printed Name: Chris R. Miles Date: Jun 22, 2020