



# CHIEF PROCUREMENT OFFICE

## Art Moore, Capital Development Board

Reference #: 120-230-136

### EMERGENCY PURCHASE STATEMENT / NOTICE OF AWARD

Agency: Capital Development Board Point of Contact: Steve Halm

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

Vendor: Sebesta, Inc. dba NV5 (33433)

Address: 111 North Wabash Avenue, #2111 City: Chicago State: IL Zip: 60602

### 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:

REVISED:  
 At the Stateville Northern Reception Center (NRC), there are 8 industrial sized hot water heaters which are over 25 years old and have exceeded their life expectancy. They are configured to operate in pairs to make a single system, for a total of four (4) systems, and each system contains different sized heaters. They provide hot water to the NRC Building A, Main Inmate Housing (C0395); the NRC Dietary and Laundry (C0396); the NRC MSU H1 Housing Unit (C03097); and the NRC MSU H2 Housing Unit (C0398).

Building A houses two domestic hot water systems that serve the inmate housing cell houses in the main facility (buildings A, B, C, D, E, F, J). The second system serves the laundry and dietary needs for the NRC. Building H1 and H2 have stand-alone domestic hot water systems serving each of those locations. All domestic hot water heaters are the same manufacturer, make and age.

Currently each building is either experiencing the lack of hot water due to non-operational water heaters, or limited hot water due to water heaters operating at reduced capacity.

The Department of Corrections has requested that the Capital Development Board provide emergency services to assess and replace the hot water heaters 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, on November 9, 2020, Sebesta, Inc. dba NV5, located in Chicago, IL, was selected because they are relatively in close proximity to the site, they are familiar with and have completed successful work at the site, they have the necessary experience and they can respond immediately to this request for emergency services.

The AE has recommended that a heat exchanger, associated piping and a storage tank be connected to an existing heating system boiler as a temporary solution to provide hot water during the permanent replacement of the hot water system.

Update: After a further in-depth assessment from the project team, the following conditions were discovered and the required corrective actions are strongly recommended:

Inmate Housing: There is no domestic hot water available to the inmate housing units as both domestic heaters have failed and are beyond repair. Operating in this condition violates applicable codes and poses health and safety risks for the inmates and Department of Corrections Personnel.



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Dietary and Laundry: There is limited hot water available (reduced capacity) to the laundry and dietary areas with one domestic heater failed and the second is leaking. It is reasonable to anticipate its failure at any time.

Buildings H1 and H2: The domestic hot water heaters in the H buildings are at risk of impending failure. They are the same age (far past the useful life expectancy) and type as in building A. The tanks are leaking and heavily corroded. It is reasonable to anticipate their failure at any time. Additionally, the H buildings are currently housing and treating COVID patients. Failure of the domestic hot water in these buildings would have a catastrophic impact on maintaining operations and treatment for these patients.

Building A Boiler Room: There are additional components and secondary systems that are beyond their useful life, have failed or are near failure, and/or non-functional. These include expansion tanks, recirculation pumps, Variable Frequency Drives, and mixing valves. The combustion air intake system is also substantially inoperable as the control dampers and heating hot water control valves are no longer functional. Failure of these components risks freezing conditions and subsequent failure of other system components.

It was initially intended for this project to be separated into two separate procurements/phases. The first was to procure an emergency temporary solution to provide reliable domestic hot water for the facility. This would be followed by an additional design/bid project to provide permanent repairs. However, due to the condition and physical location of related mechanical components of the hot water distribution system, the Project Team has determined that by combining the two separate procurements into one project, significant cost savings could be realized. It would avoid the duplication of mobilization costs, eliminate the duplication of work, potentially receive greater discounts from a larger equipment purchase package, and reduce coordination efforts between DoC personnel and the Project Team. A/E fees would also be lessened by reducing the administrative burden and designing two separate projects. Additionally, by combining the work, the permanent hot water system replacements in the H buildings can be expedited as equipment purchases can be made immediately.

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

REVISED: The scope of services provides for an evaluation of the existing water heater systems and immediate design services to replace the hot water distribution systems including all ancillary components. In addition, the scope also includes design services to provide a temporary source of domestic hot water to the buildings where needed by utilizing the existing heating system boilers, and installing a heat exchanger, associated piping, controls and storage tank. Incorporated documents include the March 2009 Standard Documents for Construction & Supplement and the March 2009 Design and Construction Manual & Supplement. Basic Architectural Services provided under this procurement should not exceed \$730,000.00, which is a place-holder prior to the negotiation of a Professional Services Agreement, 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

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

Expected Start Date: Nov 9, 2020 Estimated End Date: Feb 6, 2021



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Agency: Capital Development Board Point of Contact: Steve Halm

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

Vendor: Sebesta, Inc. dba NV5 (33433)

Address: 111 North Wabash Avenue, #2111 City: Chicago State: IL Zip: 60602

Amount of this expenditure is: \$730,000.00 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: 2020.12.08 11:29:50 -06'00' Title: Executive II

SPO/CPO Signature: GERALD STEVEN BURLINGHAM Digitally signed by GERALD STEVEN  
BURLINGHAM Date: 2020.12.08 11:37:54 -06'00' Date: Dec 8, 2020



# CHIEF PROCUREMENT OFFICE

## Art Moore, Capital Development Board

Reference #: 120-230-136

### EMERGENCY PURCHASE EXTENSION

Agency: Capital Development Board Point of Contact: Steve Halm

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

Vendor: Sebesta, Inc. dba NV5 (33433)

Address: 111 North Wabash Avenue, #2111 City: Chicago State: IL Zip: 60602

### Extension Justification

Original Emergency Term Start Date: Nov 9, 2020 Original Emergency Term End Date: Feb 6, 2021

Amount of original: \$730,000.00 (Place-Holder) Actual or Estimated: Estimated

Extension Hearing Date: Jan 27, 2021 Requested Extension End Date: Oct 31, 2021

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 remains the same and includes an evaluation of the existing water heater systems and immediate design services to replace the hot water distribution systems including all ancillary components. In addition, the scope also includes design services to provide a temporary source of domestic hot water to the buildings where needed by utilizing the existing heating system boilers, and installing a heat exchanger, associated piping, controls and storage tank.

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:

A final plan for the temporary solution has been completed by the AE and they are currently finalizing physical space requirements with the individual manufactures in order to complete the final layout for both the temp and permanent equipment. The contractors have submitted background check information for approvals necessary to begin work. Demolition has begun. The AE has released HW storage tank specifications and will continue to release all equipment specifications as soon as they're able to obtain all required manufacturer information. The contractor has already begun the submittal process for standard commodity type materials. Additionally, the only remaining operational hot water heater at the NRC has completely failed. The project team was hoping to keep this unit in operation and use it for HW storage until such time that the temporary system could be installed. The AE has sized a temp rental unit and the contractor has found one available for rent. Baring something unforeseen, we'll only need the rental the unit for about 3 to 4 months depending on the lead time for equipment. A construction schedule has been submitted and agreed upon by the project team. Taking into account design time, tentative lead times on equipment, and completion of construction, substantial completion is scheduled for August 31, 2021 with final acceptance to occur within 60 days of substantial completion. Any undiscovered conditions, equipment lead time issues or work stoppages as a result of the COVID-19 pandemic may necessitate the need to request additional time for project completion. CDB is requesting an emergency purchase extension through October 31, 2021 to allow for completion of the emergency work and close-out of the contract. CDB requires Sebesta, Inc. dba NV5's continued participation for design services, observation during construction and assistance with Final Acceptance/Closeout of this project.

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



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## Art Moore, Capital Development Board

Reference #: 120-230-136

### EMERGENCY PURCHASE EXTENSION

Agency: Capital Development Board Point of Contact: Steve Halm

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

Vendor: Sebesta, Inc. dba NV5 (33433)

Address: 111 North Wabash Avenue, #2111 City: Chicago State: IL Zip: 60602

#### 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: 2021.01.12 11:49:36  
-06'00' Title: Executive II

#### 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:

#### Signatures

Hearing Officer recommends approval of the extension request.

Hearing Officer  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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: \_\_\_\_\_ Date: \_\_\_\_\_

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/](http://www.purchase.state.il.us/). Click "Illinois Bid" and enter Procurement Bulletin Reference # in the search box.

HEARING DETAILS

DATE: Wednesday, January 27, 2021  
TIME: 10:30 a.m.  
LOCATIONS: to be conducted via WebEx

For those who wish to attend this hearing via WebEX teleconference, please call in to the number below:

1-312-535-8110  
Meeting Access Number : 177 731 3148

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: Sebesta, Inc. dba NV5  
Dodson Plumbing, Heating and Air Conditioning, Inc.

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 extensions for design and construction services from Sebesta Inc. dba NV5 and Dodson Plumbing, Heating and Air Conditioning, Inc. This is related to the emergency boiler replacements at the Stateville Correctional Center-Northern Reception and Classification Center, Joliet, IL.  
CDB project # 120-230-136



# CHIEF PROCUREMENT OFFICE

## Art Moore, Capital Development Board

Reference #: 120-230-136

### EMERGENCY PURCHASE EXTENSION

Agency: Capital Development Board Point of Contact: Steve Halm

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

Vendor: Sebesta, Inc. dba NV5 (33433)

Address: 111 North Wabash Avenue, #2111 City: Chicago State: IL Zip: 60602

### 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:

A hearing was conducted on this date with the following individuals in attendance via WebEx: Chris Miles, CDB Emergency Coordinator; Amber Evans, CDB-Programming; James Cockrell, CDB-Regional Manager; Steve Halm, CDB Project Manager (PM).

The PM provided a current status. A construction schedule has been submitted and agreed upon by the project team.

The last remaining H2O heater in Building A recently failed. The project team was hoping to keep this unit in operation and use it for HW storage until such time that the temporary system could be installed. A replacement has been located in Kentucky and is currently enroute.

Once installed, the work in Buildings H-1 and H-2 can begin.

Baring something unforeseen, the need for the rental unit will last 3 to 4 months depending on the lead time for the permanent equipment.

The AE continues to work with the contractor to finalize physical space requirements and working with the individual manufactures in order to complete the final layout for both the temp and permanent equipment.

Buildings H-1 and H-2 currently house inmates with COVID-19. The work in these buildings may be prolonged simply by the shear logistical challenge of relocating inmates to other housing units when available. Equipment lead-times will also impact the construction schedule.

Taking into account design time, tentative lead times on equipment, and completion of construction, substantial completion is scheduled for August 31, 2021 with final acceptance to occur within 60 days of substantial completion.

Any undiscovered conditions, equipment lead time issues or work stoppages as a result of the COVID-19 pandemic may necessitate the need to request additional time for project completion. CDB is requesting an emergency purchase extension through October 31, 2021 to allow for completion of the emergency work and close-out of the contract.

SPO Burlingham concurs and recommends approving the request to extend this contract to October 31, 2021.



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Reference #: 120-230-136

### EMERGENCY PURCHASE EXTENSION

Agency: Capital Development Board Point of Contact: Steve Halm

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

Vendor: Sebesta, Inc. dba NV5 (33433)

Address: 111 North Wabash Avenue, #2111 City: Chicago State: IL Zip: 60602

#### Signatures

Hearing Officer recommends approval of the extension request.

Hearing Officer Signature: GERALD STEVEN BURLINGHAM Digitally signed by GERALD STEVEN BURLINGHAM Date: 2021.01.27 11:50:03 -06'00' Date: Jan 27, 2021

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 267 calendar days.

CPO Signature: Arthur L Moore Digitally signed by Arthur L Moore Date: 2021.01.29 09:59:34 -06'00' Date: Jan 29, 2021





# CHIEF PROCUREMENT OFFICE

## Art Moore, Capital Development Board

Reference #: 120-230-136

### EMERGENCY PURCHASE EXTENSION

Agency: Capital Development Board Point of Contact: Steve Halm

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

Vendor: Sebesta, Inc. dba NV5 (33433)

Address: 111 North Wabash Avenue, #2111 City: Chicago State: IL Zip: 60602

### Extension Justification

Original Emergency Term Start Date: Nov 9, 2020 Original Emergency Term End Date: Oct 31, 2021

Amount of original: \$657,447.00 (Current Contract) Actual or Estimated: Estimated

Extension Hearing Date: Jul 15, 2021 Requested Extension End Date: Jun 30, 2022

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 remains the same and includes an evaluation of the existing water heater systems and immediate design services to replace the hot water distribution systems including all ancillary components. In addition, the scope also includes design services to provide a temporary source of domestic hot water to the buildings where needed by utilizing the existing heating system boilers, and installing a heat exchanger, associated piping, controls and storage tank.

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:

In Building A, the contractor mobilized immediately upon receiving approval to proceed and they have been making all reasonable attempts to complete as much work as possible while awaiting equipment deliveries. As has been the case on most projects currently, equipment lead times have been excessive due to pent up demand and manufacturing delays brought on by COVID. The contractor has worked with the AE in an attempt to find acceptable manufacturers who can provide equipment as needed, both economically and as fast as possible. The Building A Boiler room is extremely tight and it was a struggle finding storage tanks that can meet the facility demand, yet still fit within the available space. Those tanks have now been delivered and set. All Building A major equipment (expansion tanks, storage tanks, RPZ (reduced pressure zone/backflow prevention device), water softeners/tank, heat exchangers, Variable Frequency Drives) are now on-site and have been set. The only component missing currently is the pumps, which have been delayed by a nation wide shortage by all three major pump mfrs (B&G, Taco and Armstrong). Work to complete the equipment installations is ongoing however; they will not be able to begin start-ups, testing and commissioning until the pumps have been installed. Based on the current schedule, they anticipate Substantial Completion of Building A (which provides hot water to the entire facility other than H-1 and H-2) on October 31, 2021. The temp rental equipment is still in continuous use and will be decommissioned and returned as soon as the permanent equipment is started by the mfrs and commissioned.

Work in building H-1 began as soon as the need for heating was over, so that the boilers could be demolished. Demolition in H-1 is complete, the RPZ has been installed, new piping is being installed to the extent possible, and the new HW storage tanks will be set as soon as they arrive on site, currently scheduled for June 14, 2021. All other major equipment for H-1 is on-site (with the exception of pumps) and installations will begin as soon as the HW storage tanks are installed. Based on the current schedule, they anticipate Substantial Completion of H-1 by October 31, 2021.

The Department of Corrections has building H-2 fully occupied and they will be unable to vacate this building until such time that H-1 is complete. All major equipment for H-2 ( with the exception of pumps) will be on-site by June 14, 2021 so the Contractor plans to begin



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work in this building immediately following the October 31, 2021 Substantial Completion of H-1. Based on the current schedule, they anticipate Substantial Completion of building H-2 by January 31, 2022.

System start-ups, commissioning, User Training and Punch list work will complete as progress allows, but this work will not be able to begin in building H-2 until its complete.

Therefore, CDB is requesting an emergency purchase extension through June 30, 2022 to allow for completion of the emergency work, to account for any undiscovered conditions or further delays in material delivery due to COVID-19, and to allow for close-out of the contract. CDB requires Sebesta, Inc. dba NV5's continued participation for design services, observation during construction and assistance with Final Acceptance/Closeout of this project.

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: 2021.06.11 12:41:36  
-05'00' Title: Executive II

#### 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:

State of Illinois Chief Procurement Office for the Capital Development Board

NOTICE OF HEARING

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HEARING DETAILS

DATE: Thursday, July 15, 2021  
TIME: 2:30 p.m.  
LOCATIONS: to be conducted via WebEx

For those who wish to attend this hearing via WebEX teleconference, please call in to the number below:

1-312-535-8110  
Meeting Access Number: 177 917 1276

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

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CDB project # 120-230-136