



CHIEF PROCUREMENT OFFICE

Art Moore, Capital Development Board

Reference #: 250-160-001

EMERGENCY PURCHASE STATEMENT / NOTICE OF AWARD

Agency: Capital Development Board Point of Contact: Roger Kuhl

Location of Emergency: Executive Mansion - Carriage House

Vendor: Vinci/Hamp Architects, Inc. (22528)

Address: 1147 W. Ohio Street, #600 City: Chicago State: IL Zip: 60642

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 Carriage House was built in 1972 and includes a three-stall garage, grounds keeper storage room, security office, and houses the Illinois State Police Executive Protection Unit Command Center on the first floor level. Its administrative offices are located on the second floor.

Over the years the conditions at this property has significantly deteriorated.

Based on a report dated July 30, 2019 existing roofing and materials have exceeded their useful life and deficiencies of the building's failing roof place the structure at a substantial risk. In January 2020, the Illinois Governor's Mansion Association was engaged to remove a decaying roof railing, as its falling posed a threat to the safety of the staff.

An emergency roof replacement, the assessment and repairs of structural damages at roof joists, a study of environmental conditions, and the assessment and remediation of identified hazardous conditions is required.

The building has been exposed to water infiltration causing potential environmental hazards. The active leaks in the roof also affect the operations of administrative offices. Staff has placed buckets to collect rainwater during storms and have been forced to relocate critical files and state equipment due to falling ceiling tiles and plaster. During heavy precipitation, water has made its way onto the first floor command center floor, causing plaster damage and creating a falling debris hazard from above. Limited interior repairs are needed to address damaged ceilings, walls, and flooring.

The second-floor restroom walls and ceiling are heavily damaged from on-going leaks.

Active water seepage in the ceiling and walls present a significant potential for mold growth and poses a health risk for staff occupying the building.

The Department of Central Management Services has requested that the Capital Development Board provide emergency services to assess and replace the roofing system, as well as repair interior damage caused by the failed roofing system, 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").



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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 roofing system, repairs of interior damage 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, to protect against further loss or damage, to prevent or minimize serious disruption in critical State services and to protect the integrity of State records.

Vinci-Hamp Architects was initially selected by the Governor's Mansion Association to renovate to the Carriage House. In that role they completed a detailed assessment of the structure and renovations necessary. Vinci-Hamp has the historical preservation experience required, they are familiar with the site and have completed several renovations on the Governor's Mansion, 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 a written assessment of the Carriage House roof and interior damage caused by water infiltration to include cost estimates, and recommendations on immediate needs to prevent further loss or damage and to prevent the threat to public safety. Additionally, the scope of work includes expedited design services for the replacement of the Carriage House roof to include gutters, flashing, downspouts, and any other agreed upon but necessary ancillary components. Design services also include limited repairs to interior finishes/systems damaged by water infiltration. Historical preservation and asbestos testing and abatement may be required. 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 \$100,000.00, 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: Jan 7, 2021 Estimated End Date: Apr 6, 2021

Amount of this expenditure is: \$100,000.00 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: 2021.01.07 08:45:01 -06'00' Title: Executive II

SPO/CPO Signature: GERALD STEVEN BURLINGHAM Digitally signed by GERALD STEVEN BURLINGHAM Date: 2021.01.07 09:14:22 -06'00' Date: Jan 7, 2021