



CHIEF PROCUREMENT OFFICE

Art Moore, Capital Development Board

Reference #: 250-235-001

EMERGENCY PURCHASE STATEMENT / NOTICE OF AWARD

Agency: Capital Development Board Point of Contact: Roger Kuhl

Location of Emergency: The Old State Journal Register Building

Vendor: P. J. Hoerr, Inc. (30462)

Address: 107 North Commerce Place City: Peoria State: IL Zip: 61604

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 Office of the Capital Architect (OCA) and Illinois Secretary of State have been working on the Illinois State Capital master plan for the last several years. The master plan is expected to be a multi-year, phased project which includes renovations at the Capital Building. The Department of Central Management Services (CMS) was contacted by the OCA regarding the master plan, specifically the renovation of the North Wing at the Capital Building, and their expedited timeline. OCA informed CMS of the need to vacate a portion of the space CMS currently occupies at the Stratton building by December 2021. The areas CMS will vacate will serve as a swing space for the legislators and Governor's Office staff until the Capital Building is renovated.

Areas requested for CMS to vacate are currently occupied by the Director, Legal, Fiscal-Payroll and other functions that are very critical to CMS operations. Subject to COVID-19 protocols and restrictions, these areas house staff that require the need to continue to report to their designated workspace. CMS researched owned and leased facilities in Springfield to accommodate the space. CMS ruled out leasing options, due to a lengthy time-line, as any new lease will take anywhere from 9 to 12 months to execute the lease and any renovation will be added to this time-line. However, CMS was able to identify a small space (about 8,100 square feet) at the Old Journal Register Building (SJR) which is in a 33,506 square foot, four-story building constructed in 1929. The third floor of the building is unfinished and unoccupied.

By December 2021, CMS will be asked to vacate the space it currently occupies at the Stratton Building. Therefore, CMS has requested that the Capital Development Board declare an emergency to provide office space at the old State Journal Register Building as quickly as possible. Considering the time frames needed for design, followed by bidding and award procedures under existing processes, office space renovation work at the old State Journal Register Building would likely not begin for several months. For this reason, an emergency purchase is necessary to prevent or minimize serious disruption in critical State services. P. J. Hoerr, Inc., located in Peoria, IL, was selected because they have the necessary manpower and experience to do this work, are relatively in close proximity to the site, and 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 building-out the unoccupied third floor areas in the old State Journal Register Building. The work includes demolishing interior partitions and constructing new partitions, doors, ceilings and finishes, tuckpointing, terra cotta restoration, new roof, new restrooms, heating, ventilating and air conditioning, new lighting, power, alarm and telecom as designed by the Architect/Engineer of record and approved by CDB. Incorporated documents include the March 2009 Standard Documents for Construction & Supplement and the design and specifications provided by the Architect/Engineer. Construction Services provided under this procurement should not exceed \$1,840,000.00, which is a place-holder prior to entering into a Construction Contract,



CHIEF PROCUREMENT OFFICE

Art Moore, Capital Development Board

Reference #: 250-235-001

EMERGENCY PURCHASE STATEMENT / NOTICE OF AWARD

Agency: Capital Development Board Point of Contact: Roger Kuhl

Location of Emergency: The Old State Journal Register Building

Vendor: P. J. Hoerr, Inc. (30462)

Address: 107 North Commerce Place City: Peoria State: IL Zip: 61604

without prior authorization from the Capital Development Board in consultation with the Chief Procurement Office. The projected cost was determined by CDB's Professional Services survey conducted on December 9, 2020. 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: Feb 11, 2021 Estimated End Date: May 11, 2021

Amount of this expenditure is: \$1,840,000.00 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: 2021.02.11 09:23:21 -06'00' Title: Executive II

SPO/CPO Signature: GERALD STEVEN BURLINGHAM Digitally signed by GERALD STEVEN BURLINGHAM Date: 2021.02.11 09:35:40 -06'00' Date: Feb 11, 2021