



# CHIEF PROCUREMENT OFFICE

## Art Moore, Capital Development Board

Reference #: 250-510-021

### EMERGENCY PURCHASE STATEMENT / NOTICE OF AWARD

Agency: Capital Development Board Point of Contact: Abdulgaffar Shedbalkar

Location of Emergency: 2121 W. Taylor, Chicago - Chicago Medical District Complex

Vendor: Parkway Elevators, Inc. (30031)

Address: 2944 West Lake Street City: Chicago State: IL Zip: 60612

### 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 State facility located at 2121 W. Taylor St, Chicago, is owned by CMS and serves as the Illinois Department of Public Health's (IDPH) flagship public health laboratory. Since the beginning of the COVID-19 pandemic on January 2020, this lab has provided critical services to the public through processing of nasal swab specimens via IDPH's polymerase chain reaction (PCR) test. This process requires samples to be delivered to the Receiving Department which then transports samples via the elevators to the upper floors of the building. The facility receives ~5,000 COVID-19 samples daily in addition to every newborn screening sample collected in Illinois which must be processed upon receipt, resulting in continuous use of the elevators by staff to transport specimens, dunnage and materials.

This project began through the emergency selection of an Architect/Engineer . However, a reliable interim solution to multiple elevator malfunctions could not be developed other than their complete replacement/modernization. Since the design time for the modernization project exceeded 5 months, the A/E selection was transferred to a Best Interest of the State selection. Once design was completed, it was intended the construction work would be bid under an emergency declaration to allow for competition.

As the design work continues, the elevators have substantially deteriorated resulting in increased service calls due to multiple component failures. On multiple occasions over the past several months, the Chicago Fire Department has been dispatched to extricate trapped employees and work products from malfunctioning elevators. This has resulted in the elevators being deemed unreliable and creates an increased risk of physical harm or death should an elevator experience a catastrophic failure. IDPH's inability to rely on the current elevators to transport lab specimens and materials between floors at the Taylor St lab threatens disruption of critical State services.

Even though the facility has an elevator service provider to conduct routine repairs when needed, the Department of Central Management Services has requested that the Capital Development Board provide emergency services to assess and repair the elevators as quickly as possible.

Therefore, CDB, in consultation with the Chief Procurement Office and Central Management Services, agree that the level of work required for this project would not provide a large enough economical variance if bid when the more immediate need is to replace the elevators in an expedited manner.

The project team believes that by selecting a contractor, in lieu of bidding, a design-assist approach can be implemented and several months of design and construction can be saved. Furthermore, this will allow long lead equipment items to be ordered asap.



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Considering the time frames required for normal bidding and award procedures, replacement of the elevator systems under the existing processes would not begin for several months. For this reason, an emergency purchase is necessary to protect against the threat to public health and safety and to prevent or minimize serious disruption in critical State services as quickly as possible. Parkway Elevators, Inc., located in Chicago, IL, was selected because they are relatively in close proximity to the site, they are familiar with and have provided repair services for these particular elevators, they have experience with CDB working on similar projects, 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 the modernization of each of the three hydraulic elevators by providing new power units, cylinders and energy efficient components. The scope also includes providing fully functional units that are code compliant with all existing and impending elevator code requirements. Incorporated documents include the March 2009 Standard Documents for Construction & Supplement and any drawings and specifications provided by the A/E of record. Services provided under this procurement should not exceed \$2,036,000.00, which is a place-holder prior to entering into a time and material 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.

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: May 3, 2021 Estimated End Date: Jul 31, 2021

Amount of this expenditure is: \$2,036,000.00 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: 2021.05.03 10:26:38 -05'00' Title: Executive II

SPO/CPO Signature: GERALD STEVEN BURLINGHAM Digitally signed by GERALD STEVEN BURLINGHAM Date: 2021.05.03 11:21:38 -05'00' Date: May 3, 2021