



# CHIEF PROCUREMENT OFFICE

## Art Moore, Capital Development Board

Reference #: 291-048-005

### EMERGENCY PURCHASE STATEMENT / NOTICE OF AWARD

Agency: Capital Development Board Point of Contact: Dan Bielski

Location of Emergency: Illinois State Police - Chicago Forensic Laboratory

Vendor: Ideal Heating Company (1460)

Address: 9515 Southview Avenue City: Chicago State: IL Zip: 60513

### 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 Illinois State Police has notified the Capital Development Board that two of the three boilers that heat and cool the Chicago Forensic Laboratory have completely failed and the one in service is leaking and continues to need repairs. The HVAC system consists of 3 Cleaver Brooks Flex Tube boilers (two larger 900 series boilers are utilized for winter operations and one smaller 700 series boiler is used for summer operations). The system is original to the building, which was opened in 1996. The entire building was treated as lab space where 100% outside air that is heated or cooled is delivered to all spaces and then exhausted out of the building. Under the current design, the equipment had to be oversized to meet the demands of Chicago weather, with a design range of -10°F to 100°F. This is said to be a significant contributor to the failure of the boilers. The boilers cycle on and off, never reaching capacity. This allows the tubes to leak on start up until the metal swells and seals. In 2019, significant repairs were made to the boiler system to include the installation of a new pipe header system and numerous boiler tubes, both of which were not long-term solutions.

The Chicago laboratory is the largest laboratory in the Command and is going to be housing most of the staff and equipment from the Joliet laboratory beginning this fall when the Joliet laboratory undergoes a yearlong renovation of the existing facility. The impact on the Command's ability to provide timely services to user agencies would be severely impacted if the Chicago laboratory had a complete failure of its heating/cooling system. Additionally, the failed boilers present a further risk to the facility including additional water damage in warm weather as without the boilers to temper the supply air below the dew point, moisture from the ambient air will condense on the cold, uninsulated duct work above the ceiling. Eventually this water saturates the ceiling tiles, causing them to fall and release water from the ceiling into the laboratory. This can damage evidence and equipment in the laboratory. This has been experienced prior to boiler failures. There is also the risk of frozen pipes in cold weather. Because the external air would not be able to be warmed before circulating through the ductwork, we would risk frozen pipes and the associated water damage. Working temperatures within the laboratory would become unreasonably low. Space heaters cannot be safely used in analytical areas due to flammable substances. This will substantially impact productivity.

A project to replace the HVAC system is scheduled for Capital Development Board approval in December of 2021. However, because the project will require extensive design, followed by our regular bidding processes, replacement of the system will not take place for at least another year. Further, it is not feasible to replace the existing steam boilers with new steam boilers now as the HVAC system under the new project provides for an entirely different system. Therefore, the Illinois State Police has requested that an emergency be declared in order to proceed with repairs to two of the three existing boilers in order to have reliable cooling/heating until such time the overall project is implemented.

Ideal Heating Company, located in Chicago, IL was selected to repair two of the three boilers because they provided the lowest



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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 and only one quote was received.

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

The scope of work provides for repair, testing, startup, and checkout of two existing boilers. This may include replacement of tubes, other repairs, welding, or fabrication, testing, control components, insulation, or any incidental, related, or supporting work. Incorporated documents include the March 2009 Standard Documents for Construction & Supplement and quote provided by Ideal Heating Company. Services provided under this procurement should not exceed \$330,880.00, prior to entering into a 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: Jun 16, 2021 Estimated End Date: Sep 13, 2021

Amount of this expenditure is: \$330,880.00 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: 2021.06.16 15:40:12 -05'00' Title: Executive II

SPO/CPO Signature: GERALD STEVEN BURLINGHAM Digitally signed by GERALD STEVEN BURLINGHAM Date: 2021.06.16 16:01:05 -05'00' Date: Jun 16, 2021



# CHIEF PROCUREMENT OFFICE

## Art Moore, Capital Development Board

Reference #: 291-048-005

### EMERGENCY PURCHASE EXTENSION

Agency: Capital Development Board Point of Contact: Dan Bielski

Location of Emergency: Illinois State Police - Chicago Forensic Laboratory

Vendor: Ideal Heating Company (1460)

Address: 9515 Southview Avenue City: Chicago State: IL Zip: 60513

### Extension Justification

Original Emergency Term Start Date: Jun 16, 2021 Original Emergency Term End Date: Sep 13, 2021

Amount of original: \$330,880.00 Actual or Estimated: Estimated

Extension Hearing Date: Aug 26, 2021 Requested Extension End Date: Dec 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 provides for repair, testing, startup, and checkout of two existing boilers. This may include replacement of tubes, other repairs, welding, or fabrication, testing, control components, insulation, or any incidental, related, or supporting work.

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 contractor continues to work on repairing Boiler #1. Repairs to Boiler #1 should be completed by the end of August 2021. After Boiler #1 is fully repaired and operational, repair work will then start on Boiler #2 with an estimated completion of October/November 2021. Therefore, CDB is requesting consideration to extend the emergency purchase through December 31, 2021 to allow for all physical work to be completed, to account for any unforeseen conditions, and to allow for formal close-out of the project. CDB requires Ideal Heating Company's continued participation to provide repair services to the boilers, as they are most familiar with the site and existing boilers, and can continue to work in an expedited manner.

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: 2021.08.03 14:10:57 -05'00' 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/](http://www.purchase.state.il.us/). Click "Illinois Bid" and enter Procurement Bulletin Reference # in the search box.

HEARING DETAILS

DATE:                      Thursday August 26, 2021  
TIME:                      2:30 p.m.  
LOCATIONS:              via WebEx from multiple locations.

This hearing will be conducted remotely and will be accessible via WebEx or telephone. For those who wish to attend this hearing via WebEx teleconference, please call in to the number listed and enter the access code listed below:

Phone: 1-312-535-8110

Access Code: 177 579 8829

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:                      Ideal Heating Co.

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 design services from Ideal Heating Cp. This is related to an emergency procurement for boiler replacements at the IL State Police Forensic Laboratory. CDB #291-048-005



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### Hearing Disposition

Hearing Date: Aug 26, 2021 Hearing Location: via WebEx from multiple locations.

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:

CDB-Emergency Coordinator provided a current project status. The contractor is finalizing work on the repairs of Boiler #1 and should be completed by the end of August 2021. After Boiler #1 is fully repaired, certified, and operational, repair work will then begin on Boiler #2. Repair work on Boiler #2 is anticipated to be completed in late October or early November 2021. CDB is requesting consideration to extend the emergency purchase through December 31, 2021 to allow for all physical work to be completed, to account for any unforeseen conditions, and to allow for formal close-out of the project. SPO Burlingham concurs with this request and recommends approval to extend Ideal Heating Co.'s contract to December 31, 2021.

### Signatures

Hearing Officer recommends approval of the extension request.

Hearing Officer Signature: GERALD STEVEN BURLINGHAM Digitally signed by GERALD STEVEN BURLINGHAM Date: 2021.08.26 15:09:00 -05'00' Date: Aug 26, 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 109 calendar days.

CPO Signature: Arthur L Moore Digitally signed by Arthur L Moore Date: 2021.08.26 16:07:36 -05'00' Date: Aug 26, 2021