



CHIEF PROCUREMENT OFFICE

Art Moore, Capital Development Board

Reference #: 291-060-006

EMERGENCY PURCHASE STATEMENT / NOTICE OF AWARD

Agency: Capital Development Board Point of Contact: Melissa Porter

Location of Emergency: Illinois State Police - District 20 Headquarters - Pittsfield, Illinois

Vendor: Bailey Edward Design, Inc. (29506)

Address: 1103 South Mattis Avenue City: Champaign State: IL Zip: 61821

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 ("ISP") notified the Capital Development Board that the District 20 Headquarters building is leaking substantially. Further, the sheeting is deteriorating in several locations within the attic, there is damaged drywall, and damaged ceiling tiles. Multiple attempts at repair work have been made but have failed. In early October 2020, roof repairs were again attempted. However, on October 23, 2020, after experiencing significant rain, the roof repairs proved ineffective and water infiltration continues.

Additionally, Central Management Services ("CMS") has recently received a laboratory report for mold testing at District 20 which indicated elevated mold levels in several areas. ISP has advised that only a small number of personnel should work at that site and that staff should work remotely if feasible until mold remediation can take place. At the request of ISP, CMS is moving forward with mold remediation while CDB procures the replacement of the roof, repair work to interior damage caused by water infiltration if deemed critical, and any further mold remediation as a result of the failed roofing system once a new roofing system is put in place.

Without the roof replacement, the facility will continue to be damaged and be susceptible to mold. Therefore, ISP has requested that the Capital Development Board declare an emergency to provide roof replacement work and mold remediation at the District 20 Headquarters Building 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, the design and replacement of the roofing system, and mold remediation work, 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, and to prevent or minimize serious disruption in critical State services. Bailey Edward Design, Inc., located in Champaign, IL, was selected because they have the 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 a written assessment, to include recommendations and cost estimates, as well as design services to replace the roof, provide mold remediation and repair work to interior damage caused by water infiltration if deemed critical. 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,



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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: Feb 16, 2021 Estimated End Date: May 16, 2021

Amount of this expenditure is: \$100,000.00 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: 2021.02.16 13:42:10 -06'00' Title: Executive II

SPO/CPO Signature: GERALD STEVEN BURLINGHAM Digitally signed by GERALD STEVEN BURLINGHAM Date: 2021.02.16 14:10:21 -06'00' Date: Feb 16, 2021

Small Contract/Emergency/Best Interest of the State - Selection Form

Project Information

Project No.:
291-160-006
Project Budget:
TDB
Project Title:
Illinois State Police - Roof Replacement - District 20

Project Location:
Pittsfield District 20 - Pike County

Date of Recommendation:
2/8/2021

Selection Type: Small Contract (CPO Signature Not Required)
 Emergency Services
 Best Interest of the State

Reason for Selection Method:
Due to significant rain, previous the roof repairs proved ineffective and water infiltration continued. Without roof replacement, the facility will continue to be damaged and mold will continue to grow. A laboratory report for mold testing at District 20 indicated elevated mold levels.

Immediate expenditure is necessary for repairs to State property in order to protect against further loss or damage. There exists a threat to public health or public safety.

Concurrence with Recommendation to Use the Director Selection Method:

GERALD STEVEN BURLINGHAM
Digitally signed by GERALD STEVEN BURLINGHAM
Date: 2021.02.11 08:49:55 -06'00'

CPO/SPO

Facility/Building Description:

The District 20 Headquarters (G1405) is a 13,320 square foot, 3-story building established in 1979.

Scope of Work:

The scope of work provides for a written assessment, to include recommendations and cost estimates, as well as design services to replace the roofing system and all ancillary components, provide mold remediation and repair work to interior damage caused by water infiltration if deemed critical.

Firm #1:

Name and ID #: Bailey Edward Design (29506)
Prequalification Expiration: 04/30/2023
BEP Certified Business: Yes

Reason for Recommendation:

Bailey Edward Design has proven ability to make these repairs quickly. They were selected by a Qualification Based Selection process to provide services via the IDIQ for the central region. These services are in the central region of the state. Bailey Edward Design is also a Woman Owned Firm.

Firm #2:

Name and ID #:
Prequalification Expiration:
BEP Certified Business: N/A

Reason for Recommendation:

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Firm #3:

Name and ID #:
Prequalification Expiration:
BEP Certified Business: N/A

Reason for Recommendation:

Concurrence with Recommendation to the Director for the Selection:

J. Brent Lance, AIA, NCARB, LEED AP
Digitally signed by J. Brent Lance, AIA, NCARB, LEED AP
Date: 2021.02.10 14:15:48 -06'00'

QBS Chair

Executive Director



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EMERGENCY PURCHASE EXTENSION

Agency: Capital Development Board Point of Contact: Melissa Porter

Location of Emergency: Illinois State Police - District 20 Headquarters - Pittsfield, Illinois

Vendor: Bailey Edward Design, Inc. (29506)

Address: 1103 South Mattis Avenue City: Champaign State: IL Zip: 61821

Extension Justification

Original Emergency Term Start Date: Feb 16, 2021 Original Emergency Term End Date: May 16, 2021

Amount of original: \$100,000.00 (Place-Holder) Actual or Estimated: Estimated

Extension Hearing Date: Apr 15, 2021 Requested Extension End Date: Sep 30, 2021

Amount of extension expenditure: Being Negotiated Actual or Estimated: Estimated

Describe the scope of the original emergency (supply, service, etc.):

The scope of work remains the same and provides for a written assessment, to include recommendations and cost estimates, as well as design services to replace the roof, provide mold remediation and repair work to interior damage caused by water infiltration if deemed critical.

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 project team has finalized its assessment of the roof and other interior damage of the District 20 Headquarters Building. The A/E recommends complete removal of the existing roofing system down to the structure to be replaced with a new roofing system to include new roof panels, fiberboard decking, metal trim, gutters, downspouts and other ancillary components. Additionally, structural calculations show that the existing building structure will need to be braced or modified to meet the current code requirements. Once the A/E has selected a roofing system, the Engineer can prepare the structural modification documents. The A/E team will work closely with contractor to design a system that allows portions of the work to be removed, structurally modified, decked and re-roofed in a time-frame that limits the buildings exposure to inclement weather. Interior improvements in the attic will be limited to the removal and replacement of the existing batt insulation that is being removed due to environmental concerns. Improvements at the first floor will include installing all new ceiling tiles and replacing any grid that is damaged beyond repair. Due to the nature of the roof replacement and phased remediation, it would be in the best interest of the project to extend construction at least an additional 3 months. Therefore, CDB is requesting consideration of an extension through September 30, 2021, to allow for all physical work to be completed, including final close-out, and additional time for any undiscovered conditions that may arise. CDB requires Bailey Edward Design, Inc.'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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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: 2021.03.29 11:09:44
-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:

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/. Click "Illinois Bid" and enter Procurement Bulletin Reference # in the search box.

HEARING DETAILS

DATE: Thursday April 15, 2021
TIME: 2:30 p.m.
LOCATIONS: via WebEx from multiple locations.

For those who wish to attend this hearing via WebEx teleconference, please call in to the number below:
Phone: 1-312-535-8110
Access Code: 133 288 6593

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: Bailey Edwards Design
Laverdiere Construction

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 Bailey Edwards Design for design services and Laverdiere construction. This is related to an emergency procurement for Emergency Roofing Replacement at the IL State Patrol District 20 Headquarters in Pittsfield, IL. CDB #291-160-006



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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 April 15, 2021 with the following individuals attending via WebEX: SPO Jerry Burlingham; Chris Miles, CDB Emergency Coordinator; Melissa Porter, CDB Project Manager (PM); Kyle Beachy, CDB Contract Executive; James Cockrell, CDB Region 2 Manager.

The PM provided a current status.

The project team has finalized its assessment of the roof and other interior damage of the District 20 Headquarters Building. A temporary roof has been installed by the contractor Laverdiere Construction.

The A/E recommends complete removal of the existing roofing system down to the structure to be replaced with a new roofing system to include new roof panels, fiberboard decking, metal trim, gutters, downspouts and other ancillary components.

The AE's consultant, Reliable Environmental is assessing and designing the Asbestos abatement and developing a schedule and estimated cost. They estimate the abatement will be completed by May 24, 2021.

Once abatement is completed, the roof replacement can begin.

Structural calculations indicate that the existing building structure will need to be braced or modified to meet the current code requirements.

The A/E team will work closely with contractor to design a system that allows portions of the work to be removed, structurally modified, decked and re-roofed in a time-frame that limits the buildings exposure to inclement weather.

Due to the nature of the roof replacement and phased remediation, and after discussion, the project team feels it would be in the best interest of the project to extend construction at least an additional 4 months. CDB is requesting consideration of an extension through October 30, 2021, to allow for all physical work to be completed, including final close-out, and additional time for any undiscovered conditions that may arise.

SPO Burlingham concurs and recommends approving Bailey Edwards contract to October 31, 2021.



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Address: 1103 South Mattis Avenue City: Champaign State: IL Zip: 61821

Signatures

Hearing Officer recommends approval of the extension request.

Hearing Officer Signature: GERALD STEVEN BURLINGHAM Digitally signed by GERALD STEVEN BURLINGHAM Date: 2021.04.16 09:12:55 -05'00' Date: Apr 16, 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 168 calendar days.

CPO Signature: Arthur L Moore Digitally signed by Arthur L Moore Date: 2021.04.16 09:50:50 -05'00' Date: Apr 16, 2021