



# CHIEF PROCUREMENT OFFICE

## Art Moore, Capital Development Board

Reference #: 321-010-104

### EMERGENCY PURCHASE STATEMENT / NOTICE OF AWARD

Agency: Capital Development Board Point of Contact: Mark Hendricks

Location of Emergency: Alton Mental Health Center - Holly Hall

Vendor: Limbaugh Construction Company, Inc. (16341)

Address: 4186 Highway 162 City: Granite City State: IL Zip: 62040

### 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:

On August 30, 2019, the Centers for Medicare and Medicaid Services (Federal CMS) approved a Corrective Action Plan (CAP) submitted by the Illinois Department of Healthcare and Family Services (HFS) in response to deficiencies outlined in a December 2018 and February 2019 Federal inspections. The CAP is to correct areas where the State of Illinois is out of compliance with Federal Medicaid laws for, among other reasons, failure to allow beneficiaries to respond and provide renewal forms or necessary information through any of the modes of submission which includes telephone, (specifically, HFS as the State Medicaid Agency and the Illinois Department of Human Services (DHS), the agency that makes determinations on public benefits). This CAP includes a plan to create a new call center at Alton MHC to address these findings and it is to be fully functional on April 1, 2020. Therefore, DHS has asked that CDB procure vendor(s) under an emergency declaration to renovate the first floor of Holly Hall into a call center. The call center is necessary to alleviate wait times as high as 50 minutes and abandonment rates well exceeding 50%. This potentially endangers hundreds of thousands of Illinoisans and puts them at risk for not having food or getting needed medical attention if they cannot reach DHS to apply for public benefits. Not only is the State of Illinois under a CAP from Federal CMS, but we are also under a CAP from the United States Department of Agriculture (USDA) Food and Nutrition Service (FNS) on SNAP benefits (for timeliness issues). Lawsuits against the State on not being timely have been successful, and advocates and legislators are pressuring the State of Illinois to eliminate the Medicaid backlog. Any further delays in our ability to serve our customers will not be tolerated by Federal CMS, Federal FNS, State legislators, advocates and stakeholders, or the community we serve. This project began through an Emergency Selection of an Architect/Engineer (A/E). Considering the time frames needed for the design, solicitation, bidding, and award procedures, the needed renovations at Holly Hall under normal procurement processes would not begin for several months. For this reason, an emergency purchase is necessary for construction services to renovate Holly Hall as quickly as possible to provide timely benefits to applicants, to comply with the CAPs, and avoid the loss of any Federal resources the State is otherwise entitled to from the Federal Government. Limbaugh Construction Company, Inc., located in Granite City, IL. was selected because they are relatively close to the site, have a good performance record with CDB, have the necessary experience, and can respond immediately to this emergency request.

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

The scope of work provides for the renovation of existing interior space for approximately 80 workers as specified by the Architect/Engineer of record. The work includes removal of existing walls and finishes, the creation of new toilet rooms, office space, and break-room. The existing electrical must be replaced and HVAC system must be modified to accommodate the increased occupant load. The existing entrances will be modified for accessibility and ADA compliance. The existing elevator must be repaired, but may need replaced if found to be unrepairable. A new parking lot will be constructed to accommodate the increased occupancy of the building. This project includes the removal of asbestos-containing materials. Lead paint removal may also be required. Incorporated documents include the March 2009 Standard Documents for Construction & Supplement and design documents provided by the A/E of



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record and approved by CDB. Services provided under this procurement should not exceed \$100,000.00, which is a place-holder 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.

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: Oct 24, 2019 Estimated End Date: Jan 18, 2020

Amount of this expenditure is: \$1,000,000.00 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: 2019.10.24 13:12:04 -05'00' Title: Executive II

SPO/CPO Signature: GERALD STEVEN BURLINGHAM Digitally signed by GERALD STEVEN  
BURLINGHAM  
Date: 2019.10.24 13:20:44 -05'00' Date: Oct 24, 2019



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Reference #: 321-010-104

### EMERGENCY PURCHASE EXTENSION

Agency: Capital Development Board Point of Contact: Mark Hendricks

Location of Emergency: Alton Mental Health Center - Holly Hall

Vendor: Limbaugh Construction Company, Inc. (16341)

Address: 4186 Highway 162 City: Granite City State: IL Zip: 62040

### Extension Justification

Original Emergency Term Start Date: Oct 24, 2019 Original Emergency Term End Date: Jul 1, 2020

Amount of original: \$2,825,099.35 (Current Contract) Actual or Estimated: Estimated

Extension Hearing Date: Jun 18, 2020 Requested Extension End Date: Oct 1, 2020

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 provides for the renovation of existing interior space for approximately 80 workers as specified by the Architect/Engineer of record. The work includes removal of existing walls and finishes, the creation of new toilet rooms, office space, and break-room. The existing electrical must be replaced and HVAC system must be modified to accommodate the increased occupant load. The existing entrances will be modified for accessibility and ADA compliance. The existing elevator must be repaired, but may need replaced if found to be unrepairable. A new parking lot will be constructed to accommodate the increased occupancy of the building. This project includes the removal of asbestos-containing materials. Lead paint removal may also be required.

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 scope of work remains the same as originally specified. The project team had a substantial completion walk-through and Holly Hall was turned over to DHS on May 14, 2020. The parking lot will be completed within the next two weeks. The elevator is scheduled to be delivered by mid June and wiring/installation is scheduled for completion by late June/early July. Once completed, the project team will need additional time for any punch-list items and close-out of this time and material contract. Additionally, this project was stopped on March 19, 2020 as a result of the coronavirus pandemic and restarted on April 21, 2020. CDB is requesting an emergency purchase extension through October 1, 2020 to allow for the completion of all emergency work, including any unforeseen conditions, as well as complete close-out of the contract. CDB requires Limbaugh Construction's continued participation because of their familiarity with the site and and scope.

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: 2020.05.29 11:24:33 -05'00' Title: Executive II

## NOTICE OF HEARING

  X   Emergency Extension

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 emergency contract(s) extensions 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 <https://www2.illinois.gov/cdb/procurement/Pages/EmergencyProcurementContracts.aspx>

### HEARING DETAILS

DATE: Thursday, June 18, 2020

TIME :2:00 p.m.

LOCATION: via WebEx teleconference

Those who wish to attend this hearing via WebEx teleconference please call the number below:

1-312-535-8110

Meeting Access # 133-292-3603

### 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

The Farnsworth Group, Renovation of Holly Hall, Alton Mental Health Center, CDB # 321-010-104

Limbaugh Construction, Renovation of Holly Hall, Alton Mental Health Center, CDB # 321-010-104

WRF Engineers, Replace Emergency Duress Notification System, Chester Mental Health Center, CDB # 321-087-050

Brown Electric, , Replace Emergency Duress Notification System, Chester Mental Health Center, CDB # 321-087-050



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### Hearing Disposition

Hearing Date: Jun 18, 2020 Hearing Location: via WebEx from multiple remote 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:

The following individuals attended the hearing: Mark Hendricks, CDB-Project Manager (PM); Tim Patrick, CDB-Region 3 Manager; Chris Miles, CDB Emergency Coordinator; Jared Heller, Farnsworth Group;

The PM provided a current status. The scope of work remains the same to include the original work in Holly Hall and the renovation of Willow Hall and Maple Hall. The renovation work at Holly Hall, Willow Hall and Maple Hall are directly in support of the Federally mandated Corrective Action Plan and still need expedited as quickly as possible.

The project team had a substantial completion walk-through and Holly Hall was turned over to DHS on May 14, 2020.

The elevator, which had to be replaced, is scheduled to be delivered by mid June and the installation is scheduled for completion by late June/early July. Once the elevator installation is completed, Limbaugh will need additional time for, testing, scheduling inspections to receive and file the appropriate certifications along with submitting final billing and project-close out documentation. It should be noted this emergency work was impacted when stopped on March 19, 2020 as a result of the COVID-19 pandemic requiring Limbaugh to de-mobilize, and then remobilize once the project was restarted on April 21, 2020. Limbaugh Construction's current contract is for \$2,825,089.35, and no additional Proceed Orders or Changer Orders are anticipated. Limbaugh Construction has requested their contract be extended to October 1, 2020. The PM is requesting an additional 90 days to allow for any potential delays. SPO Burlingham concurs and recommends Limbaugh Construction's contract be extended until December 31, 2020.

### Signatures

Hearing Officer recommends approval of the extension request.

Hearing Officer Signature: GERALD STEVEN BURLINGHAM Digitally signed by GERALD STEVEN BURLINGHAM Date: 2020.06.19 10:28:57 -05'00' Date: Jun 19, 2020

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 183 calendar days.

CPO Signature: Arthur L Moore Digitally signed by Arthur L Moore Date: 2020.06.19 11:48:53 -05'00' Date: Jun 19, 2020



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## EMERGENCY PURCHASE FINAL COST AND TERM

Agency: Capital Development Board Point of Contact: Mark Hendricks

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### Final Costs and Term

Final total cost of supplies and services: \$2,337,651.66 Final total term of contract: 368 Days (Substantial Completion)

I am reporting the final costs and term for the referenced emergency contract to the CPO and the Auditor General.

Agency Signature: Chris Miles Digitally signed by Chris Miles  
Date: 2021.04.30 16:00:06 -05'00' Title: Executive II

Printed Name: Chris Miles Date: Apr 30, 2021