



CHIEF PROCUREMENT OFFICE

Art Moore, Capital Development Board

Reference #: 321-015-101

EMERGENCY PURCHASE STATEMENT / NOTICE OF AWARD

Agency: Capital Development Board Point of Contact: Luke Montgomery

Location of Emergency: Choate Mental Health & Developmental Center

Vendor: Eggemeyer Associates Architects, Inc. (26859)

Address: 3029 South Park Avenue City: Herrin State: IL Zip: 62948

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:

In preparation for patients that are receiving mental health treatment at Choate Mental Health and Developmental Center, who might potentially be diagnosed with Covid-19 or show similar symptoms, the Department of Human Services is requesting emergency purchases from CDB to assess and potentially renovate space in Cottages 4, 5, 6 and 7 as well as Oak Hall for isolation rooms. This project began through an 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 if construction services are necessary, an assessment and/or renovation work at Choate Mental Health & Developmental Center under the existing processes would likely not begin for several months. For this reason, emergency purchases are necessary for Architect/Engineer services to assess, provide guidance and potentially design isolation rooms as quickly as possible in order to protect against the threat to public health and safety and to minimize a serious disruption in critical State services. Eggemeyer Associates Architects, Inc., located in Herrin, IL was selected to provide architect/engineering services as they have the necessary experience for this work, are relatively in close proximity to the site 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 an assessment, guidance and potentially design services for the implementation of isolation space to meet the specific needs of the facility. Incorporated documents include the March 2009 Standard Documents for Construction & Supplement and the March 2009 Design and Construction Manual & Supplement. Services provided under this procurement should not exceed \$50,000.00, which is a place-holder prior to entering into 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

Expected Start Date: Mar 24, 2020 Estimated End Date: Jun 21, 2020

Amount of this expenditure is: \$50,000.00 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: 2020.03.24 11:45:17 -05'00' Title: Executive II

SPO/CPO Signature: **GERALD STEVEN BURLINGHAM** Digitally signed by GERALD STEVEN BURLINGHAM Date: 2020.03.24 13:06:24 -05'00' Date: Mar 24, 2020



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EMERGENCY PURCHASE EXTENSION

Agency: Capital Development Board Point of Contact: Luke Montgomery

Location of Emergency: Choate Mental Health & Developmental Center

Vendor: Eggemeyer Associates Architects, Inc. (26859)

Address: 3029 South Park Avenue City: Herrin State: IL Zip: 62948

Extension Justification

Original Emergency Term Start Date: Mar 24, 2020 Original Emergency Term End Date: Jun 21, 2020

Amount of original: \$75,000.00 (Current Contract) Actual or Estimated: Estimated

Extension Hearing Date: Jun 2, 2020 Requested Extension End Date: Dec 31, 2020

Amount of extension expenditure: N/A - Time Only Actual or Estimated: _____

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

The original scope of work provided for an assessment, guidance and potentially design services for the implementation of isolation space to meet the specific needs of the facility.

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:

This project reached substantial completion on May 6, 2020, which provided 38 temporary isolation beds to the facility after renovating 4 cottages and a section of Oak Hall. The Department of Human Services has requested that these isolation rooms be readily available for 18 months, after which they will be reverted back to their intended use. Currently, the project team is awaiting the delivery of several negative air machines that were purchased to alleviate the need to rent the existing negative air machines. Purchasing the negative air machines will provide a substantial cost savings to the project in lieu of renting negative air machines for the entire 18 month period. The purchased negative air machines are to arrive in late July or August. Additionally, the 4 cottages being used for isolation space require winterization work, which includes supplying gas to the RTUs for the heating side of the units and additional duct insulation. CDB requests an extension through December 31, 2020 to complete the scope of work, including punch list items, delivery and installation of the purchased negative air machines, winterization work and troubleshooting if necessary, and formal close-out of the project. CDB requires Eggemeyer Associates Architects, Inc.'s continued participation to ensure proper documentation, 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

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: 2020.05.14 12:40:49 -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: Tuesday, June 2, 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 # 284-269-170

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

BRiC Partnership, LLC; McFarland Mental Health Center Isolation Rooms 321-125-054

R.D. Lawrence Construction Company; McFarland Mental Health Center Isolation Rooms 321-125-054

IMEG Corp.; Kiley Development Center Isolation Rooms 321-190-052

A.L.L. Masonry Construction Co., Inc. Kiley Development Center Isolation Rooms 321-190-052

Farnsworth Group, Inc.; Fox Development Center Isolation Rooms 321-060-051

CAD Construction, Inc. Fox Development Center Isolation Rooms 321-060-051

Eggemeyer Associates Architects, Inc.; Choate Mental Health Isolation Rooms 321-015-101

H&N Construction, Inc.; Choate Mental Health Isolation Rooms 321-015-101



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Hearing Disposition

Hearing Date: Jun 2, 2020 Hearing Location: via WebEx at 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:

The PM provided a current status. Project substantial completion was reached on May 6, 2020, which provided 38 temporary isolation beds to the facility. This involved renovating 4 cottages and a section of Oak Hall. The Department of Human Services has requested that these isolation rooms be readily available for 18 months, after which they will be reverted back to their intended use. That work will be advertised and bid through normal procurement procedures. Currently, the project team is awaiting the delivery of several negative air pressure machines that were purchased to alleviate the need to rent the existing negative air machines for 18 months and will provide a substantial cost savings to the project. The purchased machines are anticipated to arrive in late July or early August. Additionally, as the 4 cottages being used for isolation space will remain available for the next 18 months, they will need to be winterized. This will include supplying gas to the RTUs for the heating side of the units and additional duct insulation. CDB requests an extension through December 31, 2020 to complete the scope of work, including punch list items, delivery and installation of the purchased negative air machines, winterizing the 4 isolation cottages, any required testing, and formal close-out of the project. CDB requires Eggemeyer Associates Architects, Inc.'s continued participation to ensure proper documentation, observation during construction and assistance with Final Acceptance/Closeout of this project. SPO Burlingham concurs with CDB and recommends extending Eggemeyer's contract to 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: 2020.06.02 16:03:05 -05'00' Date: Jun 2, 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 193 calendar days.

CPO Signature: Arthur L Moore Digitally signed by Arthur L Moore Date: 2020.06.05 12:02:43 -05'00' Date: Jun 5, 2020