



CHIEF PROCUREMENT OFFICE

Art Moore, Capital Development Board

Reference #: 321-055-131

EMERGENCY PURCHASE STATEMENT / NOTICE OF AWARD

Agency: Capital Development Board Point of Contact: Abdulgaffar Shedbalkar

Location of Emergency: Elgin Mental Health Center - Power Plant

Vendor: Kluber, Inc. (30811)

Address: 10 South Shumway Avenue City: Batavia State: IL Zip: 60510

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 Elgin Mental Health Center relies on (3) high pressure (150lb) coal converted to natural gas power boilers to produce steam for heating, cooling, domestic hot water, dietary cooking and sanitation use. Two of the 3 boilers are no longer operational as a result of leaking and various control failures. The facility houses on average 360 civil and forensic patients. Additionally, other agencies utilize space at the campus such as Family and Community Services, the Department of Corrections and the Office of Inspector General. Should the only remaining operational boiler fail, the entire campus would be without heat and hot water. Immediate repairs are necessary to protect against the threat to public health and safety as well to minimize a serious disruption in critical state services. Kluber, Inc. was selected because of their extensive and specialized knowledge in HVAC design and mechanical energy management systems. This firm is located closest in proximity to the project site. Kluber has prior experience at the project location and has performed well in previous projects at the site. Considering the time frames needed for the negotiation and execution of an A/E contract, design and standard bidding procedures, repairs at the Elgin Mental Health Center under the existing processes would likely not begin for several months. For this reason, emergency purchases are necessary to ensure repairs to the boilers are conducted in an expedited manner.

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

The scope of work provides for assessment of the existing conditions and to provide recommendations for various repairs and improvements to the Power Plant serving the site. Boilers, burners, controls, and other components have failed or become obsolete. The design professional will review the existing configuration, operation, and capacity of all associated equipment, utilities, connections, and controls to provide an efficient and trouble free system at completion, complying with IDPH, JHACO, OSFM, or other requirements. Asbestos or other hazardous materials may be present. 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 \$75,000.00, 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.



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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: February 5, 2018 Estimated End Date: May 5, 2018

Amount of this expenditure is: 75,000.00 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 R. Miles Digitally signed by Chris R. Miles
DN: cn=Chris R. Miles, o=Capital Development Board,
ou=CDB Legal, email=Chris.Miles@illinois.gov, c=US
Date: 2018.02.05 13:18:15 -06'00' Title: Executive II

SPO/CPO Signature: GERALD STEVEN BURLINGHAM Digitally signed by GERALD STEVEN BURLINGHAM
DN: c=US, o=State of Illinois, ou=CMS, ou=People, ou=BM-B2,
serialNumber=70355529, cn=GERALD STEVEN BURLINGHAM
Date: 2018.02.05 14:33:01 -06'00' Date: Feb 5, 2018



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Reference #: 321-055-131

EMERGENCY PURCHASE EXTENSION

Agency: Capital Development Board Point of Contact: Abdulgaffar Shedbalkar

Location of Emergency: Elgin Mental Health Center - Power Plant

Vendor: Kluber, Inc. (30811)

Address: 10 South Shumway Avenue City: Batavia State: IL Zip: 60510

Extension Justification

Original Emergency Term Start Date: Feb 5, 2018 Original Emergency Term End Date: May 5, 2018

Amount of original: \$75,000.00 Actual or Estimated: Estimated

Extension Hearing Date: Apr 19, 2018 Requested Extension End Date: Sep 30, 2018

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 assessment of the existing conditions and to provide recommendations for various repairs and improvements to the Power Plant serving the site. Boilers, burners, controls, and other components have failed or become obsolete. The design professional will review the existing configuration, operation, and capacity of all associated equipment, utilities, and connections, provide oversight for the repairs to Boiler #5, evaluate Boiler #3 and #6 for repair or replacement with packaged systems, evaluate the existing control system and provide recommendations for a new master control system, and provide design services for any repairs, replacements, or upgrades to provide an efficient and trouble free system at completion, complying with IDPH, JHACO, OSFM, or other requirements. Asbestos or other hazardous materials may be present.

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:

Kluber is currently working on its Program Analysis (PA Phase) which requires extensive investigation at the Power House as to the availability of space, availability of burners, packaged boilers, cost and overall recommendations. Kluber's recommendations are expected to be issued within the next 3-4 weeks. Additionally, Kluber is to oversee the repairs to boiler #5, which requires a long lead item burner that is expected to be delivered sometime in mid June.

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: 2018.03.29 09:56:38 -05'00' Title: Executive II



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EMERGENCY PURCHASE EXTENSION

Agency: Capital Development Board Point of Contact: Abdulgaffar Shedbalkar

Location of Emergency: Elgin Mental Health Center - Power Plant

Vendor: Kluber, Inc. (30811)

Address: 10 South Shumway Avenue City: Batavia State: IL Zip: 60510

Hearing Disposition

Hearing Date: Apr 19, 2018 Hearing Location: 401 So. Spring St., Spfld, IL., Stratton Building, Conf. Rm A, 3rd Floor

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:

Currently Boiler #4 is operational and providing sufficient support for EMHC needs. The Program Analysis of the current conditions and the needed power / transformer requirements should arrive today or April 20th. Once received, CDB- Professional Services will review the findings and recommendations and determine the next course of action. As the replacement burner is on order and expected to arrive mid-June, 2018 it is reasonable to extend Kluber's contract end date to September 30, 2018. This will allow for the materials to arrive, repairs to be made, and final close-out documentation to be submitted.

Signatures

Hearing Officer recommends approval of the extension request.

Hearing Officer Signature: GERALD STEVEN BURLINGHAM Digitally signed by GERALD STEVEN BURLINGHAM
DN: c=US, o=State of Illinois, ou=CMS, ou=People,
ou=BM-BZ, serialNumber=70355529, cn=GERALD
STEVEN BURLINGHAM
Date: 2018.04.19 11:14:04 -05'00' Date: Apr 19, 2018

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 146 calendar days.

CPO Signature: Arthur L Moore Digitally signed by Arthur L Moore
DN: c=US, o=State of Illinois, ou=CMS, ou=People,
ou=MM-MZ, serialNumber=70143150, cn=Arthur
L Moore
Date: 2018.04.19 13:47:15 -05'00' Date: Apr 19, 2018



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EMERGENCY PURCHASE EXTENSION

Agency: Capital Development Board Point of Contact: Abdulgaffar Shedbalkar

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Vendor: Kluber, Inc. (30811)

Address: 10 South Shumway Avenue City: Batavia State: IL Zip: 60510

Extension Justification

Original Emergency Term Start Date: Feb 5, 2018 Original Emergency Term End Date: Sep 30, 2018

Amount of original: \$79,130.00 (Contract Amount) Actual or Estimated: Estimated

Extension Hearing Date: Sep 18, 2018 Requested Extension End Date: Oct 31, 2018

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 assessment of the existing conditions and to provide recommendations for various repairs and improvements to the Power Plant serving the site. Boilers, burners, controls, and other components have failed or become obsolete. The design professional will review the existing configuration, operation, and capacity of all associated equipment, utilities, and connections, provide oversight for the repairs to Boiler #5, evaluate Boiler #3 and #6 for repair or replacement with packaged systems, evaluate the existing control system and provide recommendations for a new master control system, and provide design services for any repairs, replacements, or upgrades to provide an efficient and trouble free system at completion, complying with IDPH, JHACO, OSFM, or other requirements. Asbestos or other hazardous materials may be present.

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 remaining scope of work provides for the design and supervision of the replacement burner and installation of a step-up transformer on boiler no. 5, to include all ancillary components. The physical work is 90% complete with additional wiring, tuning and on-line testing and close-out remaining. CDB requires Kluber's continued participation to ensure proper supervision/observation of the contractor during the completion of construction and assistance with Final Acceptance/Close-out for the project. While all physical work should be completed by the expiration of Kluber's contract, CDB asks for additional time to allow for testing, any additional unforeseen conditions or fine tuning of the system, as well as the proper close-out of the 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: 2018.09.04 09:14:27 -05'00' Title: Executive II



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EMERGENCY PURCHASE EXTENSION

Agency: Capital Development Board Point of Contact: Abdulgaffar Shedbalkar

Location of Emergency: Elgin Mental Health Center - Power Plant

Vendor: Kluber, Inc. (30811)

Address: 10 South Shumway Avenue City: Batavia State: IL Zip: 60510

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:

CDB representative reported that gas lines and burners are installed and testing under load is still needed. This can only be done under winter conditions. Kluber's contract needs to be extended to allow them to monitor this testing, address any concerns that arise, and close out the contract once all work is completed. During the hearing, the requested end date was revised to December 31st, 2018 to ensure sufficient time to accomplish all needed tasks.

Signatures

Hearing Officer recommends approval of the extension request.

Hearing Officer Signature: MICHAEL E HAYS Digitally signed by MICHAEL E HAYS
Date: 2018.09.19 08:20:02 -05'00' Date: Sep 19, 2018

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: Arthur L Moore Digitally signed by Arthur L Moore
DN: c=US, o=State of Illinois, ou=CMS, ou=People, ou=MM-MZ, serialNumber=70143150, cn=Arthur L Moore
Date: 2018.09.24 09:24:19 -05'00' Date: Sep 24, 2018



CHIEF PROCUREMENT OFFICE

Art Moore, Capital Development Board

Reference #: 321-055-131

EMERGENCY PURCHASE FINAL COST AND TERM

Agency: Capital Development Board Point of Contact: Abdulgaffar Shedbalkar

Location of Emergency: Elgin Mental Health Center - Power Plant

Vendor: Kluber, Inc. (30811)

Address: 10 South Shumway Avenue City: Batavia State: IL Zip: 60510

Final Costs and Term

Final total cost of supplies and services: \$79,930.00 Final total term of contract: 247 Days

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: 2018.12.13 12:01:37 -06'00' Title: Executive II

Printed Name: Chris R. Miles Date: Dec 13, 2018