



CHIEF PROCUREMENT OFFICE

Art Moore, Capital Development Board

Reference #: 321-100-126

EMERGENCY PURCHASE STATEMENT / NOTICE OF AWARD

Agency: Capital Development Board Point of Contact: Leonard McGee

Location of Emergency: Shapiro Developmental Center - Kankakee

Vendor: Amber Mechanical Contractors, Inc. (25578)

Address: 11950 S. Central Avenue City: Alsip State: IL Zip: 60803

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 Capital Development Board (CDB) has procured the services of Henneman Engineering, Inc. under existing Qualifications Based Selection processes for the design and observation of the removal and replacement of approximately 8,000 feet of steam and condensate pipe, fittings and other accessories within the steam pipe system at Shapiro Developmental Center. The project is in the early stages of design and is not scheduled for bidding until January 2021. During inspections by Henneman on March 4, 2020 it was discovered that the steam and condensate pipes entering Building 514 from the tunnels were leaking at a significant rate creating several safety risks. The primary risk is a direct life-safety issue for steam operators in the tunnels as the lines contain steam at 325 degrees Fahrenheit at 100 psi, as well as steam condensate at 200 degrees Fahrenheit at up to 100 psi and these lines are primed for catastrophic failure. Additionally, the large amount of moisture has begun to infiltrate the building, causing damage to the building walls and corroding the buildings structure. A complete steam line failure could lead to acceleration to this damage, while leaving the building without heat. This has created a potential risk for a building that houses approximately 50 clients to require evacuation. Additionally, it was discovered that the steam lines between the Chapel Pit and Service Central Building has developed several irreparable leaks that have compromised the integrity of the pipe. These lines were previously discovered by Shapiro staff on February 24, 2020. Attempts to patch this line were made, but were unsuccessful as the integrity of the pipe was too poor. This pipe contains steam at 250 degrees Fahrenheit at up to 15 psi. As such, this is posing a life-safety issue for steam operators as the pipe is at risk of a catastrophic failure event. Further, during Henneman's inspection of the tunnels, it was discovered that the condensation leading into the north west side of the cross had deteriorated beyond repair. This line contains steam condensate at 200 degrees Fahrenheit at up to 100 psi. The line is at risk of rupturing at any point in time and is creating a life-safety hazard to any operators in its vicinity. Previous attempts to patch the line were successful, however further decay of the pipe has led to an inability to patch newly discovered leaks. Additionally, as all campus condensate runs through this portion of pipe, rupture would require all steam to be created off makeup water.

The Department of Human Services has requested that CDB procure vendors under an emergency declaration to replace the leaking condensate and steam lines that require immediate attention to prevent the threat to public safety, to protect against further loss or damage and to prevent or minimize a serious disruption in critical State services. Considering the time frames needed for design, bidding and award procedures for the overall project, the replacement of the steam and condensate lines under the existing processes would not begin until next year. Therefore, in order to maintain sufficient heat and to maintain the safety of all occupants and staff, an emergency declaration is necessary to replace the failed sections of steam and condensate pipe as quickly as possible. The remaining scope of work will be designed and constructed under normal design/bidding processes. Amber Mechanical Contractors, Inc., located in Alsip 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.



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NOTE: An emergency was declared on March 18, 2020 for this piping repair/replacement work. Amber Mechanical was issued an authorization to proceed on the same date. Although the scope of work remains incomplete, the emergency declaration was allowed to expire as of September 12, 2020. Therefore, a new emergency declaration and contract is necessary in order to complete the remaining work items.

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

UPDATED BASED ON NEW UNDISCOVERED CONDITIONS: The scope of work provides for the replacement of the steam and condensate pipes initially identified in March, 2020 including any ancillary components as directed by the Architect/Engineer of record. The replacement of 465 feet of decayed and crumbling steam, condensate, and high pressure return piping which supplies heat to the Vocational Center is necessary and is being incorporated into this Emergency procurement. Estimated cost for this work is \$364,500.00. Additional structural work in the tunnels is necessary to complete the emergency piping replacement and to protect the safety of facility staff and the project team. That work includes the tunnel top slab removal and replacement in four (4) locations – 270 linear feet above 4 foot high tunnels, and three locations above the taller tunnel sections. Estimated cost for this work is \$318,000.00. Asbestos abatement will also be required and is estimated to cost \$50,000.00. \$161,376.22 is also being included for work that has not yet been completed in the initial Emergency Repairs at 3 Sites: Building 514, Cerva-Trades, and The Cross. Incorporated documents include the March 2009 Standard Documents for Construction & Supplement and design documents provided by the Architect/Engineer of record and approved by CDB. Services provided under this procurement should not exceed \$895,000.00, which is a placeholder prior to entering into a Construction Contract, without prior authorization from the Capital Development Board in consultation with the Chief Procurement Office. These prices include the remaining unpaid balances from previous Emergency contracts and work necessary to restore reliable steam service to the Vocational Center. 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.

On September 11, 2020, State Purchasing Officer Jerry Burlingham gave the CDB emergency coordinator authorization to proceed with the work with the understanding that a new Construction Contract and subsequent emergency declaration is required in order to complete the emergency piping replacement work as the existing Construction Contract was allowed to expire.

Expected Start Date: Sep 13, 2020 Estimated End Date: Dec 11, 2020

Amount of this expenditure is: \$895,000.00 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: 2020.09.17 16:11:00 -05'00' Title: Executive II

SPO/CPO Signature: GERALD STEVEN BURLINGHAM Digitally signed by GERALD STEVEN
BURLINGHAM Date: 2020.09.17 16:24:30 -05'00' Date: Sep 17, 2020



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EMERGENCY PURCHASE FINAL COST AND TERM

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Final Costs and Term

Final total cost of supplies and services: \$780,011.79 Final total term of contract: 90 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: 2021.01.25 14:13:32 -06'00' Title: Executive II

Printed Name: Chris Miles Date: Jan 25, 2021