



# CHIEF PROCUREMENT OFFICE

## Art Moore, Capital Development Board

Reference #: 321-125-054

### EMERGENCY PURCHASE STATEMENT / NOTICE OF AWARD

Agency: Capital Development Board Point of Contact: Jerry Norris

Location of Emergency: McFarland Mental Health Center

Vendor: BRiC Partnership LLC (33160)

Address: 427 E. Monroe Street, #300 City: Springfield State: IL Zip: 62701

### 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 of a possible diagnosed Covid-19 patient(s) who is receiving mental health treatment at McFarland Mental Health Center, the Department of Human Services is requesting emergency purchases from CDB to renovate space in Kennedy 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, renovations at McFarland Mental Health Center under the existing processes would likely not begin for several months. For this reason, emergency purchases are necessary for design services to provide 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. BRiC Partnership LLC, located in Springfield, 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 upfront assessment and design of isolation rooms. Alterations shall be made to the existing HVAC system, adjacent toilet rooms, and installation of negative pressure air system as necessary. 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 \$10,000.00, which is a place-holder prior to entering into a Professional Services Agreement if needed, 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.

Upon approval from the CPO office on March 21, 2020, Chris Miles issued an Authorization to proceed for design services via email dated March 22, 2020 for the above listed scope.

Expected Start Date: Mar 22, 2020 Estimated End Date: Jun 18, 2020

Amount of this expenditure is: \$10,000.00 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: 2020.03.23 09:46:13 -05'00' Title: Executive II

SPO/CPO Signature: **GERALD STEVEN BURLINGHAM** Digitally signed by GERALD STEVEN BURLINGHAM Date: 2020.03.23 10:05:47 -05'00' Date: Mar 23, 2020



# CHIEF PROCUREMENT OFFICE

## Art Moore, Capital Development Board

Reference #: 321-125-054

### EMERGENCY PURCHASE EXTENSION

Agency: Capital Development Board Point of Contact: Jerry Norris

Location of Emergency: McFarland Mental Health Center

Vendor: BRiC Partnership LLC (33160)

Address: 427 E. Monroe Street, #300 City: Springfield State: IL Zip: 62701

### Extension Justification

Original Emergency Term Start Date: Mar 22, 2020 Original Emergency Term End Date: Jun 18, 2020

Amount of original: \$46,800.00 (Current Contract) Actual or Estimated: Estimated

Extension Hearing Date: Jun 2, 2020 Requested Extension End Date: Sep 30, 2020

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

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

The original scope of work provided for an upfront assessment and design of isolation rooms. Alterations were to be made to the existing HVAC system, adjacent toilet rooms, and installation of negative pressure air system as necessary. After further assessment, the project became much more complex than originally presented by the Department of Human Services. Work items include but are not limited to epoxy floors, bathroom demolition and renovation, new clean and dirty anterooms, relocation of laundry room, new linen chute, new HVAC system, ceiling demolition and reconstruction, modified temperature controls and various electrical and plumbing work.

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 facility is substantially complete, as a temporary solution (using rental equipment) that supplies roughly 16 beds. The existing mechanicals and power supply will not support the isolation space as a permanent solution. A 90 ton chiller will offer a permanent solution and will offer more beds. The new chiller is scheduled for deliver mid to late June, 2020. CDB requests an extension to September 30, 2020 to complete the scope of work, including the installation of the 90 ton chiller, the return of all rental equipment, and formal close-out of the project. CDB requires BRiC Partnership'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 08:12:43 -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](mailto: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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## Art Moore, Capital Development Board

Reference #: 321-125-054

### EMERGENCY PURCHASE EXTENSION

Agency: Capital Development Board Point of Contact: Jerry Norris

Location of Emergency: McFarland Mental Health Center

Vendor: BRiC Partnership LLC (33160)

Address: 427 E. Monroe Street, #300 City: Springfield State: IL Zip: 62701

### Hearing Disposition

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

PM provided a current status. The facility is substantially complete, as a temporary solution (using rental equipment) that supplies roughly 16 beds. The existing mechanicals and power supply would not support the isolation space as a permanent solution. A 90 ton chiller will provide a permanent solution and will offer more beds. Work is ongoing for new chiller, installing piping etc. and he expects the preparatory work to be completed by next Monday June 8th. The new chiller is scheduled to be delivered by mid June, 2020. SPO Burlingham concurs with CDB and recommends an extension to September 30, 2020 to complete the scope of work, including the installation of the 90 ton chiller, the return of all rental equipment, and formal close-out of the project.

### 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 14:44:50 -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 104 calendar days.

CPO Signature: Arthur L Moore Digitally signed by Arthur L Moore Date: 2020.06.05 11:43:25 -05'00' Date: Jun 5, 2020



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## Art Moore, Capital Development Board

Reference #: 321-125-054

### EMERGENCY PURCHASE EXTENSION

Agency: Capital Development Board Point of Contact: Jerry Norris

Location of Emergency: McFarland Mental Health Center

Vendor: BRiC Partnership LLC (33160)

Address: 427 E. Monroe Street, #300 City: Springfield State: IL Zip: 62701

### Extension Justification

Original Emergency Term Start Date: Mar 22, 2020 Original Emergency Term End Date: Sep 30, 2020

Amount of original: \$45,800.00 (Current Contract) Actual or Estimated: Estimated

Extension Hearing Date: Sep 17, 2020 Requested Extension End Date: Nov 30, 2020

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

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

The original scope of work provided for an upfront assessment and design of isolation rooms. Alterations were to be made to the existing HVAC system, adjacent toilet rooms, and installation of negative pressure air system as necessary. After further assessment, the project became much more complex than originally presented by the Department of Human Services. Work items include but are not limited to epoxy floors, bathroom demolition and renovation, new clean and dirty anterooms, relocation of laundry room, new linen chute, new HVAC system, ceiling demolition and reconstruction, modified temperature controls and various electrical and plumbing work.

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. The project team has reached substantial completion. All that remains is a small amount of physical work including fencing, grading/seeding, faulty valve replacement under a proceed order, and the processing of the substantial completion and final acceptance package. However, CDB feels it is prudent to consider extending the emergency declaration to account for any delays in the completion of the remaining physical work and the complete close-out of this time and material contract, including the potential for any agreed upon last minute changes to the construction contract amount via change order. Therefore, CDB requests consideration to extend BRiC Partnership LLC's contract through November 30, 2020. CDB requires BRiC Partnership's continued participation to ensure proper documentation, observation during the remaining work items 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: 2020.09.03 09:32:20 -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, September 17, 2020

TIME: 10:30 a.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 # 133 692 9209

### 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](mailto: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



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Reference #: 321-125-054

### EMERGENCY PURCHASE EXTENSION

Agency: Capital Development Board Point of Contact: Jerry Norris

Location of Emergency: McFarland Mental Health Center

Vendor: BRiC Partnership LLC (33160)

Address: 427 E. Monroe Street, #300 City: Springfield State: IL Zip: 62701

### 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:

An extension hearing was conducted with the following individuals in attendance via WebEx: Jerry Burlingham, CPO- State Purchasing Officer (SPO); Chris Miles, CDB Emergency Coordinator; Jerry Norris, CDB- Project Manager (PM); Aaron Corbitt, Project Manager, R.D. Lawrence.

The PM provided a current status of this project. The project team has reached substantial completion. All that remains is a small amount of physical work including fencing, grading/seeding, faulty valve replacement under a proceed order, and the processing of the substantial completion and final acceptance package. The AE is requesting to extend their emergency contract to allow for any delays in the completion of the remaining physical work and the complete close-out of this time and material contract. Their current contract is for \$48,500.00 and no contract modifications will be required. SPO Burlingham recommends approval to extend BRiC Partnership's contract to November 30,2020.

### Signatures

Hearing Officer recommends approval of the extension request.

Hearing Officer Signature: GERALD STEVEN BURLINGHAM Digitally signed by GERALD STEVEN BURLINGHAM Date: 2020.09.18 09:34:13 -05'00' Date: Sep 18, 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  calendar days.

CPO Signature: Arthur L Moore Digitally signed by Arthur L Moore Date: 2020.09.18 11:30:06 -05'00' Date: Sep 18, 2020





# CHIEF PROCUREMENT OFFICE

## Art Moore, Capital Development Board

Reference #: 321-125-054

### EMERGENCY PURCHASE FINAL COST AND TERM

Agency: Capital Development Board Point of Contact: Jerry Norris

Location of Emergency: McFarland Mental Health Center

Vendor: BRiC Partnership LLC (33160)

Address: 427 E. Monroe Street, #300 City: Springfield State: IL Zip: 62701

### Final Costs and Term

Final total cost of supplies and services: \$38,888.31 Final total term of contract: 33 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: 2021.05.28 13:18:24 -05'00' Title: Executive II

Printed Name: Chris Miles Date: May 28, 2021