



Reference #: 120-050-062

EMERGENCY PURCHASE STATEMENT / NOTICE OF AWARD

Agency: Capital Development Board Point of Contact: Jason Wiseman

Location of Emergency: East Moline Correction Center - Tunnels

Vendor: Sjostrom & Sons, Inc. (576)

Address: 1129 Harrison Avenue City: Rockford State: IL Zip: 61104

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 Department of Corrections ("IDOC") has notified the Capital Development Board ("CDB") that several utility tunnels, specifically tunnels A, D, E, S, and P, have deteriorated to the point where there is a threat to public safety and the potential for further loss/damage to the facility. CDB Professional Services visited the site in January of 2023 and indicated that there is significant damage in the tunnels that are concerning due to the hazard to maintenance staff from continued falling concrete, and the potential disruption to utilities in the event of failure. It is reported that pieces of concrete fall from these tunnel ceilings on a regular basis, and have already caused damage to valves and utility lines. Should these conditions continue, failure of the top concrete slabs could cause injury or death, as well as disruption of utilities rendering several buildings uninhabitable.

IDOC requested CDB's assistance to assess and provide recommendations for shoring and repair work necessary to provide a safe environment for staff, and to prevent further damage to the tunnels and its utilities. CDB engaged with the Central Region Indefinite Delivery/Indefinite Quantity ("IDIQ") Architect/Engineer to provide an assessment and recommendations for shoring/repair work under CDB Project No.: 120-050-061. A report dated April 17, 2023, concurred with CDB Professional Services that expedited design and construction services are necessary due to the severity of deterioration witnessed in the tunnels. Recommendations included immediate repairs to Tunnel E, if feasible, roofing replacement for Tunnel A, immediate shoring of the last 200 ft. of tunnels A, D, & S, and immediate shoring to tunnel P's roof, followed by replacement of the roofing structure. Additionally, it was advised that steel bollards be placed at the end of the road/parking lot to keep vehicles from crossing over tunnel P.

This project (CDB Project No.: 120-050-062) began through the emergency selection of a contractor to provide any immediate shoring work deemed necessary by the Architect/Engineer of record. Considering the time frames needed for design, followed by regular bidding and award procedures, services for immediate shoring under the existing processes would likely not begin for several months. For this reason, an emergency purchase is necessary to provide expedited shoring services as quickly as possible in order to provide a safe working environment, to protect the utilities in the tunnels, and to prevent further damage.

Sjostrom & Sons, Inc., located in Rockford, IL, was selected because they have experience working with CDB and IL Dept. of Corrections, they have the expertise to complete the work, and they have the resources to provide expedited construction services under an emergency declaration.



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

The scope of work provides for expedited construction services to provide any necessary shoring to the tunnels, specifically but not limited to utility tunnels A, D, E, S, and P, at East Moline Correctional Center. The scope of work also includes placing steel bollards at the end of the road/parking lot to keep vehicles from crossing over tunnel P.

Incorporated documents include the March 2009 Standard Documents for Construction & Supplement and any design documents provided by the Architect/Engineer of record. Section 01 29 00 PAYMENT PROCEDURES, will be strictly followed and adhered to. The sum of all items listed in the Contractor Schedule of Values should equal the contract award amount. Payment amounts will be approved based on proof of work actually performed and materials actually used. Construction services provided under this procurement should not exceed \$100,000.00, which is a place-holder prior 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.

In accordance with section 00 21 50 of the Standard Documents for Construction, the General Contractor shall perform no less than 20% of work with its own staff. Each other trade shall perform no less than 40% of work with its own staff. Work with own staff includes direct labor and supervision, as well as material purchases where the material is installed by the contractor.

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: Aug 28, 2023 Estimated End Date: Nov 25, 2023

Amount of this expenditure is: \$100,000.00 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 R. Miles Digitally signed by Chris R. Miles
Date: 2023.08.28 08:57:01 -05'00' Title: Executive II

SPO/CPO Signature: GERALD STEVEN BURLINGHAM Digitally signed by GERALD STEVEN
BURLINGHAM Date: 2023.08.28 09:03:03 -05'00' Date: Aug 28, 2023



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EMERGENCY PURCHASE EXTENSION

Agency: Capital Development Board Point of Contact: Jason Wiseman

Location of Emergency: East Moline Correction Center - Tunnels

Vendor: Sjostrom & Sons, Inc. (576)

Address: 1129 Harrison Avenue City: Rockford State: IL Zip: 61104

Extension Request

Original Emergency Term Start Date: Aug 28, 2023 Original Emergency Term End Date: Nov 25, 2023

Amount of original: \$100,000.00 (Original Contact) Actual or Estimated: Estimated

Requested Extension End Date: Sep 30, 2024 Amount of extension expenditure: \$1,600,000.00

Actual or Estimated: Estimated

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

The original scope of work provided for "expedited construction services to provide any necessary shoring to the tunnels, specifically but not limited to utility tunnels A, D, E, S, and P, at East Moline Correctional Center. The scope of work also includes placing steel bollards at the end of the road/parking lot to keep vehicles from crossing over tunnel P." See below for comments regarding added scope.

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:

Sjostrom & Sons, Inc.'s emergency declaration is scheduled to expire on November 25, 2023.

After investigating the site, the project team discovered there is asbestos containing material throughout what is being referred to as "Tunnel A", incorporating all the aforementioned tunnels, except Tunnel P. The presence of ACM is not limited to the pipe insulation, but has contaminated Tunnel A in its entirety. The project team developed two abatement options for consideration. Ultimately it was decided that full asbestos abatement is required to provide a safe working environment for the project team to provide the required shoring in the tunnels. CDB Professional Services has confirmed the condition of the decayed pipe insulation is so extensive, the approach to encapsulate the piping while shoring takes place, is not a practicable option.

Additionally, after much consideration and discussion, it was determined that due to the declining conditions of the tunnel, the replacement of the tunnel ceilings should quickly follow the shoring work. Further, the shoring material to be used will hinder occupancy of the tunnels for facility staff. Therefore, for coordination purposes, and for cost savings (the mobilization/de-mobilization of a separate repair contractor), it was decided that asbestos abatement, shoring, and ceiling replacement work of Tunnel A should be included in this emergency declaration.

It is further anticipated when the ACM insulation abatement is performed, and the piping is exposed, damaged pipe may be discovered and may need to be replaced. Should there be sections of piping that require replacement, the failing ceilings/sidewalks above Tunnel A will be removed to lower piping material into the tunnel. This further supports the reasoning for the ceiling replacement work to be included in this emergency declaration. All work will be closely coordinated. The prime contractor is to consult with a mechanical contractor to determine piping replacement needs as the project progresses.



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The shoring in Tunnel P is also included under this emergency declaration. There is no ACM present. However, there are additional structural concrete issues that need repaired/replaced in addition to an I-Beam requiring replacement. CDB, in consultation with the Chief Procurement Office, provided authorization on October 11, 2023, for the contractor to continue working in Tunnel P, to include the additional concrete and I-Beam repair work, with the understanding that the original not-to-exceed amount of \$100,000.00 will be exceeded and would require a revised not-to-exceed amount once the contractor is able to provide estimates for all work in both Tunnels A & P.

Proceed Order G-1 in the amount of \$500,00.00 was approved on 10/23/23 to continue work in Tunnel P. A conservative construction budget for Tunnel A is estimated at close to \$1,100,000.00.

Tunnel A repairs will include complete abatement, new tunnel lighting, new reinforced tunnel roof/sidewalks and walls and tunnel air intakes, new precast SS20 loading bridge panels at 2 locations, new sleeper slab abutment style foundation walls (2 locations, 4 abutments), HMA pavement at new road bridge crossings, landscape restoration, new pipe supports, winter protection and conditions, MEP allowance for potential compromises during construction and concrete sealing and caulking.

CDB and the CPO authorize a new not-to-exceed amount of \$1,100,000.00 for Tunnel A repairs, which will be memorialized by the execution of a proceed order/change order, and \$500,000.00 for repairs to Tunnel P, totaling \$1,600,000.00.

Further, the project team is requesting consideration to extend the emergency declaration through September 30, 2024, to allow for lead times on material, to allow for asbestos abatement, shoring, and repair work to be completed, to allow for any unforeseen conditions, and to allow for complete close-out of the project.

CDB requires Sjostrom & Sons, Inc.'s continued participation on this project as they are now most familiar with the site, they have ordered material and continue to work in Tunnel P, they can continue to work in an expedited manner, they have the necessary manpower and experience to complete the work, and two other contractors originally declined the shoring work due to the complexity and conditions of the tunnels.

Section 20-30(a) of the Procurement Code provides that a contract for an emergency may be extended beyond 90 calendar days with the approval of the chief procurement officer (CPO). Prior to execution of the extension, the CPO shall receive this completed form along with all applicable supporting documentation justifying the extension within 14 calendar days prior to the expiration of the contract. The duration of the extension shall be limited to the scope of the emergency.

Signatures

I am requesting an extension of the requested emergency contract and attest that it is limited to the scope of the emergency. 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 Date: 2023.11.14 11:12:05 -06'00' Title: Executive II



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Extension Determination

This justification for emergency extension will be posted to the Procurement Bulletin within seven days after execution of the contract change.

SPO Comments:

The AE and Contractor has provided sufficient documentation to support the extension of this emergency contract.

Signatures

The State Purchasing Office recommends approval of the extension request.

SPO Signature: GERALD STEVEN BURLINGHAM Digitally signed by GERALD STEVEN BURLINGHAM Date: 2023.11.14 11:41:00 -06'00' Date: Nov 14, 2023

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: 2023.11.14 12:44:03 -06'00' Date: Nov 14, 2023