



Reference #: 321-135-081

EMERGENCY PURCHASE STATEMENT / NOTICE OF AWARD

Agency: Capital Development Board Point of Contact: Josh Hansel

Location of Emergency: Murray Development Center - Daisy Cottage

Vendor: Shores Builders, Inc. (22003)

Address: 2222 E. McCord Street City: Centralia State: IL Zip: 62801

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:

On March 8, 2023, the Governor announced a 3-year transformation initiative to reshape the way the State approaches care for individuals with intellectual and developmental disabilities (I/DD).

Led by the Illinois Department of Human Services (IDHS) and the Division of Developmental Disabilities (DDD), this initiative aims to transform to a person-first, community-focused system that provides a comprehensive, community-based continuum of services and support. To fulfill some of the goals of the 3-year transformation initiative, DDD must relocate over 120 residents from the Choate Mental Health and Developmental Center, including at least 27 residents who currently live at Choate to Murray Developmental Center in a 3-year period, ending March 2026.

The 3-year transformation initiative includes:

- Repurposing the Choate Mental Health and Developmental Center over three years in partnership with the SIU School of Medicine,
- Implementing new safety enhancements at Choate and across all State-Operated Developmental Centers, and
- Expanding support for families and individuals to pursue opportunities for community-based living while continuing to invest in provider capacity.

Individuals who are currently living at Choate have expressed interest in relocating to other settings of their choice, including community-based living arrangements and other developmental centers of their choice. The goal is to relocate 27 residents who currently live at Choate to Murray Developmental Center by December 31, 2025. This transition date is designed to allow for sufficient time for safe transitions to occur for individual residents and to ensure services are in place to meet individual needs. However, Daisy Cottage at the Murray Developmental Center has experienced land subsidence which has caused some of the interior walls and flooring of the cottage to develop structural cracks.

To prevent or minimize serious disruption in critical State services that affect the health, and safety of staff and residents, repairs are needed at Daisy Cottage at the Murray Developmental Center in Centralia, IL before any individuals can be transferred to the facility. Repairs are needed by December 31, 2024. The relocation of 27 residents from Choate will require scheduled movement over at least a 12-month period. During this time frame, two to three residents per month will relocate so that residents are able to acclimate to their new environment and clinical teams can ensure proper services.

This project started with the utilization of CDB's Indefinite Delivery/ Indefinite Quantity ("IDIQ") Architect/Engineer for an assessment of



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Daisy Cottage's structural issues that included cracking masonry walls and settlement of the slab and wall support. After receipt the Architect/Engineer's report with recommendations dated February 21, 2024, and considering the magnitude of work and expedited time frame in which repairs need to be made in order to meet the above deadlines outlined by IDHS, this project requires an expedited design/assist approach by declaring an emergency.

Considering the time frames needed for design and regular bidding and contract award processes, construction would likely not begin for several months. For this reason, an emergency purchase is necessary to provide immediate construction services to repair Daisy Cottage and allow for occupancy as quickly as possible.

Shores Builders, Inc., located in Centralia, IL, was selected because they have the necessary experience to complete the work and are familiar with the site, they are relatively in close proximity to the site, and they are willing to provide expedited construction repair services for this emergency work.

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

The scope of work provides for the removal and replacement of the damaged partitions and concrete slab on grade in the affected areas as outlined and described as "Option 2" in the Architect/Engineer's assessment report dated February 21, 2024.

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 \$260,000.00, 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 workExpected Start Date: Jul 2, 2024 Estimated End Date: Sep 29, 2024Amount of this expenditure is: \$260,000.00 Actual or Estimated: Estimated