



Reference #: 630-314-008

EMERGENCY PURCHASE STATEMENT / NOTICE OF AWARD

Agency: Capital Development Board Point of Contact: Dan Troglia

Location of Emergency: IDOT Peoria West Team Section Headquarters - Building D0437

Vendor: Hein Construction Co., Inc. (21992)

Address: 9130 N. Industrial Road City: Peoria State: IL Zip: 61615

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 Illinois Department of Transportation ("IDOT") notified the Capital Development Board ("CDB") that a fire occurred at the Peoria West Maintenance Building (D0437), affecting bays 1-3. IDOT personnel isolated the area affected, power and water have been shut off, and all windows and doors that were broken were covered with plywood. The building's Bays 1-3 provides specialized maintenance and repairs capabilities, especially for critical snow removal plows. Additionally, the bays provide heated storage for IDOT repair supplies and materials. The water service for the entire building, including the non-damaged areas, enters the building in the rear of bay #3. The lack of heat in Bays 1-3 puts the entire building's water supply at risk of freezing and further damage. The Peoria West Team Section provides coverage for 804 lanes miles including the critical I-74 corridor. Delaying these repairs will increase the potential for dangerous driving conditions and impair the safety of the motoring public.

IDOT requested that CDB procure the services of an Architect/Engineer to provide an immediate assessment of the damaged building and its contents, to include recommendations and cost estimates, to make the building safe for occupancy.

On October 31, 2023, and with authorization from the Chief Procurement Office, CDB engaged the services of its Indefinite Delivery/ Indefinite Quantity ("IDIQ") Architect/Engineer to provide an assessment of the building to determine immediate needs. The Architect/Engineer has provided recommendations in a report dated November 14, 2023, to include structural support, overhead door repairs, and lighting/heating/electrical repair work.

Considering the time frames needed for bidding an award under the existing processes, repair work would likely not begin for several months. For this reason, an emergency purchase is necessary to provide construction services to support expedited repair work to the building as quickly as possible.

Hein Construction Co., Inc., located in Peoria, IL, was selected because the contractor is located close to the project site and has the capabilities to perform the work, and they are willing to provide expedited construction 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 repair and replacement of items damaged during a fire in maintenance bays 1-3 (1 common area) including wiring devices, light fixtures, water heaters, water piping, unit heaters, overhead doors, door motors and tracks, including all related conduit, wiring, water piping, gas piping, and other fire damaged items. The entire area is to be cleaned and finishes restored to



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their pre-fire condition. The scope also provides for immediate repairs to the x-bridging in the steel bar joists to stabilize the roof. Roof replacement and repairs will be done under a separate contract. Roof replacement and repairs will be done under a separate project.

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 \$400,000.00, 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

Expected Start Date: Dec 6, 2023 Estimated End Date: Mar 4, 2024

Amount of this expenditure is: \$400,000.00 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 Date: 2023.12.06 15:53:26 -06'00' Title: Executive II

SPO/CPO Signature: GERALD STEVEN BURLINGHAM Digitally signed by GERALD STEVEN BURLINGHAM Date: 2023.12.06 16:00:37 -06'00' Date: Dec 6, 2023



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EMERGENCY PURCHASE EXTENSION

Agency: Capital Development Board Point of Contact: Dan Troglio

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Extension Request

Original Emergency Term Start Date: Dec 6, 2023 Original Emergency Term End Date: Mar 4, 2024

Amount of original: \$400,000.00 Actual or Estimated: Estimated

Requested Extension End Date: Aug 1, 2024 Amount of extension expenditure: TBD

Actual or Estimated: _____

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

The scope of work provides for repair and replacement of items damaged during a fire in maintenance bays 1-3 (1 common area) including wiring devices, light fixtures, water heaters, water piping, unit heaters, overhead doors, door motors and tracks, including all related conduit, wiring, water piping, gas piping, and other fire damaged items. The entire area is to be cleaned and finishes restored to their pre-fire condition. The scope also provides for immediate repairs to the x-bridging in the steel bar joists to stabilize the roof. Roof replacement and repairs will be done under a separate contract. Roof replacement and repairs will be done under a separate project.

After further assessment and discussion, it has also been decided to replace the entire roof and decking directly above the fire damaged bay while the weather is agreeable and materials and contractors are available.

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:

Hein Construction Co., Inc.'s emergency contract is scheduled to expire on March 4, 2024.

To date, the project team has repaired structural members, cleaned space to remove soot, primed and painted the entire space, demolished the existing MEP systems, replaced the roof and steel decking over Bay 1, and installed new unit heaters.

Work remaining includes the installation of new MEP systems, including but not limited to lighting, exhaust fans, electrical gear, compressed air lines, and welding exhaust, installation of new Overhead Door and installation of a new man-door.

There are several items having lead times, including OH Door – Monday 3/4/24, Lighting – 4 weeks from approval of submittal, Exhaust fans – Unknown at this time but estimated at 8 weeks depending on exact model, Electrical gear – unknown until submittals are approved – DD submittal was just submitted, and water heater – 4 weeks for submittal approval – released 2/21/24.

Further the contractor will be requesting a change order for additional money for cleanup of fire/relocation of equipment to storage, painting of interior/exterior masonry and metal deck/framing, additional plumbing lines and associated insulation, and additional electrical/electrical gear/low voltage equipment. Estimates are unknown, but are being put together for total cost based off the DD set



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available this week.

Therefore, the project team is requesting that an extension be granted through August 1, 2024, to allow for further design and construction services, and to get a better understanding of lead times on equipment. An additional extension may be necessary, subject to lead times on equipment, construction duration and complete close-out of the contract.

CDB requires Hein Construction Co., Inc.'s continued participation as they are familiar with the site, scope of work, and they can continue to work in an expedited manner as the design progresses and material/equipment is obtained.

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: 2024.03.01 11:04:09 -06'00' Title: Executive II

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:

Documentation provided supports extending this emergency procurement.



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The State Purchasing Office recommends approval of the extension request.

SPO Signature: GERALD STEVEN BURLINGHAM Digitally signed by GERALD STEVEN BURLINGHAM Date: 2024.03.01 11:09:07 -06'00' Date: Mar 1, 2024

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: 2024.03.01 13:27:00 -06'00' Date: Mar 1, 2024