

EMERGENCY PURCHASE AFFIDAVIT

Reference # \_\_\_\_\_

Chief Procurement Officer (CPO) making a procurement under Illinois Procurement Code (30 ILCS 500/20-30) shall file affidavit with Procurement Policy Board and Auditor General within 10 days.

Agency: Capital Development Board Division: \_\_\_\_\_

Address: 401 South Spring Street

City: Springfield State: IL Zip: 62706

Vendor: United Analytical Services, Inc.

Address: 1429 Centre Circle Drive

City: Downers Grove State: IL Zip: 60515-1022

State of Illinois )  
 : SS  
County of Kane

I, Gus Behnke being duly sworn, solemnly swear and affirm that I am Chief Fiscal Officer.

I have authorized the emergency procurement in accordance with standards as established by law and rule in fulfillment of the emergency purchase affidavit provisions of Illinois Procurement Code [30 ILCS 500/20-30] as follows.

- Involving threat to public health or public safety.
- Immediate expenditure is necessary for repairs to State property to protect against further loss of 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
- Quick purchase as provided by Section 20-30 (d) of the Illinois Procurement Code

The conditions and circumstances requiring this emergency purchase, including reason for selection of the particular contractor are:

The Department of Juvenile Justice is requesting immediate assistance with the abatement and removal of all of the floor tile and mastic in the Adams (C2171) and Lincoln (C2173) cottages. The cottages suffered flooding from the youth toilets that have caused the existing vinyl floor tiles to separate and expose the asbestos laden adhesive mastic. The facility has confirmed that that the mastic contains asbestos and has vacated both affected cottages. The loose tile also represents a security weapons/safety hazard. Youth access has been immediately restricted and those affected housing units are not available for service until the hazards are removed.

(Continue on next page if necessary)

Expected Start Date: October 27, 2011 Expected End Date: January 20, 2011

Extension of previous emergency purchase:  Yes or  No

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.

Amount of this expenditure is: \$ \_\_\_\_\_  Actual or \$ 100,000  \*Estimated

\*When only an estimate of cost is available, the actual cost shall be reported immediately after it is determined.

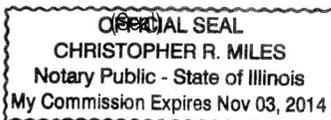
I am duly authorized to make this affidavit. I know and understand the contents of this affidavit and all statements herein are true and correct. This affidavit is made pursuant to and in fulfillment of the requirements of Illinois Procurement Code [30 ILCS 500/20-30].

Gus Behnke  
Signature of Affiant

Subscribed and sworn before me this 27<sup>th</sup> day of October 20 11.

x

Christopher R Miles  
Notary Public



x  
x

My Commission expires: 11/3/14



# MEMORANDUM

**TO:** Capital Programs  
Capital Development Board

**FROM:** Capital Programs Unit - Department of Juvenile Justice  
(Name of Agency)

**DATE:** 27-Oct-11

**SUBJECT:** Emergency Purchase Request

The Department of Juvenile Justice is requesting that the Capital Development Board take action to procure, on an emergency basis, one or more contracts to address an emergency need of the State.

This situation meets the following condition(s) for use as set forth in 30 ILCS 500/20-30:

- There exists a threat to public health or public safety.
- Immediate expenditure is necessary for repairs to State property in order to protect against further loss or damage.
- It is necessary to prevent or minimize serious disruption in State services.
- It is necessary to insure the integrity of State records.

Specific justification for the emergency conditions listed above are as follows:  
(Please attach relevant documentation)

Adams & Lincoln Cottages suffered flooding from youth toilets that have caused existing vinyl floor tiles to separate and expose the asbestos laden adhesive mastic. The loose tile also represents a security weapons hazard and the exposed mastic represents an asbestos hazard requiring immediate removal & remedy. Youth access has been immediately restricted, and those affected housing units are not available for service until the hazards are removed at significant disruption to the facility and expense to the DJJ.

I am Duane Ladage, Architect - Capital Programs Unit, DJJ  
(Please give official title and office.)

*We understand that CDB will coordinate with its CPO who will make all appropriate postings to the Procurement Bulletin and will file all necessary affidavits and updates with the Auditor General.*

## Beachy, Kyle

---

**From:** Broughton, Don  
**Sent:** Thursday, October 27, 2011 8:54 AM  
**To:** 'Thad Daniels' (tdaniels@uas1.com)  
**Cc:** Beachy, Kyle; WHITE, STEVEN; Hahn, Fredrick; Strahle, William; Fredrickson, Karen; Price, John; NALIWAJKO, NICKOLAUS; Wright, Ron  
**Subject:** FW: IYC St Charles - Asbestos Issue in Adams and Lincoln cottages

Thad,

The results of CDB internal discussion is that we need your firm to visit the site today to assess the situation and move quickly towards abatement procedures. Please verify to me by email that you will be able to send someone today to the site.

The best contact to arrange today's meeting is the chief engineer at the facility: Nick Naliwajko (IYC St. Charles phone number is 630-584-0506). John Price is the CDB Project Manager, and he will also need to be contacted at 312-814-6049.

Thank you in advance for your availability to address this emergency.

Sincerely,

Don Broughton  
CDB Administrator of Contracts  
217-557-3971

---

**From:** Beachy, Kyle  
**Sent:** Wednesday, October 26, 2011 3:44 PM  
**To:** Broughton, Don; Strahle, William  
**Cc:** Underwood, Jim; Wilson, Mike; Weger, Josh; Mattingly, Lisa; Patterson, Nicki; Gralnick, Stan; Barnes, Darnell; LADAGE, DUANE; SMITH, RON K; Wright, Ron;; Hahn, Fredrick  
**Subject:** IYC St Charles - Asbestos Issue in Adams and Lincoln cottages

Don/Bill –

Late this morning, CDB was informed that DJJ has a serious floor tile issue involving asbestos. A combination of residence plugging the fixtures and overwhelmed pumps have caused flooding in the Adams (C2171) and Lincoln (C2173) resident cottages which in turn have caused the floor tile to buckle and come loose. The facility has confirmed that the tile and mastic have been tested in the past and the tile is clean, but the mastic contains asbestos (non-friable). The tile is not only in the hallways as shown in the photos below, but is also in the resident rooms.

In addition to the risk of exposure to a regulated material, DJJ is also concerned with the safety of the kids as the floor tile edges are sharp and can be used to cause harm to others. DJJ is in the process of vacating both affected buildings – not an easy task. The time these kids are displaced should be kept to a minimum.

DJJ is requesting immediate assistance with the abatement and removal of all of the floor tile and mastic in the affected areas. It should be noted that it is DJJ's desire to leave the concrete floors bare after the abatement occurs rather than putting down new tile. It is my understanding that, although this is non-friable, we will need a licensed professional to oversee the abatement and do the required air quality testing in order to re-occupy the space. The abatement will need to be done by a licensed abatement contractor. Unfortunately, we do not know a financial magnitude.

An A/E needs to be selected ASAP to get this going. I would like to meet with you two today (at 4:00?) if possible to discuss what is required for the A/E selection and how to proceed. Please advise.

Kyle D. Beachy  
Capital Development Board  
217-524-4739  
217-782-4938 fax

---

**From:** Ladage, Duane [<mailto:DUANE.LADAGE@doc.illinois.gov>]

**Sent:** Wednesday, October 26, 2011 10:53 AM

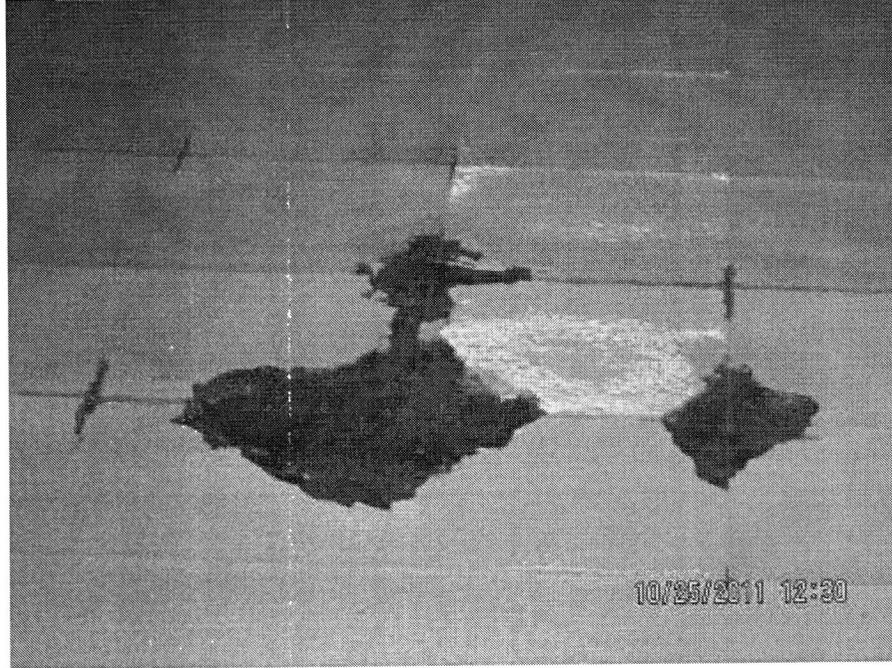
**To:** Beachy, Kyle

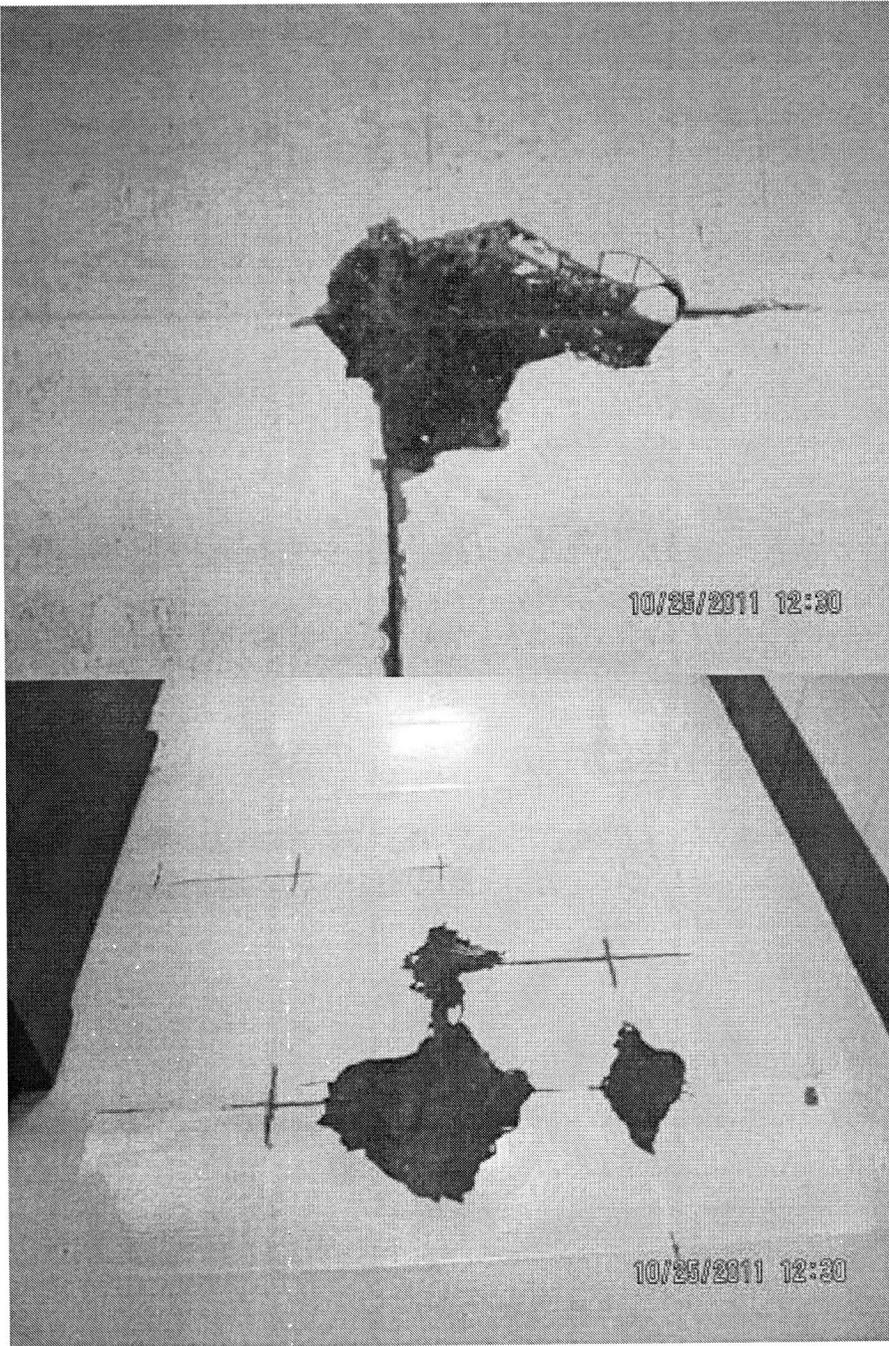
**Cc:** Joerger, Marcy; SMITH, RON K; HICKS, DAVID D; NALIWAJKO, NICKOLAUS; CROSS, ASHLEY R; GLECKLER, BRYAN; WHITE, STEVEN

**Subject:** IYC St Charles

Kyle,

I was informed this morning of a potential asbestos hazard. Attached are some representative photos from Adams Cottage (Youth Offender Housing Unit) of damaged floor tiles caused by resident flooding. The Chief Engineer's review of the Asbestos Management Plan indicates that the mastic 'only' contains asbestos; hence, the loose tiles have been removed from the building for security reasons. It's estimated that approximately 100 square feet of floor area has exposed the mastic, but expectations are that more may come loose representing a security hazard in addition to the presence of asbestos. The facility is seeking estimates from a local abatement contractor with expectations for a small scale repair & maintenance response. However, there is concern for additional failures which then focuses consideration for a total abatement (which may be in our best interest) and will require your assistance. I've requested the facility restrict youth access and movement within affected areas and will meet with Deputy Director Smith later this morning to assess DJJ's departmental response and objectives. Later this morning or early this afternoon, DD Smith and I will contact your office to seek disposition and/or assistance as necessary.





**Duane Ladage, Architect**  
**Illinois Department of Corrections**  
**Capital Programs Unit**  
**217.558.2200 x4357**  
**Fax 217.522.6485**