

Notice Addendum



Identification

Reference Number:	22037163
Title:	Quincy Veterans Home
Agency Reference Number:	040-010-105
Agency:	CDB - Capital Development Board
Purchasing Agency:	CDB - Capital Development Board
Purchasing Agency SPO:	Ken Morris
Date First Offered	10/01/2015
Status:	Published

Overview

Description and Specifications:

This emergency involves the emergency repair and upgrade of the domestic water system at the Quincy Veterans Home in Quincy, IL. It was necessary to quickly address and remediate a severe Legionella outbreak at this facility. A complete A/E analysis of the facilities hot water system has determined a Decentralized hot water system is the most effective means to eliminate and prevent future Legionella outbreaks. This approach provides each building an independent hot water system and eliminates all buildings to be dependent upon a centralized hot water system 'loop'. It will eliminate the need for hot water chemical treatments, and provides isolation of buildings for further prevention measures in addition to improved maintenance response time

Key Information

Notice Type:	Emergency Procurement
Notice Stage:	Notice of Intent
Does this addendum add/or change vendor(s) information? (i.e. vendor name/address, contact information, and/or award amount, etc.)?	No

Published: 11/30/2015

Notice Expiration Date: 12/14/2015

Emergency Justification: The Illinois Veterans' Home in Quincy provides long term skilled nursing care to approximately 380 elderly persons and employs over 500 direct care and support staff. On August 23, 2015 the Home experienced its third confirmed case of Legionella, constituting an outbreak. To date there have been 12 deaths and 54 ill residents and employees at the Home. Emergency purchases are necessary in order to provide immediate upgrades to the domestic water system at the Home to alleviate the outbreak of Legionella, to further protect against the

threat to public health and safety and to prevent or minimize serious disruption in critical State services.

Accordance with Admin Rule: Danger to public health/safety, Minimize serious disruption to critical state services that affect health, safety, or collection of substantial state revenues

Professional & Artistic: No

Small Business Set-Aside: No

Does this solicitation contain a BEP or DBE requirement?: No

Does this solicitation contain a Veteran requirement? No

Relevant Category: Facilities

Total Amount of Award: \$4,415,309.30 (Total Dollar Value Only/Includes Any Renewal Options)

Estimated/Actual Value Description: This emergency involves the emergency repair and upgrade of the domestic water system at the Quincy Veterans Home in Quincy, IL. It was necessary to quickly address and remediate a severe Legionella outbreak at this facility. A complete A/E analysis of the facilities hot water system has determined a Decentralized hot water system is the most effective means to eliminate and prevent future Legionella outbreaks. This approach provides each building an independent hot water system and eliminates all buildings to be dependent upon a centralized hot water system 'loop'. It will eliminate the need for hot water chemical treatments, and provides isolation of buildings for further prevention measures in addition to improved maintenance response time.

Length of Initial Term: 3

Contract Begin Date: 10/01/2015

Contract End Date: 12/29/2015

Renewal Terms: 0

Bidder(s)

Number of Responding Bidders:	2
Number of Unsuccessful Bidders:	0
Total Number Awarded:	0

Listing of All Bidders/Offerors Considered But Not Selected:
 BRic Partnership, LLC.
 Doyle Plumbing & Heating Co.
 Source Selection: N/A

Vendor(s) Selected for Award

No vendor information to display.

Notice Contact

Name: Gerald Burlingham
 Street Address: 401 S. Spring St.
 Room 318
 City: Springfield
 State: IL
 Zip Code: 62706
 Phone: 217-558-2192
 Fax Number: 217-558-1399
 EMail Address: gerald.burlingham@illinois.gov

Class Code

Class Codes:

NIGP Code

NIGP Commodity/Service Code: 890 15 Complete Water Treatment Systems; Chemical
 890 24 Filtration Equipment and Accessories; Water
 890 76 Virus and Bacteria Inactivation; Ozone Type
 Equipment (See 4...
 890 78 Water Filters and Filter Elements (Except Boiler;
 Photograph...
 890 79 Water and Wastewater Disinfecting Ozonators

Notify Type: Send email to selected Class Codes only

Attachments

To download file(s), click on filename(s) located below. Not all Notice Addendums will have files to download.

File Attachments: • [Revised Affidavit 040-010-105 113015.PDF \(358824 Bytes\)](#)



Chief Procurement Office Capital Development Board
Fredrick Hahn, Chief Procurement Officer

November 30, 2015

Ms. Rose Tucker
Office of the Auditor General
lles Park Plaza
740 East Ash
Springfield, Illinois 62703

**RE: Emergency Repair of Domestic Water System, Quincy Veterans Home, Quincy, Adams County, IL
CDB Project No. 040-010-105**

Dear Ms. Tucker:

Attached please find a revised Emergency Purchase Affidavit, with estimated cost of \$4,415,309.30, for an emergency project undertaken by the Capital Development Board ("CDB").

This emergency involves the emergency repair and upgrade of the domestic water system at the Quincy Veterans Home in Quincy, IL. It was necessary to quickly address and remediate a severe Legionella outbreak at this facility. A complete A/E analysis of the facilities hot water system has determined a Decentralized hot water system is the most effective means to eliminate and prevent future Legionella outbreaks. This approach provides each building an independent hot water system and eliminates all buildings to be dependent upon a centralized hot water system 'loop'. It will eliminate the need for hot water chemical treatments, and provides isolation of buildings for further prevention measures in addition to improved maintenance response times. The reference number for this affidavit is 040-010-105.

The emergency was declared on 29 September 2015 under the provisions of Title 44 Illinois Administrative Code, and Section 20-30 of the Illinois Procurement Code [30 ILCS 500/20-30]. It implements corrective courses of action to safeguard its residents and the public's health and welfare.

If you should have any questions regarding this matter, please do not hesitate to call me at (217) 558-2192.

Sincerely,

Gerald S. Burlingham
State Purchasing Officer, Capital Development Board

cc: Chris Miles, Exec1/Emergency Procurement Coordinator - CDB

401 South Spring Street
316 Stratton Office Building
Springfield, Illinois 62706
(217) 558-2156
(217) 558-5407 Facsimile

REVISED EMERGENCY PURCHASE AFFIDAVIT

Reference # 040-010-105

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 Sprino Street

City: Springfield State: IL Zip: 62706

Vendor #1: BRIC Partnership LLC

Address: 427 E. Monroe St., #300

City: Springfield State: IL Zip: 62701

Vendor #2: Doyle Plumbing & Heating Company

Address: 225 N. West Street

City: Jacksonville State: IL Zip: 62650

State of Illinois)
: SS

County of Sangamon

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 Illinois Veterans' Home in Quincy provides long term skilled nursing care to approximately 380 elderly persons and employs over 500 direct care and support staff. On August 23, 2015 the Home experienced its third confirmed case of Legionella, constituting an outbreak. To date there have been 12 deaths and 54 ill residents and employees at the Home. The Department of Veterans' Affairs requests that the Capital Development Board procure vendors under emergency purchases to implement a scope of plumbing work items required by the Illinois Department of Public Health to adequately manage the water systems, which is said to be the source of the contamination, in order to minimize the risk associated with the Legionella outbreak.

Vendor #1 will provide a limited design, including but not limited to photos, rough dimensions, and directives to identify and repair the domestic water system as outlined in the attached listing of work items required by the Illinois Department of Public Health and any other work items that the Illinois Department of Public Health or Department of Veterans' Affairs deem necessary to identify and repair the emergency conditions. Vendor #1 was chosen because they are familiar with the site, they have extensive CDB project experience and can respond immediately to this request for emergency services.

Vendor #2 will provide labor and material to repair the domestic water system as directed by Vendor #1 as outlined in the attached listing of work items required by the Illinois Department of Public Health and any other work items that the Illinois Department of Public Health or Department of Veterans' Affairs deem necessary to identify and repair the emergency conditions. Vendor #2 was chosen because they are familiar with the site, geographically close to the site, have CDB project experience and can respond immediately to this request for emergency services.

BRIC has completed an analysis of the domestic hot water system at IVHQ. The analysis confirmed that the existing hot water system (campus loop) is not capable of providing the necessary temperatures to kill the legionella bacteria. Based on the information provided by BRIC, internal discussions, and support letter from IDPH (attached); the best approach would be to decentralize the hot water system (abandon the hot water loop). Decentralization includes installation of water heaters and storage tanks in each building along with associated piping revisions. This option provides more control over the water temperature at each building, eliminates the need for hot

water chemical treatment, and provides the isolation of buildings to prevent spread of bacteria that the loop cannot provide. In addition, the central loop is aged and it is likely that the coal power plant on campus will eventually be taken offline and de-centralization will have to occur at that time. Decentralization also enables prioritization of treatment of buildings as the heaters are installed. Additionally, the project team has identified certain scope items that may be removed from the emergency purchase and competitively bid under normal procurement processes such as the restoration/painting of the water tower and potentially the Locust Street water treatment facility.

This project began through the 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, repairs at the Illinois Veterans' Home under the existing processes would likely not begin for several months. For this reason, emergency purchases are necessary to protect against the threat to public health and safety and to prevent or minimize serious disruption in critical State services.

Vendor #1 Expected Start Date: October 1, 2015 Expected End Date December 29, 2015

Vendor #2 Expected Start Date: October 6, 2015 Expected End Date December 29, 2015

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.

Vendor #1 Expenditure Amount: \$ _____ Actual or \$ \$445,309.30 *Estimated

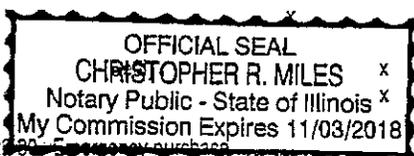
Vendor #2 Expenditure Amount: \$ _____ Actual or \$ \$3,970,000.00 *Estimated

**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 Bohm
Signature of Affiant

Subscribed and sworn before me this 30th day of November 20 15.



Christopher R. Miles
Notary Public

My Commission expires: 11/3/18

Section 20-5 Emergency purchase

(a) Conditions for use. In accordance with standards set by rule, a purchasing agency may make emergency procurements without competitive sealed bidding or prior notice when there exists a threat to public health or public safety, or when immediate expenditure is necessary for repairs to State property in order to protect against further loss of or damage to State property, to prevent or minimize serious disruption in critical State services that affect health, safety, or collection of substantial State revenues, or to ensure the integrity of State records; provided, however, that the term of the term of the emergency purchase shall be limited to the time reasonably needed for a competitive procurement, not to exceed 90 days. A contract may be extended beyond 90 days if the chief procurement officer determines additional time is necessary and that the contract scope and duration are limited to the emergency. Prior to the execution of the extension, the chief procurement officer must hold a public hearing and provide written justification for all emergency contracts. Members of the public may present testimony. Emergency procurements shall be made with as much competition as is practicable under the circumstances. A written description of the basis for the emergency and reasons for the selection of the particular contractor shall be included in the contract file.

(b) Notice. Notice of all emergency procurements shall be provided to the Procurement Policy Board and published in the online electronic Bulletin no later than 3 business days after the contract is awarded. Notice of intent to extend an emergency contract shall be provided to the Procurement Policy Board and published in the online electronic Bulletin at least 14 days before the public hearing. Notice shall include at least a description of the need for the emergency purchase, the contractor, and if applicable, the date, time and location of the public hearing. A copy of this notice and all documents provided at the hearing shall be included in the subsequent Procurement Bulletin. Before the next appropriate volume of the Illinois Procurement Bulletin, the purchasing agency shall publish in the Illinois Procurement Bulletin a copy of each written description and reasons and the total cost of each emergency procurement made during the previous month. When only an estimate of the total cost is known at the time of publication, the estimate shall be identified as an estimate and published. When the actual total cost is determined, it shall also be published in like manner before the 10th day of the next succeeding month.

(c) Affidavits. A chief procurement officer making a procurement under this Section shall file affidavits with the Procurement Policy Board and the Auditor General within 10 days after the procurement setting forth the amount expended, the name of the contractor involved, and the conditions and circumstances requiring the emergency procurement. When only an estimate of the cost is available within 10 days after the procurement, the actual cost shall be reported immediately after it is determined. At the end of each fiscal quarter, the Auditor General shall file with the Legislative Audit Commission and the Governor a complete listing of all emergency procurements reported during that fiscal quarter. The Legislative Audit Commission shall review the emergency procurements so reported and, in its annual reports, advise the General Assembly of procurements that appear to constitute an abuse of this Section.

(d) Quick purchases. The chief procurement officer may promulgate rules extending the circumstances by which a purchasing agency may make purchases under this Section, including but not limited to the procurement of items available at a discount for a limited period of time. (Source: P.A. 90-572, eff. date - See Sec. 99-5.)

For continuation if necessary:

Reference # 040-010-105

This affidavit revises the affidavit dated October 6, 2015 to include a change in scope as a result of BRIC's analysis of the Domestic Hot Water System as well as updated cost estimates from each vendor.

Emergency Memorandum

To: Capital Programs
Capital Development Board

From: Illinois Department of Veterans Affairs – Illinois Veterans' Home at Quincy

Date: September, 29, 2015

Subject: Emergency Purchase Request

The Illinois Department of Veterans Affairs – Illinois Veterans' Home at Quincy is requesting that the Capital Development Board take action to procure, on an emergency basis, one or more contacts 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:

XXX 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.

XXX It is necessary to prevent or minimize serious disruption in critical State services that affect health, safety, or the collection of substantial state revenues.

 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)

- IDPH Memo (Justin DeWitt) Dated 9/29/2015 outlining the short term and long term actions necessary to remediate the danger presented by the presence of Legionella in the water systems of the IVH-Quincy Campus.

Please describe the emergency. Attach additional sheets as needed.

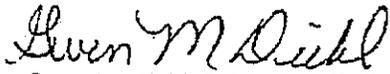
The Illinois Veterans' Home at Quincy provides long term skilled nursing care to approximately 380 frail and elderly persons and employs over 500 direct care and support staff.

On August 23, the Home experienced its third confirmed case of Legionella, constituting an outbreak. The Illinois Department of Public Health led a multi-agency response including CDC,

IEPA and the Adams County Department of Health. To date, there have been 12 deaths and 54 ill residents and employees at IVH-Q. With approval from General Services SPO, IVH-Q procured several vendors under emergency purchases to provide immediate testing and treatment of the facility's domestic water system under guidance from the multi-agency task force lead by IDPH.

IDPH has developed a list of plumbing changes, which when implemented, will provide for a safer, more robust potable water distribution system on the IVH-Q campus. IDVA now requests that the CDB procure vendors under separate emergency purchases to implement a scope of plumbing work items recommended by IDPH in order to adequately manage the water systems, which is said to be the source of the contamination, in order to minimize the risk associated with the legionella outbreak.

Additionally, with the proposed changes to the use of the water tower and city water main changes, a Fire Suppression Flow/pressure test must be performed.



I am Gwen M. Diehl, Chief of Staff, Illinois Department of Veterans' Affairs

(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.



525-535 West Jefferson Street • Springfield, Illinois 62761-0001 • www.dph.illinois.gov

Memorandum

DATE: November 19, 2015

TO: Chris MacGibbon & Kirk Fernandes
Capital Development Board (CDB) - Construction Administration Division

FROM: Justin DeWitt, P.E., LEED AP
Chief of General Engineering

RE: Illinois Veterans Home Quincy (IVHQ) – Hot Water Distribution

The Illinois Department of Public Health (IDPH) in its ongoing effort to support the rehabilitation of the IVHQ water systems has evaluated the generation and supply of hot water on the campus. In concert with BRiC Partnership and Doyle Plumbing's evaluations of the existing hot water systems, IDPH finds that decentralization of the campus hot water distribution provides the greatest opportunity for successfully combatting opportunistic premise plumbing pathogens (OPPP). Our evaluation takes into account a number of factors bulleted below:

1. IVHQ's hot water system (HWS) is antiquated to the degree that the integrity of the piping systems is suspect campus-wide. Significant asbestos abatement would be necessary to verify existing piping.
2. The HWS is currently served by two hot water generation tanks which are heated by single-wall steam heat exchangers. IVHQ does not utilize food grade additives in its steam generation process resulting in a violation of the Illinois Plumbing Code (77 IL Admin Code 890.1220 a4)).
3. IDPH has established a project outcome of 160F water delivered to the point of use; engineering analysis has provided reliable indication that this cannot be achieved, even with upgrades, by the existing HWS.
4. Maintaining the existing HWS is prohibitive to the project outcome of complete building isolation; the design of the existing recirculation loops for the HWS prohibits installation of backflow prevention devices.
5. Elimination of the existing HWS will eliminate the need for a chemical injection and monitoring station in the power plant.
6. Decentralization of the HWS, including installation of premise specific hot water heaters provides the highest degree of sustainability and safety for IVHQ. Serving each building with a dedicated hot water heater(s) will enable attainment of 160F water at each point of use, ease maintenance concerns relating to the existing HWS, minimize bacteria harborage and eliminate the risk of campus-wide hot water outages.

Based upon the reasons enumerated above, IDPH requests that CDB amend the project scope to reflect installation of decentralized hot water generation in place of rehabilitating the existing HWS.

Please contact me with any questions or concerns.

PROTECTING HEALTH, IMPROVING LIVES