

Emergency Extension Justification

Project Number: 321-210-002

Project Description/Location: Emergency Expansion of Treatment and Detention Facility
Rushville Treatment and Detention Facility

Project Manager: Eddie G. Frazier

Vendor(s): HOK and Walsh Construction

Emergency Posted Date: November 15, 2012 – HOK
November 19, 2012 – Walsh Construction

Brief Description: Per Illinois State Law, the Illinois Department of Human Services is responsible for housing certain types of residents who have been recently released from the Illinois prison system. The Rushville Treatment and Detention Facility (TDF) was created for such purposes. However, due to a rapidly increasing growth of residents over the approximately last three years from 379 to 519 residents, the facility has exceeded the recommended maximum clinical number of residents of 482 and the maximum capacity requirement of 510 residents. As a result, additional capacity is required by expanding the present Rushville Facility. This Phase 1 expansion was to add approximately 100 beds by a scheduled date of August 31, 2013. Safety risks to the Rushville staff and residents will be eliminated by this expansion project. A Phase 2 expansion, which will be competitively bid and constructed separately, is anticipated to add another 200 beds in the near future.

Current Status: The project is presently approximately 50% complete with a contract ending date of October 31, 2013 as established in the prior emergency extension hearing of February 7, 2013. HOK and Walsh Construction were given authorization to proceed under emergency purchases on November 9, 2012 and November 16, 2012, respectively. This authorization provided HOK the opportunity to develop a design concept based upon DHS's needs. Ultimately, HOK and Walsh construction established a total construction budget of \$13 million for this Phase 1 expansion; the project is still based upon this estimate. However, contingency costs will be added as needed. HOK and Walsh Construction signed contracts with CDB on March 1, 2013 and March 7, 2013. The Pre-Construction Meeting was held on March 19, 2013. Subsequently, Walsh construction began on-site construction phase activities by approximately April 1, 2013.

Justification for Need of Extension: The construction for this complex emergency expansion project is based upon HOK further implementing its design concept. This implementation consisted of developing four design phase packages and the resulting associated Addenda's for each package. These packages/addenda were provided to Walsh Construction beginning in February 2013 and continuing thru June 2013. During this process, both firms engaged in "design assist" meetings in order verify that the \$13 million budget established would be met and not exceeded. Once this was achieved for each package, Walsh began the process of selecting the required subcontractors for the project.

Walsh, as the General Contractor, is responsible for coordinating all work, to include general trade work and MEP trade work. This will also include the coordination of major equipment deliveries. HOK is responsible for construction observation during the construction phase and reviewing Walsh's submittals that show how Walsh will carry out the design intent established in the four packages described above, as well as work closely with Walsh during construction in a collaborative manner to ensure design intent is met.

An extension to the revised contract ending date of October 31, 2013, is required for the completion of the construction phase of work as identified above, as this phase has encountered problems and situations, including unforeseen soil conditions and a 20 day weather delay, both of which CDB has acknowledged, that simply prohibit the work from being completed by the aforementioned ending date. HOK's and Walsh's coordination, associations with subcontractors who have provided services and material, or who will continue to provide same within established liability structures covered by insurance, lends itself to continuing to utilize those firms. CDB therefore requests an extension of the procurement of both vendors to March 31, 2014 to allow for closeout of this project. Walsh will attempt to expedite the construction phase, if possible, in order to achieve an earlier completion date. CDB has fully evaluated the work and can find no way that any of it can be competitively procured without nullifying or jeopardizing liability and warranty coverage and significantly delaying the anticipated completion date, putting the safety of both facility personnel and patients at further risk.