

# 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

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**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 501 residents, the facility has exceeded the recommended maximum clinical number of residents of 482 and is almost at maximum capacity of 510 residents. The facility is projected to exceed the maximum capacity by July 1, 2013. As a result, additional capacity is required by expanding the present Rushville Facility. This Phase 1 expansion will add approximately 100 beds by 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 by July 2014.

**Current Status:** HOK and Walsh Construction were given authorization to proceed under emergency purchases on November 9, 2012 and November 16, 2012, respectively. Once selected, HOK began developing a design concept based upon DHS needs. HOK, along with Walsh Construction, established a total construction budget of \$13 million for this Phase 1 expansion; while the work is consistent with that described in the initial affidavit, this represents an increase of the initial cost estimate provided. Once HOK visited the site and had several discussions with DHS, DHS' programmatic needs were better defined. DHS and facility staff want an addition that almost replicates what they currently have at Rushville with more square footage needed for core space and many other amenities CDB did not account for in its estimate (offices, group rooms, dining area, medical, laundry facilities, fence, security lighting restrooms in each room, etc.). DHS and CDB have accepted the design concept, are in the process of waiving the LEED requirements and agreed to a construction deadline date of August 31, 2013, revised from the original expected completion of July 1, 2013.

**Justification for Need of Extension:** To implement the design phase, HOK has begun the site survey and soil boring work. In order to meet the deadline date of August 31, 2013, a complex

construction project, including coordination of work at a secure facility, will be required. HOK has developed a design phase plan of providing construction documents to Walsh Construction in four (4) packages. Those packages are as follows: (1) Civil, site, and foundations, (2) Detention (HM, Toilets, light fixtures, etc.), (3) Major MEP Components/Structural and (4) Final Drawings. These design packages will not be of the detail typically used by CDB for competitive bidding, but instead will rely on Walsh to meet design intent based on its experience with this type of work. The anticipated schedule is being revised due to site work being completed the week of January 14, 2013. However, the revised schedule has to allow for a construction start of no later than March 1, 2013.

Walsh, as the General Contractor, will be responsible for coordinating its own work in addition to subcontracting out the other required trades such as the MEP work. This will also include the coordination of major equipment deliveries. HOK will be 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 original 90 day end-dates of February 7, 2013 and February 14, 2013, is required for the completion of the design/construction phases of work as identified above, as those phases simply represent too much work to complete during the initial 90-day period. 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. Both HOK and Walsh Construction should be substantially complete by August 31, 2013, and I therefore request an extension of the procurement of both vendors to October 31, 2013 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 coverages and significantly delaying the anticipated completion date, putting the safety of both facility personnel and patients at further risk.