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Second Floor
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61350-0697

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601 James R. Thompson Blvd.
Building B., Suite 1025
E. St. Louis, Illinois
62201-1129

217.782.2864
217.524.0565 FAX
217.524.4449 TDD
www.illinois.gov/cdb

August 30, 2016

To: Margaret van Dijk, Chief Procurement Officer
Ken Morris, State Procurement Officer

From: Ron Wright, Construction Administrator RW
James Cockrell, Manager, Region 2 JC
Steve Halm, Senior Project Manager

Subject: CDB#321-055-129
Renovate Residential Treatment Units
Elgin Mental Health Center (Rasho)
General Contractor -Sole Source Selection

In accordance with a recent Court Settlement Agreement, the Illinois Department of Corrections ("IDOC") is required to provide a select number of in-patient beds for treatment of severely mentally ill (SMI) offenders. After surveying several potential sites suitable for renovation, DOC found the Goldman Building at Elgin Mental Health Center ("EMHC") to be best suited for their needs. The upcoming project will include renovation of approximately half of the existing Goldman Building and adjoining grounds. Per the Settlement Agreement, IDOC advised that new SMI bed space must be operational within nine (9) months of the approved funding Bill signed on June 30, 2016. The Capital Development Board ("CDB") has been asked to expedite design and construction of this project to the extent possible, procedural terms by which are still being discussed within CDB management and the Chief Procurement Office.

Qualified/potential general contractors were discussed as part of our conference call on August 25, 2016 . The consensus was that the State would be best served by contracting with a firm with a proven track record of timely/successful completion of a similar detention project. Blinderman Construction Company ("Blinderman"), Chicago, IL, is currently finishing work on another Rasho project at the Illinois Youth Center ("IYC") in , Joliet, Illinois. That project involved thirteen (13) different buildings, both new construction and renovation, as well as parking lot and site security fencing. The complex scope included new detention equipment (windows, doors, frames, electronic hardware, etc.), security electronics, new mechanicals,

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building automation systems and security fencing, much of which are the same scope items involved in the EMHC renovations. Blinderman has done an excellent job ofcoordinating and completing the work at IYC, Joliet per the accelerated schedule. The Blinderman staff assigned to the IYC project clearly demonstrated an ability to properly coordinate and execute this type of work within a very limited tight timeline in a maximum security environment. Numerous undisclosed conditions were encountered on the IYC project and Blinderman did an excellent job of incorporating all of the extra work without adversely affecting the schedule. Work at IYC is scheduled for substantial completion on September 23, 2016 per contract and as required to meet the IDOC's scheduled occupancy.

As directed, we reached out to Steve Blinderman, COO of Blinderman to briefly discuss the proposed EMHC project. Mr. Blinderman understood the urgent nature of the work and confirmed that his firm would be available and ready if asked to be part of the team. He also committed to assigning the same Superintendent and Project Manager's to the EMHC project should they be chosen to participate. We discussed the importance of involving MBE/FBE/VBE sub-contractors and suppliers and he confirmed that they would actively work to meet goals as established by CDB.

Blinderman has a very knowledgeable team capable of assembling all of the necessary sub-contractors and suppliers in performing the work at EMHC. With a commitment to provide the same key personnel, selecting them to partner in completing the work at EMHC would help to ensure not only that the work is completed timely, but also as economically as possible.

For the reasons discussed within, we believe it would be in the States best interests to utilize Blinderman as a sole-economically feasible source due to their experience and expertise in assisting to complete the EMHC project as expeditiously as possible.

If any additional information is needed in order to fully evaluate this recommendation, please contact us.