



CHIEF PROCUREMENT OFFICE

Capital Development Board

HEARING CANCELLED

No requests for comments were received.

X Sole/Sole Economically Feasible Source Contract

The office of the Chief Procurement Officer will hold a public hearing to hear testimony and receive comments on the proposed contract(s) described below.

Details of the proposed contract, justification for the Agency to contract in this way and the hearing procedure can be found at <https://cdb.illinois.gov/procurement/solesourceprocurementcontractawards.html>

SPECIAL HEARING DETAILS

DATE: December 19, 2024

TIME: 2:00PM

VIDEO LOCATIONS: WebEx call-in information

Join from the meeting link:

<https://illinois.webex.com/illinois/j.php?MTID=meeb66f8467e14118d831f74db90a8ef2>

Webex call information:

+1-415-655-0002 US Toll Meeting number (access code): 2631 516 3965

HEARING OFFICER

NAME: Thaddeus Wilkins

ADDRESS: 160 N LaSalle Street, Suite C1010, Chicago, Illinois 60601

PHONE: 312-802-4562

FAX: 217-558-1399

E-MAIL: Thaddeus.Wilkins@illinois.gov

TESTIMONY

Anyone wishing to testify, please notify the HEARING OFFICER by 4:00 pm, Thursday, December 12, 2024, of your desire to testify.

PROPOSED CONTRACT(S) SUBJECT OF THIS HEARING

Agency: CDB

Vendor: Fager McGee Commercial Construction Inc.

Description: Replace Boilers, Upgrade Electrical System

Project Number: 321-015-098

Sole Source Justification Form

Bulletin Reference Number

321-015-098

Requesting Agency/University

Capital Development Board

Sole Source Justification Form - Part I

Section I - General Information

Department/Bureau/Section: Capital Development Board - Construction

Need Identified Date: 12/4/2024

Supply/Service Need By Date: 12/18/2024

Project Title: Construct New Boiler Building and Upgrade Electrical Service

Vendor: Fager-McGee Commercial Construction Inc.

Provide a description of the supplies or services required: Construct New Gas Boiler Plant and upgrade all main electrical transmission around campus.

Value: \$11,256,689.02

Value of Initial Term, this Change Order or Amendment: \$575,996.68

Will this Sole Source amend a Professional or Artistic Services contract? Yes No

If yes, what was the original contract value? \$10,594,000.00

*Sole Source may not be used for amendments for Professional or Artistic Services if the amendment would increase the value by more than 5% of the initial award or extend the term by more than 60 days.

Type: New Sole Source.

Section II - Proposed Term

One-Time Purchase Term Contract

Estimated Contract Begin Date: 1/4/2025

Estimated Contract End Date: 12/31/2025

Number of Potential Renewals: 0

Length of Each Renewal in Months: 0

Total Value of All Renewals: 0

If a Term Contract, does the term, including renewals, exceed 12 months? Yes No

If yes, provide a detailed justification including any economic benefit received for agreeing to a multi-year term:

Section III - Funding Source

Select the type of funding to be used (Check all that apply): State Appropriate Funds Federal Funds Other (Explain):

Section IV - Sole Source Justification

This purchase is economically only available from a single source **primarily** because it is: (If "Other" explain in one sentence)

Pursuant to 44 ILL Adm Code 8.2025 b)5), contract has expired, but the supplies or services have not been fully received.

Are there secondary justification(s) for this sole source? Yes No

Section V - Purchase History

Has the Agency or University Purchased these supplies or services in the past? Yes No

Section VI - Business Rationale

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1. Provide a detailed explanation of the need for the supplies or services:

Contract expired with outstanding punch list items and change order work.

2. Provide a list and describe in detail the specifications required to satisfy the need:

Contract needs to be established to complete work and pay General Contractor and subcontractors for work completed.

3. Provide detail explaining the justification selected in Section IV to explain why the requested supplies or services are the only ones available that can satisfy the agency or university requirements?

General Contractor has previously established contract that expired, new contract needed to keep warranties valid after completion.

4. What are the unique features of the supplies or services that are not available in any other product or by any other vendor? Provide specific quantifiable factors/qualifications:

General Contractor has the warranties, subcontractor contracts, and materials to complete this project as originally intended.

5. Has the Agency or University considered alternative supplies or services to satisfy their need? Yes No

6. Are there resellers or distributors?

Yes No N/A

7. What efforts were made to get the best possible price (i.e. did the agency/university negotiate) and how did you determine the price for this purchase is considered fair and reasonable?

Project was originally competitively bid to the general public, and General contractor was determined to be the low, responsive bidder.

8. Will this purchase obligate the State to this vendor for future purchases such as maintenance, licensing or continuing need?

Yes No

8a. If yes, please provide details regarding future obligations and/or needs:

9. What will be the financial or other impact to the State if this sole source is not approved and a competitive bid is required?

Project will remain stopped, and the new boiler plant and electrical distribution will not be fully completed leaving an unfinished product for the state.

10. Is there any additional information you would like to add to justify this sole source?

Contract Dates not accurately input into system which prevented the automated notifications about the contract end dates prior to expiration. Long lead times led to needing more time.

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Bulletin Reference Number

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Section VII

Requesting Department Signature Required

I know and understand the contents of this Sole Source Justification and attest that all statements are true and correct and the fairness and reasonableness of the price was adequately confirmed.

Requesting Department Representative

Luke Montgomery

Phone Number

618-713-8441

Date

12/4/2024

Printed Name

Luke Montgomery

E-mail Address

Luke.Montgomery@illinois.gov

State Agency Bureau/Division Head or University Purchasing Director Approval and Signature Required

I know and understand the contents of this Sole Source Justification and attest that all statements are true and correct and the fairness and reasonableness of the price was adequately confirmed. (All prior form fields will lock once this e-signature is completed)

Agency Bureau/Division Head or University
Purchasing Director and Not a Designee

Timothy E. Patrick

Phone Number

217-782-0601

Date

12-4-2024

Printed Name

Timothy E. Patrick

E-mail Address

tim.patrick@illinois.gov

SPO Approval and Signature Required

I have reviewed and understand the contents of this Sole Source Justification and agree with the State Agency or University determination.

I have reviewed and understand the contents of this Sole Source Justification and do not agree with the State Agency or University determination. As a result, the State Agency or University must explore other sourcing methods to satisfy their need.

State Purchasing Officer Signature

Gerald S. Burlingham, CPPO

Phone Number

217-836-0185

Date

12.5.24

Printed Name

Gerald S. Burlingham

E-mail Address

gerald.burlingham@illinois.gov

Sole Source Justification Form

Bulletin Reference Number

Requesting Agency/University

Sole Source Justification Form - Part II

Section I - General Information

Project Title

Vendor

Initial Date of Procurement Bulletin Posting

Was a Sole Source hearing held per 30 ILCS 500/20-25?

Yes - Complete Section II and III below (Section II will only be visible when this option is selected)

No - Section II not required, go to Section III below

Section III - CPO Approval and Signature Required

Based on my review, I authorize the Agency/University to proceed in accordance with the published Notice referenced above.

Based upon my review, I authorize the Agency/University to proceed with the following Changes.

Based on my review, the Agency/University is not authorized to proceed with this sole source as presented and my recommendation is that it be cancelled.

Other

CPO Signature

CPO Phone

Printed Name

Date

CPO E-mail