



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: September, 14, 2026

TIME: 1:00 PM

VIDEO LOCATIONS: WebEx call-in information

Meeting link:

<https://illinois.webex.com/illinois/j.php?MTID=m7c98a4c055c92cdc3da9e273c36641e9>

Meeting number:

2866 002 3430

Meeting password:

Yq5tSt6WNi3

Join by phone

+1-312-535-8110 Toll

+1-415-655-0002 Toll

Access Code: 2866 002 3430

HEARING OFFICER

Name: Micaela Vidana

General Counsel

Independent Chief Procurement Office

Capital Development Board

555 W. Monroe, 8th Floor, Chicago, IL 60661

Phone: 217.836.6411

TESTIONY

Anyone wishing to testify, please notify the HEARING OFFICER by 4:00 pm, September 9, 2026, of your desire to testify.

PROPOSED CONTRACT(S) SUBJECT OF THIS HEARING

Agency: CDB

Vendor: Bulk Storage, Inc.

Description: Replace Geodesic Salt Dome, Rock Falls, Il.

Project Number: 630-188-005

Sole Source Justification Form

Bulletin Reference Number

630-188-005

Requesting Agency/University

Capital Development Board

Sole Source Justification Form - Part I

Section I - General Information

Department/Bureau/Section: Capital Development Board

Need Identified Date: Jul 22, 2026

Supply/Service Need By Date: Nov 15, 2026

Project Title: Assess and Repair or Replace Geodesic Salt Dome

Vendor: Bulk Storage Construction

Provide a description of the supplies or services required: Bulk Storage Construction to Replace Salt Dome and Save Design Cost of EXP

Value: Estimated

Value of Initial Term, this Change Order or Amendment: 384,675

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

*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

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)

Compatibility of Equipment, Accessories, Replacement Parts or Service

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

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

Bulk Storage Inc. is the original constructor and in addition has the original engineering design and manufacturing drawings in possession. Single sourcing the project to Bulk Storage for replacement of the existing dome saves critical time and additionally avoids the process of structural redesign and all associated costs.

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

The roof structure is made of single and double 2x6 wood members arranged in triangles of varying sizes, There is visible evidence of water damage to the 2x6 members and the plywood decking. Some of the 2x6 members were reinforced with pieces of lumber bolted to them, The rib (double 2x6) supporting one quadrant/rhombus (comprised of two "triangles") shows pronounced deflection.

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?

Please see attached assessment report from the A/E EXP

Sole Source Justification Form

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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:

Contractor has reviewed their construction schedule and stated that Bulk Storage can complete the project prior to the November deadline, if awarded the project expeditiously.

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

5a. If no, why weren't alternatives evaluated?

A/E recommended contractor to expedite services to meet schedule before the winter season.

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?

A/E worked with contractor on options for repairs and replace. IDOT picked option 2 and A/E agrees with the cost of the work.

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

☐ Yes ☒ No

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?

BIOS to meet the schedule before winter months and cost escalation on materials.

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

Bulk Storage Construction was the original builder and will save time and money on hiring A/E to design Salt Dome.

Sole Source Justification Form

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

Jason Wiseman

Digitally signed by Jason Wiseman
Date: 2026.07.28 14:29:48 -05'00'

Phone Number

217-299-7943

Date

7/28/2026

Printed Name

Jason Wiseman

E-mail Address

Jason.wiseman@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



Digitally signed by Tamakia
Edwards
Date: 2026.08.26 20:01:41
-05'00'

Phone Number

3128054283

Date

Aug 26, 2026

Printed Name

Tamakia Edwards

E-mail Address

Tamakia.Edwards@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 STEVEN
BURLINGHAM

Digitally signed by GERALD
STEVEN BURLINGHAM
Date: 2026.08.27 13:54:13 -05'00'

Phone Number

217-836-0185

Date

Aug 27, 2026

Printed Name

Gerald S. Burlingham

E-mail Address

gerald.burlingham@illinois.gov

Sole Source Justification Form

Bulletin Reference Number

630-188-005

Requesting Agency/University

Capital Development Board

Sole Source Justification Form - Part II

Section I - General Information

Project Title

Assess and Repair or Replace Geodesic Salt Dome

Vendor

Bulk Storage, Inc.

Initial Date of Procurement Bulletin Posting

Aug 27, 2026

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

KENNETH TODD MORRIS

Digitally signed by KENNETH TODD MORRIS
Date: 2026.09.10 11:32:45 -05'00'

CPO Phone

217-558-2156

Printed Name

Ken Morris

Date

Sep 10, 2026

CPO E-mail

Ken.Morris@Illinois.gov