



CHIEF PROCUREMENT OFFICE

Capital Development Board

NOTICE OF HEARING

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: August 8, 2025

TIME: 1:00PM

VIDEO LOCATIONS: WebEx call-in information

Meeting link:

<https://illinois.webex.com/illinois/j.php?MTID=mf186527094f399545ed980b36173b853>

Meeting number:

2631 300 2914

Meeting password:

5APpb2Zgms2

Join by phone

+1-312-535-8110 Toll

+1-415-655-0002 Toll

Access code: 26313002914

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

TESTIMONY

Anyone wishing to testify, please notify the HEARING OFFICER by 4:00 pm, Monday, August 4, 2025, of your desire to testify.

PROPOSED CONTRACT(S) SUBJECT OF THIS HEARING

Agency: CDB

Vendor: Helm Group

Description: Construct a Transportation, Distribution, and Logistics (TDL) Facility

Project Number: 810-018-006

Sole Source Justification Form

Bulletin Reference Number

810-018-006 Ph3

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: Jul 22, 2025

Supply/Service Need By Date: Sep 22, 2025

Project Title: Construct a Transportation, Distribution, and Logistics (TDL) Facility

Vendor: Helm Group

Provide a description of the supplies or services required: Complete mechanical work to allow the Dyno system to connect to the BAS.

Value: Actual

Value of Initial Term, this Change Order or Amendment: 142,788

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

Estimated Contract Begin Date: Sep 8, 2025

Estimated Contract End Date: Feb 9, 2026

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

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)

PM has reached out to others and no other contractor supplied a complete quote to complete open work.

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:

Project has been ongoing for 13 years, scope of work pending after contractor was closed out due to obtaining a contractor for specialized work leaving the mechanical work associated with the Dyno incomplete. The Dyno is part of the school curriculum.

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

Provide Helm Group a contract and Johnson Control will be a sub to Helm to complete open work.

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?

Helm Group was the only contractor to provide a complete quote for the open work after PM reached out to 19 contractors.

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:

Johnson Control is the manufacture over the building automation system and must be used on project.

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

5a. If yes, name the alternative vendors whose supplies or services were evaluated:

Please see attached document of contractors contacted to supply a quote.

5b. If yes, what were the alternatives for each vendor and why were they unacceptable? Be specific with regard to features, characteristics, requirements, capabilities and compatibility:

Please see attached document of contractors contacted to supply a quote.

5c. Explain how the market evaluation was conducted?

**This evaluation is to determine available options within a market. If the evaluation is to determine quality or best suited option, this is not the appropriate source selection. Under no circumstances shall the evaluation consist of testing alternative options. These activities must be conducted in a competitive transparent environment (i.e. IFB or RFP).*

Please see attached document of contractors contacted to supply a quote.

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?

PM reached out to several contractors to acquire quotes.

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?

AE would ask for additional funding to get documents to bid and bid may have a significant increase than the proposal we've received.

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

PM has been working since July of 2024 to get the original contractor back on site, which was later receded by the contractor pushing this project out further with no resolution. Work has been halted on this project since 2022.

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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

Natasia McDade

Digitally signed by Natasia McDade
Date: 2025.07.22 15:28:36 -05'00'

Phone Number

312-833-5616

Date

Jul 22, 2025

Printed Name

Natasia McDade

E-mail Address

Natasia.McDade@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

Digitally signed by Timothy
E. Patrick
Date: 2025.07.24 06:58:36
-05'00'

Phone Number

217-782-0601

Date

Jul 24, 2025

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 STEVEN
BURLINGHAM

Digitally signed by GERALD
STEVEN BURLINGHAM
Date: 2025.07.24 08:21:28 -05'00'

Phone Number

217-836-0185

Date

Jul 24, 2025

Printed Name

Gerald S. Burlingham, CPPO

E-mail Address

gerald.burlingham@illinois.gov

Sole Source Justification Form

Bulletin Reference Number

810-018-006 Ph3

Requesting Agency/University

Capital Development Board

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