



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 1, 2025

TIME: 11:00 AM

Meeting link:

VIDEO LOCATIONS: WebEx call-in information

<https://illinois.webex.com/illinois/j.php?MTID=mc64b5bd73c1d866999801478ca3a6c71>

Meeting number:

2861 478 2731

Meeting password:

zmJ4WMbAe53

Join by phone

+1-312-535-8110 Toll

+1-415-655-0002 Toll

Access Code: 2861 478 2731

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, Monday, November 24, 2025, of your desire to testify.

PROPOSED CONTRACT(S) SUBJECT OF THIS HEARING

Agency: CDB

Vendor: MG Mechanical Contracting

Description: Install new air vents in all doors supplied by others.

Project Number: 810-070-018

Sole Source Justification Form

Bulletin Reference Number

810-070-018

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: 08/07/2024

Supply/Service Need By Date: 07/23/2024

Project Title: Renovation of Building-E at Morton College mens/womens locker rooms, Athletics Director office and conference room.

Vendor: MG Mechanical Contracting, LLC.

Provide a description of the supplies or services required: Install new air vents in all doors supplied by others.

Value: Actual

Value of Initial Term, this Change Order or Amendment: 14,362.32

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: 04/15/2025

Estimated Contract End Date: May 31, 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)

Pursuant to 44ILL Adm Code 8.205 (b), contract has expired, but the supplies of service 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

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

The project has been shut down for a year and the Coordinating Contractor has been fired fired from the project.

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

Contract expired with the following work not completed MG Mechanical still needs to install vents in all doors.

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?

The General Contractor has previously established contract that expired and was also fired from the project.

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 which will now be handled by the surety company and the Contractor that holds the contract.

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?

Newly appointed contractor by the surety company will turn over to the client agency after all work has been completed.

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 determined to be the lowest responsive bidder.

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?

Project will remain on hold and Morton College will not have access to part of the building neither will people who live in the area.

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

Original contract expired while the PM was talking with the contractor to get him back on board and looking for an answer on why he why he abandon the project and also why the unprotected subs were not being paid for the work they had completed. During the delay to find a General Coordinating Contractor, MG Mechanical, Inc. restructured the business entity to MG Mechanical Contracting, LLC. Ownership structure remains the same, but the business FEIN has changed.

Sole Source Justification Form

Bulletin Reference Number

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Capital Development Board

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



Phone Number

312-814-8822

Date

Nov 13, 2025

Printed Name

Keith Moore

E-mail Address

Keith.Moore@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



Phone Number

217-782-0601

Date

Nov. 13, 2025

Printed Name

Timothy E. Patrick

E-mail Address

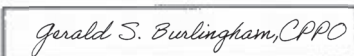
tim.patrick@illinois.gov

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



Phone Number

217-836-0185

Date

11/14/2025

Printed Name

Gerald S. Burlingham

E-mail Address

gerald.burlingham@illinois.gov

Sole Source Justification Form

Bulletin Reference Number

870-070-018

Requesting Agency/University

Capital Development Board

Sole Source Justification Form - Part II

Section I - General Information

Project Title

Renovation of Building -E at Morton College

Vendor

MG Mechanical Contracting, LLC

Initial Date of Procurement Bulletin Posting

~~02/26/2025~~ 11/14/2025

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

ken.morris@illinois.gov