



CHIEF PROCUREMENT OFFICE

Capital Development Board

HEARING CANCELLED

No requests for comments were received.

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: March 6, 2025

TIME: 2:00PM

VIDEO LOCATIONS: WebEx call-in information

Join from the meeting link:

<https://illinois.webex.com/illinois/j.php?MTID=m6665624a7d80b48dd31afa4b25ee13a4>

Webex call information:

+1-415-655-0002 US Toll Meeting number (access code): 28622436611

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 2:00 pm, Monday, March 3, 2025, of your desire to testify.

PROPOSED CONTRACT(S) SUBJECT OF THIS HEARING

Agency: CDB

Vendor: MG Mechanical, Inc.

Description: Renovation of Building -E at Morton

College Mens/Womens lock rooms, Athletics Directors

Office and Conference Room.

System 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: 8-7-2024 Supply/Service Need By Date: 07-23-2024

Project Title: Renovation of Building -E at Morton College mens/ womens locker rooms, Athletics Directors Office and Conference Room.

Vendor: MG Mechanical, Inc.

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

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: ~~09/03/2024~~ 4/15/2025

Estimated Contract End Date: Sep 1, 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

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 8.205 b)5), 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 was fired from the project because of non performance of work.

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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 to install vents in all new 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?

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 contractor that holds the contract with.

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 Coordinating Contractor by the surety company will turned over to the using 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 responsible 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 this part of the building. Neither will the older people who live in the neighborhood will not have access to the work out room or the pool if they cannot make it to the second floor.

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 to try and figure out why he abandon the project and also why the unprotected subs were not being paid for work that they had completed.

Sole Source Justification Form

Bulletin Reference Number

Requesting Agency/University

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 Digitally signed by Keith Moore
Date: 2024.08.06 14:29:22 -05'00' Phone Number Date

Printed Name E-mail Address

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 Date

Printed Name E-mail Address

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 Date

Printed Name E-mail Address

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