

Sole Source Justification Form

Requesting Agency/University: Capital Development Board
 Name of Requestor: James Cockrell
 Project Title: 815-010-062 Plan renovate/Expansion-Fine Arts
 Vendor: A&R Mechanical (Heating and Air Conditioning)
 Value of Initial Term, or if a Renewal, Value of this Renewal: \$ 33718

Bulletin or Reference Number:
 Date: 8/31/2012
 Department/Bureau/Section: Capital Planning

Value is: Actual Estimated

Term

- One-Time Purchase
 Term Contract

Proposed Sole Source Contract Begin Date: 10/15/2012 Proposed Sole Source Contract End Date: 6/30/2013

Renewals

of Potential/Remaining Renewals: N/A

Length of Each Renewal in Months:

Total Value of All/Remaining Renewals: \$

Does the term, including renewals, exceed 12 months? Yes No If yes, a detailed justification is required:

- This is a: New Sole Source Pre-Negotiated Sole Source Renewal
 New Sole Economically Feasible Source Change Order or Amendment to an Existing Sole Source

Professional and Artistic? 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.

Provide a description of the supplies or services required: Provide construction services and to continue warranty, insurance, and other liability requirements or considerations established in the prior contract.

Funding

Select the type of funding to be used (check all that apply):

- Federal Funds State Appropriated Funds State Grant Funds Other (Explain):

This purchase is economically only available from a single source because it is:

- Art or Entertainment Services or Athletic Events
 Compatibility of Equipment, Accessories, Replacement Parts or Service
 Critical Changes to the Existing Contract Are Necessary and Best Accomplished by the Contract Holder
 Federal/State Grant Requires Contract with Vendor
 Item is Copyrighted or Patented and the Item is Only Available From the Holder – Copyright or Patent Number(s):
 Item is to be Procured for Commercial Resale
 Items Are Needed for Trial Use or Testing
 Media for Advertising
 Necessary Adjustment of Utility Facilities in Conjunction with Highway Construction
 Organization Memberships (Dues, Fees, Conference Charges Including Mandated Travel and Related Expenses)
 Public Utility Regulated Services
 Radio and Television Broadcast Rights
 Railroad Crossings/Facilities Alterations – Proprietary
 Software License/Upgrade/Maintenance
 Other (Explain): Vendor will complete remaining work from an expired contract and retain warranty, insurance and liability considerations from the previous contract.

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

If yes, STARTING WITH THE MOST RECENT CONTRACT AND WORKING BACKWARD, for the entire relationship with this vendor for this supply or service, list each term, value, short description and type of procurement of each:

Term:	Term From:	Term To:	Value	Description:	Contract Number:	Type:
One	3/18/2005	1/30/2011	\$ 3575200	Construction Services (Heating and Air Conditioning)	55052843	Competitively Bid
Two			\$			Select One
Three			\$			Select One
Four			\$			Select One
Five			\$			Select One
Six			\$			Select One
Seven			\$			Select One
Eight			\$			Select One
Nine			\$			Select One
Ten			\$			Select One

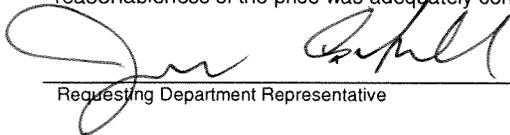
If more than 10 years, explain:

Business Rationale

1. Provide a detailed explanation of the need for the supplies or services: Construction services. Rehab Mechanical Systems/ Upgrade Interior/03. Firm had completed 99% of work required prior to lapse of contract through inadvertence. Punch list items and close out paperwork require an active contract in place.
2. Why are the requested supplies or services the only one that can satisfy your requirements? The requirements that are set forth in the design specifications and plans prepared by the Architect/Engineer (A/E) of record for this project. This design and specifications were competitively bid with this contractor being the lowest bidder. The work must follow what was designed and approved by CDB.
3. 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: The Contractor has completed 99% of the construction work for this project. Therefore, they have a knowledge of the work that is not available from another contractor. There are also issues with warranties, certifications, and punch list items. A different contractor would not be responsible for work or materials that current contractor did not install or do.
4. If services, what are the unique qualifications this vendor possesses? Provide specific, measurable factors/qualifications: The Contractor has completed 99% of the construction work for this project. Therefore they have a knowledge of the work that is not available from another contractor. There are also issues with warranties, certifications, and punch list items. A different contractor would not be responsible for work or materials that current contractor did not install or do.
5. Were alternative supplies or services evaluated? Yes No
 - 5a. If yes, what were they and why were they unacceptable? Please be specific with regard to features, characteristics, requirements, capabilities and compatibility:
 - 5b. If no, why were alternatives not evaluated? The State would incur additional costs to rebid the work. It would also create issues with the warranties, certifications, and punch list items for work that has been performed and materials that have been installed.
6. What efforts were made to get the best possible price? The project was competitively bid and vendor was the low bidder.
7. Will this purchase obligate the State to this vendor for future purchases such as maintenance, licensing or continuing need? Yes No
 - 7a. If yes, please provide details regarding future obligations and/or needs:
8. Why is the price for this purchase considered to be fair and reasonable? Work was bid according to 30 ILCS 50/20-10 of the Procurement Code by competitive sealed bidding and this vendor was low bidder.
9. If this is a renewal, describe why circumstances are such that competitive selection is still not an alternative since awarding the original contract: Not a renewal
10. What will be the financial or other impact to the State if this sole source is not approved and a competitive bid is required? The State of Illinois will incur the additional cost of creating a solicitation and rebidding the remaining work. The State has already paid current vendor \$3,652,078.60 for services performed and completed. There is also the very good chance that the prices received in any rebid will be higher than the cost that is under the original contract as the original contract was awarded to the lowest bidder at the time of bid in 2005.

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 that the fairness and reasonableness of the price was adequately confirmed.



Requesting Department Representative

James Cockrell
Printed Name9/25/2012
Date

217.558.4263

Requesting Department Representative Telephone Number

james.cockrell@illinois.gov

Requesting Department Representative Email Address

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

State Agency Bureau/Division Head and Not a Designee or
University Purchasing Director Signature and Not a DesigneeJim Underwood
Printed Name

Donald Broyhton II

9/25/2012
Date

217-782-2864 557-3971

State Agency Bureau/Division Head or University Purchasing
Director Telephone Number

Don. Broyhton

Jim.Underwood@illinois.gov

State Agency Bureau/Division Head or University Purchasing
Director Email Address

SPO Approval and Signature Required



SPO Signature

Christopher Flynn

SPO Printed Name

9/25/2012

Date

217-558-2156

SPO Telephone Number

Christopher.Flynn@illinois.gov

SPO Email Address