



CHIEF PROCUREMENT OFFICE
Art Moore, Capital Development Board

July 20, 2017

Illinois State Library
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300 S. Second Street
Springfield, IL 62701

Re: Report of Sole Source Procurement Method

To Whom It May Concern:

As required by 30ILCS 500/20-25(d), the Chief Procurement Office for the Capital Development Board (CPO-CDB) is providing information regarding the sole source procurement method.

During Fiscal Year 2017, the CPO-CDB procured three (3) contracts through the sole source procurement method. These represent the first sole source contracts awarded by the CPO-CDB since Fiscal Year 2014. Below is a list identifying each sole source procurement and the justification given for seeking the Sole Source procurement method.

- 1) Blinderman Construction, Contract Number 17-041581, Justification; *In accordance with a recent Court Settlement Agreement (Rasho v. Baldwin), IDOC is required to provide a select number of in-patient beds for the treatment of severely mentally ill offenders. After surveying several potential sites suitable for renovation, IDOC found the Goldman Building at the Elgin Mental Health Center to be the best suited for their needs. Per the Settlement Agreement, new bed space must be operational within nine months of the approved funding Bill signed June 30, 2016. CDB has been asked to expedite design and construction of this project. CDB and IDOC believe that the State would be best served by contracting with a firm with a proven track record of timely/successful completion of a similar "Rasho" detention project. Initial contract award \$2,500,000.*
- 2) EWR Architects, Inc., Contract Number 17-011110, Justification; *EWR Architects was initially selected as a Director's Selection (small purchase under \$25,000), however, the A/E's estimate at completion of schematic design came back substantially higher than DMA's original estimate and will require higher fees than allowed for under the small purchase threshold. In accordance with CPO-CDB administrative rules if a small purchase contract exceeds the small purchase limit CDB must follow the procedures for either an emergency contract or a sole source contract. Since EWR Architects had already completed a full design, they were determined to be the sole economically feasible source to complete this project. Initial Contract award \$62,100.*



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- 3) Kenyon & Associates Architecture, Inc., Contract Number 17-001610, Justification; *Kenyon & Associates Architecture was initially selected as a Director's Selection (small purchase under \$25,000), however, the A/E's estimate at completion of schematic design came back substantially higher than DMA's original estimate and will require higher fees than allowed for under the small purchase threshold. Additional scope discovered during design and unknown to DMA at the time of their original estimate was the primary cause for the A/E's higher estimate. In accordance with CPO-CDB administrative rules if a small purchase contract exceeds the small purchase limit CDB must follow the procedures for either an emergency contract or a sole source contract. Since Kenyon & Associates Architecture had already completed a full design, they were determined to be the sole economically feasible source to complete this project. Initial Contract award \$69,000.*

If you have any questions or would like further information regarding this or any other matter, please do not hesitate to contact me. Office telephone: 217-558-2156.

Sincerely,

A handwritten signature in cursive script, appearing to read "Arthur Moore".

Arthur Moore
Chief Procurement Officer for the Capital Development Board

cc: Gus Behnke, Acting Executive Director CDB