

Office of the Illinois State Treasurer
Michael Frerichs

Sole Source Procurement Notice

Amendment to HVAC Controls Monitoring Agreement

Alpha Controls & Services, LLC

May 17, 2024

I. Introduction

The Office of the Illinois State Treasurer (the “Treasurer”) is issuing this Sole Source Procurement Notice pursuant to Section 1400.2025 of the Treasurer’s Procurement Rules (the “Rules”), 44 ILAC 1400.2025(e).

The Treasurer owns the Marine Bank Building located at One East Old State Capitol Plaza, Springfield, Illinois (“Building”). The Treasurer previously completed a HVAC Controls Monitoring Agreement (“Agreement”) with Alpha Controls & Services, LLC (“Alpha Controls”) to provide monitoring services to ensure the continued efficiency of heating, ventilation and air conditioning (“HVAC”) equipment and controls.

Significant upgrades to the controls system are needed and expected to yield significant cost savings to the Treasurer, and are best completed by Alpha Controls given Alpha Controls’s existing services at, and familiarity with, the HVAC system and controls at the Building.

II. Chief Procurement Officer

The Chief Procurement Officer who will perform this Sole Source Procurement is:

Mr. Christopher M. Flynn
Chief Procurement Officer
Illinois State Treasurer's Office
One East Old State Capitol Plaza
Springfield, Illinois 62701
Phone: (217) 208-2001
E-mail Address: cflynn@illinoistreasurer.gov

III. Name of Proposed Sole Source Vendor

Alpha Controls & Services, LLC
2867 Via Verde Street
Springfield, IL 62703

IV. Brief Description of What Vendor Will Do or Provide

The Treasurer wishes to utilize Alpha Controls to modernize failed Variable Frequency Drives (“VFDs”) to current electrical codes by removing them from the motor control center, setting the stage for longer equipment life. Alpha Controls will also implement software-based modernizations across the Building to substantially reduce energy costs and potentially earn utility incentive dollars to help offset the cost of these services.

V. Contract Price

This amendment will add a flat fee of \$241,355.00 to the Agreement for the services outlined in this Notice.

Alpha Controls will continue to comply with all requirements of the Illinois Prevailing Wage Act, 820 ILCS 130/0.01 et seq. and the prevailing wage requirements of the Illinois Procurement Code, 30 ILCS 500/25-60, including but not limited to, all wage requirements and notice and record keeping duties.

VI. Reason Why Alpha Controls was Determined to be the Sole Economically Feasible Source

This is appropriate under Section 1400.2025 of the Treasurer’s Procurement Rules, 44 ILAC 1400.2025, particularly subsections (b)(1) and (c). Compatibility of service is a paramount consideration because Alpha Controls has already and quite recently been on-site providing related services under its existing contract related to the Building, and therefore has specific experience with, and knowledge of, the Building’s HVAC system and controls. This will allow this germane work to be completed by this existing contract holder and remain subject to the terms of the Agreement.