

Office of the Illinois State Treasurer
Michael Frerichs

Sole Source Procurement Notice

Controls Monitoring Agreement

Alpha Controls & Services, LLC

July 25, 2022

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”). Having recently installed new heating, ventilation and air conditioning (“HVAC”) equipment and controls, the Treasurer seeks to retain a vendor to provide monitoring services to ensure the continued efficiency of the Building’s HVAC controls.

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 & Services, LLC (“Alpha Controls”) to provide monitoring services to ensure the continued efficiency of the Building’s HVAC controls. This includes yearly security and efficiency upgrades to controls software.

V. Contract Price

The Treasurer will compensate Alpha Controls a flat fee of \$52,224.00 for the three (3) year term of the Agreement.

In addition, for any needed engineer services beyond monitoring alone, the Treasurer will compensate Alpha Controls for any needed materials and at the following rates for services:

Time	Rate
Monday through Friday, 8:00 a.m. to 5:00 p.m.	\$155.00/hour
Monday through Friday, 5:00 p.m.to 8:00 a.m. and Saturday	\$232.50/hour
Sunday and Holiday	\$310.00/hour

The above rates include the prevailing basic wage rate; fringe benefits (Health and Welfare, pension or others) which shall also include all employer expenses for FICA, Workers’ Compensation, Liability Insurance, Unemployment Insurance; and any other city, State or federal related requirements regarding employees. The above rates also include all costs and expenses for trucks and/or vehicles, tools and equipment associated with trade, travel, pick-up and delivery of materials, estimating, call-backs, supervision, administrative, overhead and profit.

Alpha Controls will 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(b), particularly subsection (1). Alpha Controls has experience providing related services at the Building. The Building contains a proprietary Schneider EcoStruxure Building Operation system provided by Alpha Controls, necessitating the use of Alpha Controls, a Certified Schneider EcoStruxure partner which utilizes Certified Schneider EcoStruxure technicians.