

Office of the Illinois State Treasurer  
Michael Frerichs

Sole Source Procurement Notice

Contracting and General Facility Repair Services Agreement

Landgrebe Interior Construction

October 4, 2021

**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. The Treasurer seeks to retain a vendor for ongoing and as-needed general repairs.

The Treasurer issued Invitation for Bid Contracting and General Facility Repair Services, #370-800-21-014 on August 31, 2021 (“IFB”). The Treasurer received no bids prior to the September 16, 2021 bid opening. Now, the Treasurer seeks to contract directly with a vendor to ensure the effective and timely completion of any as-needed repairs and the ongoing safe and optimal operation of the Marine Bank Building.

**II. Chief Procurement Officer**

The Chief Procurement Office 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](mailto:cflynn@illinoistreasurer.gov)

**III. Name of Proposed Sole Source Vendor**

Landgrebe Interior Construction  
2855 Singer Ave.  
Springfield, IL 62703

**IV. Brief Description of What Vendor Will Do or Provide**

The Treasurer wishes to utilize Landgrebe Interior Construction (“Landgrebe”) to provide as-needed facility repair services, as directed by the Treasurer as needs arise.

**V. Contract Price**

The Treasurer will compensate Landgrebe at the following rates:

<b>Hourly Rates for Services</b>	<b>Basic</b>	<b>Foreman</b>
Monday through Friday, 8:00 a.m. to 5:00 p.m.	\$93.00/hour	\$96.00/hour
Monday through Friday, 5:00 p.m. to 8:00 a.m. and Saturday	\$139.50/hour	\$144.00/hour
Sunday and Holiday	\$186.00/hour	\$192.00/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 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.

Landgrebe 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 Anderson 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). Landgrebe has experience at the Marine Bank Building. However, and more importantly, the Treasurer issued a public solicitation, the IFB mentioned in Section I of this Sole Source Procurement Notice, and the Treasurer received no responses from vendors to provide these services.