



**COUNTY OF KENDALL, ILLINOIS
FACILITIES MANAGEMENT
AND TECHNOLOGY COMMITTEE
Monday, February 6, 2023 @ 4:00p.m.**

**County Office Building; 111 W. Fox Street
2nd Floor Board Room; Yorkville IL**

MEETING AGENDA

- 1. Roll Call and Determination of a Quorum**
 - Brian DeBolt – Chair
 - Zach Bachmann
 - Matt Kellogg
 - Jason Peterson
 - Brooke Shanley
- 2. Approval of Agenda**
- 3. Approval of January 9, 2023 Minutes**
- 4. Public Comment**
- 5. Status Reports**
 - A. Fiscal Year 2023 Capital Projects & Major Repairs
 - B. Discussion re: Courthouse Roof Replacement Project
- 6. Old Business/ Project Updates**
 - A. Update regarding the purchase of 101 W. Fox parcels
 - B. Status of the 107 W. Fox Project
 - C. Cordogan Clark March 7th presentation to Board re: 107 W. Fox details
 - D. Update regarding the Kendall Area Transit (KAT) Project
- 7. New Business/Projects**
 - A. Discussion regarding Cordogan Clark Phase 2 Conceptualization & Budget Proposal
 - B. Discussion regarding the use of a public sector procurement process to source a Back-up Generator for the 107 W. Fox Project
 - C. Discussion re: procurement of a new work order system: Limble CMMS (computerized maintenance management system).
 - D. Broadband Informational update: Connect Kendall County Commission
- 8. Chair Report**
- 9. Executive Session – 5 ILCS 120/2(c)(21) Discussion of minutes of meetings lawfully closed under this Act, whether for purposes of approval by the body of the minutes or semi-annual review of the minutes as mandated by section 2.06.**
- 10. Other Business**
- 11. Public Comment**
- 12. Questions from the Media**
- 13. Adjournment**

If special accommodations or arrangements are needed to attend this County meeting, please contact the Administration Office at (630) 553-4171, a minimum of 24-hours prior to the meeting time

**COUNTY OF KENDALL, ILLINOIS
FACILITIES MANAGEMENT COMMITTEE
Meeting Minutes for Monday, January 9, 2023**

Call to Order – Committee Chair Brian DeBolt called the Facilities Management Committee to order at 4:00 p.m.

Roll Call

Attendee	Status	Arrived	Left Meeting
Bachmann, Zach	Here		
DeBolt, Brian	Here		
Kellogg, Matt	Yes		
Peterson, Jason	Here		
Shanley, Brooke			

Others Present – County Administrator Scott Koeppel, Facilities Director Dan Polvere, Assistant Facilities Director Luke Prisco, Technology Director Matt Kinsey, Deputy Director Meagan Briganti

Approval of Agenda - Member Peterson made a motion to approve the agenda, second by Member Bachmann. **With four members present voting aye, the motion carried by a vote of 4-0.**

Approval of November 10, 2022 Meeting Minutes – Member Kellogg made a motion to approve the November 10, 2022 meeting minutes, second by Member Peterson. **With four members present voting aye, the motion carried by a vote of 4-0.**

Public Comment - None

Status Reports

- **GIS** – Megan Briganti, Deputy Director submitted to the committee the 2022 GIS accomplishment report. Briganti highlighted the efficiency of the department workload with less employees. Briganti explained to the committee what service GIS/mapping provides for the county. Briganti highlighted the promotion of Josh Carlson to GIS Developer along with his win of the 2022 Esri Community Contest. Briganti reported updates of how GIS has provided services within the community such as Oswego Public Library and the Kendall County Forest Preserve.
- **FY 2023 Capital Project List** – Dan Polvere, Director of Facilities Management reported to the committee the list of capital projects and procurements for the county departments/buildings for the 2023 fiscal year.

Old Business/Project Updates - None

New Business/Projects

- A. **Court Technology Modernization Initiative/Grant Process** – Facilities Director Polvere explained the judiciary is working on a grant to upgrade the AV systems in the courtrooms. Polvere stated that the based budget on other counties that have completed this the project estimate is \$300,000.00. Once the grant is awarded, capital funds will make up the difference in the balance. The project is in the planning stages between the vendor, facilities, technology and GIS.
- B. **Kendall County Phase One Capital Improvement Project** – Chair DeBolt informed the committee of the meeting scheduled with the architects and County Clerk Debbie Gillette to review the building progress thus far. Chair DeBolt updated the progress on the purchase of the “old firehouse” and the vacant lots behind the firehouse building. The target date is early spring for the bid process to begin. Discussion on the project progressed.

- C. **Tours of Facilities** – Facilities Director Polvere offered tours of the facilities to the new committee members.
- D. **Kendall Area Transit (KAT) grant from Rebuild IL for the design and construction of an operations facility** – County Administrator Scott Koeppel explained how funding for the project was achieved and where the building will be located. Facilities Director Polvere discussed the status of the bid documents for the project.
- E. **Discussion of GIS Shared Services** – Deputy Briganti submitted a proposal to the committee to have an Intergovernmental Agreement (IGA) drafted for shared GIS Services. Briganti stated the benefits and savings this service will provide. Motion to draft an Intergovernmental Agreement (IGA) for a GIS Shared Services contract with Oswego and Yorkville to the State’s Attorney’s Office by Member Kellogg. Second by Member Peterson. **All members present voting aye, Motion Approved.**
- F. **Discussion of an Intergovernmental Agreement for the Sharing of Services, Staff and Equipment between the Village of Oswego, Kendall and Will Counties, Illinois, The Oswego Township, The Oswego Library District, The Oswego Fire Protection District, The Oswegoland Park District, Kendall County and Oswego Community School District 308** – Motion to forward the Intergovernmental Agreement for the Sharing of Services, Staff and Equipment between the Village of Oswego, Kendall and Will Counties, Illinois, The Oswego Township, The Oswego Library District, The Oswego Fire Protection District, The Oswegoland Park District, Kendall County and Oswego Community School District 308 to the county board for approval by Member Kellogg. Second by Member Peterson. **All members present voting aye, Motion Approved.**

Chair Report - None

Executive Session – None

Other Business – None

Public Comment – None

Questions from the Media – None

Items for the January 17, 2023, County Board Meeting – Full board approval of the Intergovernmental Agreement for the Sharing of Services, Staff and Equipment between the Village of Oswego, Kendall and Will Counties, Illinois, The Oswego Township, The Oswego Library District, The Oswego Fire Protection District, The Oswegoland Park District, Kendall County and Oswego Community School District 308

Items for the States Attorney’s Office – Draft an Intergovernmental Agreement (IGA) for a GIS Shared Services contract with Oswego and Yorkville to the State’s Attorney’s Office

Items for COW - None

Adjournment – Member Peterson made a motion to adjourn the Facilities Committee meeting, Member Bachmann seconded the motion. **With four members present voting aye, the meeting was adjourned at 4:54 p.m. by a vote of 4-0.**

Respectfully submitted,

Christina Wald
Administrative Assistant and Recording Clerk

FACILITIES MANAGEMENT
 FY 2023 Capital Project Procurement List: 2/6/23

	Budget	Status
<u>Public Safety Center</u>		
Procure & Install (9) Food-pass Cut-in Kits	\$22,563	Reviewing Submittal of Cut-in Kits
Replace (2) Ranges in the Jail Kitchen	\$14,000	Aramark to Provide Recommendations
<u>Courthouse</u>		
Replace Defective/Recalled Sprinkler heads	\$8,000	Work to begin on Saturday, 2/11
Courts Technology Modernization	\$300,000	Waiting on Grant Status
Jury Assembly A/V System Upgrades	\$50,000	Waiting on Grant Status
ADA Lift Replacement for Courtroom #112	\$30,000	Part of ADA Review
Probation Space Build-out	\$60,000	Reviewing Design Options
Probation Space FF&E	\$13,000	Reviewing Design Options
Partial Roof Replacement	\$250,000	Discussion at 2/6 Committee Meeting
Storage Build-out @ Dumpster Area	\$6,500	In Design Phase
Office Chairs & Files @ Public Defender	\$6,840	Delivered
Orders of Protection Station Privacy Wall	\$15,000	Installed on 2/1/23
Office Chairs @ Probation	\$15,000	Ordered
Stand-up Desks @ Probation	\$3,000	Ordered
<u>Health & Human Services</u>		
Heat Panels for Offices w/Exterior Walls	\$2,700	Quotes Under Review
<u>County Office Building</u>		
Boardroom Speaker System Additions	\$4,500	Design & Quotes Under Review
<u>Historic Courthouse</u>		
Replace HVAC Systems for 2 nd Floor Spaces	\$275,000	Design Options Under Review
Replace Membrane on (2) Flat Roofs	\$100,000	Design Options Under Review
Repair Water Damage in ROE	\$5,000	Further Investigating Source of Water
<u>Facilities/Coroner Building & John Street Campus</u>		
Tractor w/snow removal implement	\$25,000	Purchased
Pavement Repairs & Sealcoating	\$35,000	Spring/Summer Project
Facilities Maintenance Vehicle	\$56,000	Search is On
Detention Pond Remediation	\$10,000	In Planning Stage
Fiber Replacement (PSC to HHS, PSC to CH)	\$59,000	In Planning Stage
<u>Animal Control</u>		
Replace Existing Fence/Gate on West Side	\$8,500	Spring/Summer Project
Install Additional Dog Run Enclosure	\$11,000	Spring/Summer Project

Total Price - Base Bid - Viking EPDM

Proposal Price Based Upon Market Experience: \$ 405,537

Garland/DBS Price Based Upon Local Market Competition:

1 R.B. Crowther Co	\$ 405,537
2 DCG Roofing Solutions	\$ 431,342
3 Crowther Roofing	\$ 457,480
4 Riddiford	\$ 505,674
5 Knickerbacker Roofing	\$ 630,740

Unforeseen Site Conditions: R.B. Crowther Co

Drain Replacement	\$ 3,990.00	Each
Soil Stacks	\$ 342.00	Each
Additional Insulation Replacement	\$ 17.10	per Sq. Ft.
Rubber Boot Replacement	\$ 39.90	Each
Pipe Support Replacement	\$ 51.30	Each

Total Price - Add Alternate 1

Proposal Price Based Upon Market Experience: \$ 140,986

Garland/DBS Price Based Upon Local Market Competition:

1 Crowther Roofing	\$ 140,986
2 DCG Roofing Solutions	\$ 146,191
3 R.B. Crowther Roofing	\$ 168,868
4 Riffiford Roofing	\$ 177,436
5 Knickerbacker Roofing	\$ 196,087

Potential issues that could arise during the construction phase of the project will be addressed via unit pricing for additional work beyond the scope of the specifications. This could range anywhere from wet insulation, to the replacement of deteriorated wood nailers.

Please Note – The construction industry is experiencing unprecedented global pricing and availability pressures for many key building components. Specifically, the roofing industry is currently experiencing long lead times and significant price increases with roofing insulation and roofing fasteners. Therefore, this proposal can only be held for 30 days. DBS greatly values your business, and we are working diligently with our long-term suppliers to minimize price increases and project delays which could effect your project. Thank you for your understanding and cooperation.

Clarifications/Exclusions:

1. Permits are excluded.
2. Bonds are included.
3. Plumbing, Mechanical, Electrical work is excluded.
4. Masonry work is excluded.
5. Interior Temporary protection is excluded.
6. Prevailing Wages are included.
7. Any work not exclusively described in the above proposal scope of work is excluded.

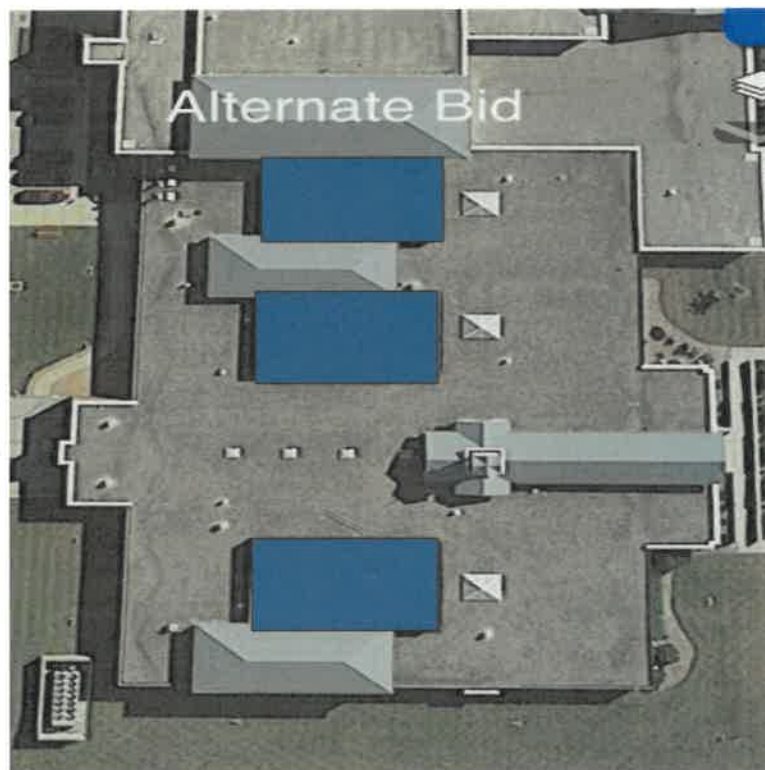
Cost to Complete the Replacement of Roofing Over Original Portion of the Courthouse

Base Bid:	\$ 405,537
5% Contingency/Unforeseen Conditions:	<u>\$ 20,277</u>
Total:	\$ 425,814
Add Alternate Bid:	\$ 168,868
5% Contingency/Unforeseen Conditions:	<u>\$ 8,443</u>
Total:	\$ 177,311
Total Base Bid + Add Alternate Bid:	\$ 603,125

Reasons for proceeding with a complete 2023 Courthouse Roof Installation

- Re-mobilization fees (\$2500-\$4000 per).
- Larger project is more attractive to bidders who will be more aggressive with the square-foot cost when bidding.
- Inflation cost-of-goods on annual basis (5-20% increase by all major manufacturers).
- Risk of damage to newly installed roofs.
- Continuous internal operation disruption (multiple years of work disrupting courthouse operations).
- Project completion and warranty consistency (project completed in phases will have multiple sections with various warranty durations and potentially different installers).
- Multiple roof tie-ins throughout the roofing substrate.
- Location of roofs in the Add Alternate scope-of-work are over the courtrooms in difficult to areas to access for potential ceiling/wall repairs.

6. Scope of Work, Details, & Drawings



January 26, 2023

Mr. Dan Polvere
Director of Facilities
Kendall County
804 West John Street, Suite B
Yorkville, IL 60560

RE: KENDALL COUNTY FOX CAMPUS - PHASE II CONCEPTUALIZATION AND BUDGET PROPOSAL

Dear Mr. Polvere,

The Cordogan Clark team is very excited about the opportunity to work with Kendall County on the Fox Campus Phase II conceptual design and budget. We will assist Kendall County and work closely with stakeholders in completing four tasks:

1. Conceptual space planning for the facilities and administration building renovation.
2. Analyze other potential building and site improvements benefitting the facilities and administration building renovation.
3. Project budget analysis
4. Renderings

A description of each task and a proposed service fee are outlined below. We can proceed with this work under the master agreement upon written authorization.

Space Needs & Conceptualization – Project Scope Definition:

1. We propose to assist Kendall County by completing a conceptual design that will define the project scope for the facilities and administration building renovation and identify any potential overlap with the associated new building construction.

, including the tasks described below.

1. The **Conceptual Design** will determine the total quantity of space needed to accommodate the functional needs housed by the renovated space.
 - Concept Blocking Plans – Prepare 'block and stack' study diagrams to determine how the space needs may be accommodated in the existing space. Deliverables include graphic floor plan diagrams that indicate how blocks of space, consistent in size with the Space Needs Assessment, can be effectively and efficiently configured on the new facility.

2. Analyze other **potential building and site improvements**. We propose to do the work to prepare an analysis of other potential building and site improvements as they relate to the new building construction and associated site improvements.
3. A **Project Budget Analysis** will be prepared to reflect current conditions in the construction market. Our Construction Management team will develop a conceptual total project budget which includes hard costs, any phasing cost implications, reasonable contingencies, and soft costs, including fixtures, furniture, and equipment estimates. This process will allow a timely alignment to the achieved between project scope as defined by the space needs and anticipated cost factors when construction bids are anticipated to be received. The budget update will consider benchmarks from projects completed in the geographic region in recent years. It will also consider cost data from a national database of emergency response center projects.
4. **Renderings** will be prepared to aid Kendall County in presenting progress at public meetings. Up to four agreed-upon renderings will be provided in digital format and can be printed and mounted to visual display boards if desired. Printing and mounting will be considered reimbursable expenses.

Our team will also discuss the project delivery and the next steps of the project development process, with overall project schedule implications.

The team proposes to complete the scope of work for a lump sum of \$60,000. We recommend a reimbursable allowance of \$3,000.

Thank you for the opportunity to serve Kendall County on this critical project. Should you require any additional information or clarifications, please do not hesitate to contact me.

Sincerely,

Cordogan Clark



Tim Weber, AIA | Associate Vice President

Email: tweber@cordoganclark.com

Cc: Brian Kronewitter, AIA

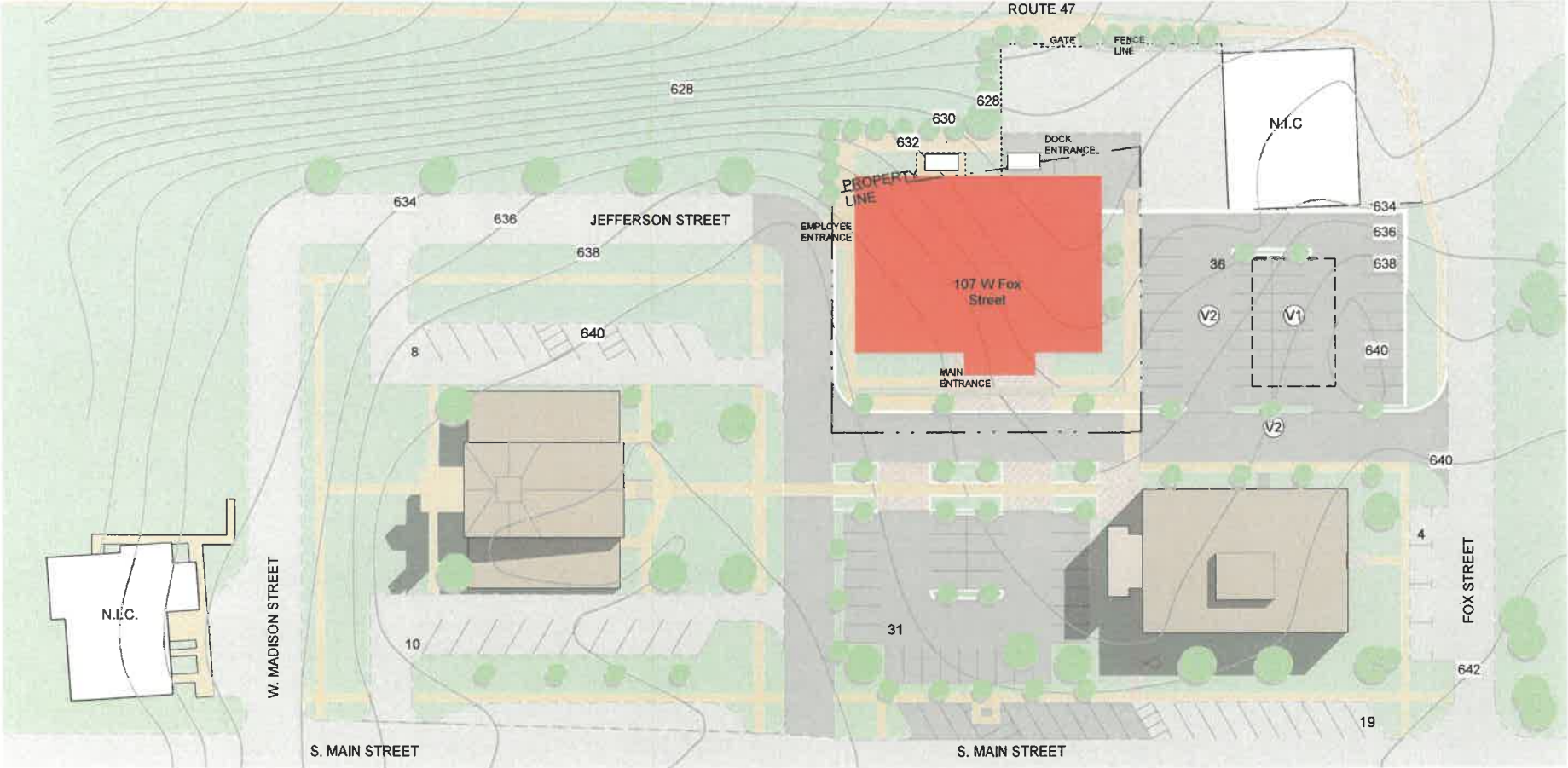
Attachments:



NEW COUNTY BUILDING:	
FIRST FLOOR	9,610 SF
BASEMENT	4,635 SF
TOTAL	14,245 SF

SITE IMPROVEMENTS LEGEND:
 V1. DEMOLISH EXISTING ANNEX BUILDING
 V2. EXPANDED PARKING AT DEMOLISHED ANNEX

PARKING INFORMATION:
 EXISTING PARKING SPACE COUNT: 94
 NEW PARKING SPACE COUNT: 108
 PARKING SPACE NET GAIN/ LOSS: +14
 COUNT BY ZONING: 93



PROPOSED SITE PLAN

01/09/22
02-00





RENDERING NORTHEAST- OPTION 1

01/09/22
04-01





RENDERING NORTH - OPTION 1

01/09/22
04-01a



Remain in Compliance with Equalis Group

The Public Sector procurement process is riddled with nuances and regulatory considerations established to safeguard how taxpayer dollars are spent. It is often overwhelming and confusing as purchasers navigate strict guidelines and a combination of local, state, and federal statutory requirements, but it doesn't have to be.

There are three compliant avenues for Public Sector entities to spend taxpayer dollars: 1) conducting stand-alone bids/RFPs/RFQs; 2) purchasing through State Term contracts; and, 3) buying through the types of competitively solicited cooperative agreements Equalis Group offers.

We leverage our extensive Public Sector procurement acumen and decades of experience to ensure our members remain compliant when utilizing our publicly procured cooperative agreements to save time and money.

Equalis Group partners with Lead Agencies, Region 10 Educational Service Center (**Region 10 ESC**) in Texas and The Cooperative Council of Governments (**CCOG**) in Ohio, to conduct rigorous and transparent competitive public sector procurement processes for critical products and services. Winning suppliers, distributors, and manufacturers are selected based on both qualitative criteria and pricing. We then establish compliant already-procured Master Agreements with these winning vendors that are available to public agencies nationwide.

Equalis Group's Compliant Solicitation Process

Step 1



Prepare Solicitation

Lead Agency identifies member needs

Step 2



Publish Solicitation

Lead Agency publicly advertises & proactively distributes solicitation

Step 3



Open Proposals

Vendors submit proposal responses

Step 4



Evaluate & Award

Lead Agency evaluates responses using transparent criteria & issues contract awards

Step 5



Establish Master Agreement

Lead Agency negotiates final contract & posts on www.EqualisGroup.org



In short, Equalis Group collaborates with our Lead Agencies to deliver compliant, publicly procured cooperative agreements that Public Sector entities across the country can utilize to: *i*) quickly acquire the products and services they need; *ii*) receive better pricing through the collective buying power of Equalis Group Members; and, *iii*) save time through Equalis Group's legal and compliant alternative to conducting their own resource-consuming solicitation process.



Under What Legal Authority Can Public Agencies & Governmental Units In Illinois Utilize Equalis Group Master Agreements?

[Equalis Group](#) is a joint purchasing program operated through a national association of political subdivisions and state agencies. Public agencies in Illinois are eligible to [join](#) Equalis Group by executing the Equalis Group Master Intergovernmental Cooperative Purchasing Agreement. Equalis Group Master Agreements are competitively solicited by Equalis Group Lead Agencies, which are considered public agencies under Illinois Compiled Statutes. **The Illinois Intergovernmental Cooperation Act authorizes any Illinois public agency to jointly exercise any of its powers and authorities (such as procurement) with any public agency of any other state (such as an Equalis Group Lead Agency) and governmental unit to exercise joint purchasing powers with any other governmental unit (such as an Equalis Group Lead Agency).**

What is an Equalis Group Lead Agency?

Equalis Group Lead Agencies are public sector entities (e.g., state agencies, municipalities, counties, school districts, public colleges and universities, councils of governments, or special districts) lawfully established and operating under the applicable statutes of their respective states. They are authorized by state statutes to conduct public sector procurement processes, award and enter into Master Agreements with winning suppliers under applicable procurement guidelines (e.g., the responsible offeror whose proposal is most advantageous), and make those Master Agreements available to public agencies nationwide through Equalis Group. See **The Legal Authority of Equalis Group Lead Agencies**, posted [here](#), for additional information regarding each Equalis Group Lead Agency and their authority to procure and enter into Master Agreements.

Under the Illinois Intergovernmental Cooperation Act, are Illinois Public Agencies Eligible to Utilize Equalis Group's Publicly Procured, Competitively Solicited Master Agreements?

[Chapter 5 Act 220](#) of the Illinois Compiled Statutes is known as the "Intergovernmental Cooperation Act". The Illinois Intergovernmental Cooperation Act defines the term "public agency" and the powers that Illinois public agencies may exercise with other Illinois public agencies and with public agencies in other states.

**Illinois Compiled Statutes
Chapter 5 General Provisions
Act 220 Intergovernmental Cooperation Act**

Chapter 5 ILCS Act 220

§ 1 **Short title.** This Act may be cited as the Intergovernmental Cooperation Act.

§ 2 **Definitions.** For the purpose of this Act:

- (1) The term "public agency" shall mean any unit of local government as defined in the Illinois Constitution of 1970, any school district, any public community college district, any public building commission, the State of Illinois, any agency of the State government or of the United States, or of any other State, any political subdivision of another State, and any combination of the above pursuant to an intergovernmental agreement which includes provisions for a governing body of the agency created by the agreement.

For the purposes of this Act, "public agency" includes the Mid-America Intermodal Authority Port District created under the Mid-America Intermodal Authority Port District Act.

- (2) The term "state" shall mean a state of the United States.

§ 3 **Intergovernmental cooperation.** Any power or powers, privileges, functions, or authority exercised or which may be exercised by a public agency of this State may be exercised, combined, transferred, and enjoyed jointly with any other public agency of this State and jointly with any public agency of any other state or of the United States to the extent that laws of such other state or of the United States do not prohibit joint exercise or enjoyment and except where specifically and expressly prohibited by law. This includes, but is not limited to, (i) arrangements between the Illinois Student Assistance Commission and agencies in other states which issue professional licenses and (ii) agreements between the Department of Healthcare and Family Services (formerly Illinois Department of Public Aid) and public agencies for the establishment and enforcement of child support orders and for the exchange of information that may be necessary for the enforcement of those child support orders.

Under the Illinois Governmental Joint Purchasing Act, are Illinois Governmental Units Eligible to Utilize Equalis Group's Publicly Procured, Competitively Solicited Master Agreements?

[Chapter 30 Act 525](#) of the Illinois Compiled Statutes is known as the "**Governmental Joint Purchasing Act**". The Illinois Governmental Joint Purchasing Act defines the term "governmental unit" and the joint purchasing powers that Illinois governmental units may exercise with other Illinois governmental units and with governmental units in other states.

Illinois Compiled Statutes Chapter 30 General Provisions Act 525 Governmental Joint Purchasing Act

Chapter 30 ILCS Act 525

§ 0.01 **Short title.** This Act may be cited as the Governmental Joint Purchasing Act.

§ 1 **Definitions.** For the purposes of this Act:

"Governmental unit" means the State of Illinois, any State agency as defined in [Section 1-15.100](#) [added: including state colleges, universities, and institutions] of the Illinois Procurement Code, officers of the State of Illinois, any public authority which has the power to tax, or any other public entity created by statute.

"Master contract" means a definite quantity or indefinite quantity contract awarded pursuant to this Act against which subsequent orders may be placed to meet the needs of a governmental unit or qualified not-for-profit agency.

"Multiple award" means an award that is made to 2 or more bidders or offerors for similar supplies or services.

§ 2 **Joint purchasing authority.**

(a) Any governmental unit, except a governmental unit subject to the jurisdiction of a chief procurement officer established in [Section 10-20](#) of the Illinois Procurement Code, may purchase personal property, supplies and services jointly with one or more other governmental units. All such joint purchases shall be by competitive solicitation as provided in Section 4, except as otherwise provided in this Act. The provisions of any other acts under which a governmental unit operates which refer to purchases and procedures in connection therewith shall be superseded by the



provisions of this Act when the governmental units are exercising the joint powers created by this Act.

(a-5) For purchases made by a governmental unit subject to the jurisdiction of a chief procurement officer established in [Section 10-20](#) of the Illinois Procurement Code, the applicable chief procurement officer established in [Section 10-20](#) of the Illinois Procurement Code may authorize the purchase of supplies and services jointly with a governmental unit of this State, governmental entity of another state, or with a consortium of governmental entities of one or more other states, except as otherwise provided in this Act. Subject to provisions of the joint purchasing solicitation, the appropriate chief procurement officer may designate the resulting contract as available to governmental units in Illinois.

(a-10) Each chief procurement officer appointed pursuant to [Section 10-20](#) of the Illinois Procurement Code, with joint agreement of the respective agency or institution, may authorize the purchase or lease of supplies and services which have been procured through a competitive process by a federal agency; a consortium of governmental, educational, medical, research, or similar entities; or a group purchasing organization of which the chief procurement officer or State agency is a member or affiliate, including, without limitation, any purchasing entity operating under the federal General Services Administration, the [Higher Education Cooperation Act](#), and the [Midwestern Higher Education Compact Act](#). Each applicable chief procurement officer may authorize purchases and contracts which have been procured through other methods of procurement if each chief procurement officer determines it is in the best interests of the State, considering a recommendation by their respective agencies or institutions. The chief procurement officer may establish detailed rules, policies, and procedures for use of these cooperative contracts. Notice of award shall be published by the chief procurement officer in the Illinois Procurement Bulletin at least prior to use of the contract. Each chief procurement officer shall submit to the General Assembly by November 1 of each year a report of procurements made under this subsection (a-10).

(b) Any not-for-profit agency that qualifies under [Section 45-35](#) of the Illinois Procurement Code and that either (1) acts pursuant to a board established by or controlled by a unit of local government or (2) receives grant funds from the State or from a unit of local government, shall be eligible to participate in contracts established by the State.

(d) This Section does not apply to construction-related professional services contracts awarded in accordance with the provisions of the [Architectural, Engineering, and Land Surveying Qualifications Based Selection Act](#).

Legal Disclaimer

Please keep in mind that this information is provided as a service to Equalis Group members and supplier partners. It is designed only to give general information. This document is not intended to be a comprehensive summary of recent developments in the law, treat exhaustively the subjects covered, provide legal advice, or render a legal opinion. Equalis Group and its members are not attorneys and are not responsible for any legal advice. Equalis Group encourages political subdivisions, units of local government, state agencies, and other public agencies to have appropriate legal counsel review the applicable articles under State Statutes to determine their eligibility to utilize Equalis Group's competitively solicited contracts.



Helm Group & Equalis Group Publicly Procured Contract Vehicle

Helm Group Contract Highlights

- A leader in the Construction/ Facility service industry with a proven history of providing existing and/or ground-up installation, maintenance, and repair services which includes Mechanical/HVACR equipment, piping, sheet metal; Building Automation & Integration; Turnkey project and energy saving solutions; Facilities management, plumbing, and electrical.
- Up to 10% discount with Helm Services and Solutions.
- Nationally available cooperative purchasing contract that provides a legal and compliant exemption to HVAC Installation & Services bid/ request for proposals (RFP) process.
- Serving Equalis Group Members Nationally, focusing in; IL, WI, IN, OH, KY, TN, IA, MO, KS, NE.
- Helm's in-house capabilities mean that 90%-100% of projects are self-performed, reducing or eliminating sub-contractor markup.

Who is Helm Service?

Helm Service, a division of Helm Group, is a highly respected construction industry powerhouse founded in 1946. Our experts enhance and support on-site maintenance teams for optimum results, allowing business owners to concentrate on core responsibilities.

Helm Service offers services ranging from annual preventative maintenance for specific pieces of equipment to full-time on-site management of total operations and facilities.

Our goal is simple: make ownership worry-free and cost-effective.

Explore the full portfolio of Equalis Group contract vehicles at EqualisGroup.org/contracts.

Save Time... we've done the procurement work so you don't have to.

Save Money... your dollar goes further with the collective buying power of Equalis Group.

Stay Legal... our competitive procurement process delivers statutory compliance in every state.

Contract #: R10-1132B

Lead Agency: Region 10 ESC

Initial Term: 05.01.2022 – 04.30.2025

Renewable Through: 04.30.2027

Get Started



Learn more about how we can help you achieve your procurement goals while Saving Time, Saving Money & Staying Legal. Email Engage@EqualisGroup.org or visit EqualisGroup.org/Map to connect with your dedicated Member Engagement Resource today.



Order Confirmation – Kendall County, IL

This Order Confirmation is an addendum to and part of the Terms of Service between Limble Solutions, Inc. ("Limble") and the below-identified Client.

Client:	Kendall County, IL
Initial Term:	1 Year
Number of Users:	15 Users
Plan:	Business Plus Including (Maps, Work Request AI, SSO, GIS Integration, and Fuse Access)
Fuse Benefits	<ul style="list-style-type: none"> - Workflow automation platform that can connect Trane workflow, Outlook Calendar, Teams, and Alarms to Limble with a simplified, customizable drag and drop interface - Can also be used to optimize workflows throughout the County, even with things that don't involve Limble - https://help.fuse.limblecmm.com/en/connections/connecting-to-any-web-service
Included	<ul style="list-style-type: none"> - Unlimited customer support/training for GIS/Fuse - SSO functionality for each user - Unlimited implementation support via phone/email/chat support - Unlimited assets, work orders/requests, QR codes, unlimited data storage/usage - Unlimited PO's
Not included	<ul style="list-style-type: none"> - Onsite Implementation - Integrations outside of Fuse (something requiring a 3rd party – nothing in the current scope would require that)
Add-On Feature Cost	<ul style="list-style-type: none"> - SSO = \$8 per license - Offline Mode = \$8 per license - Duplicate Work Order AI = \$8 per license
Monthly Subscription Fee (License Fee):	\$ 129 per User per month (billed annually)
Discounts (if applicable):	11 %
Monthly Subscription Fee (License Fee) after Discount:	\$ 114.81 per User per month (billed annually)
Year 1 Total (billed annually):	\$ 20,665.80 (not including tax)
Year 2 Total (billed annually):	\$ 20,665.80 (not including tax) (pending Renewal)
Year 3 Total (billed annually):	\$ 20,665.80 (not including tax) (pending Renewal)

 +1 801.851.1218
 3290 W Mayflower Ave
 Lehi, UT 84043
 www.limblecmm.com

Year 4 Total (billed annually)	\$ 20,665.80 (not including tax) (pending Renewal)
Year 5 Total (billed annually)	\$ 20,665.80 (not including tax) (pending Renewal)
Start Date:	February 20, 2023
Billing Details:	Net 30
Terms and Conditions	https://limblecmms.com/terms-of-service/

Notwithstanding anything to the contrary in the Terms of Service, the Parties commit to a one year Initial Term as indicated above for the above number of Users.

The annual Subscription Fee (License Fee) will not be increased during the Initial Term, and will not increase for the subsequent year if a renewal is agreed upon by December 11 of 2023. Additional Users, if any, will be charged based on Limble's then-current fee.

The Initial Term, the SaaS License, and the annual Subscription Fee (annual License Fee) begin on the Start Date.

Agreed to and Confirmed by:

_____ ("Client")

Limble Solutions, Inc. ("Limble")

By: _____

By: 

Name: _____

Name: Bobby Crawford

 +1 801.851.1218
 3290 W Mayflower Ave
 Lehi, UT 84043
 www.limblecmms.com