

Notice of Department Determination

Description: Public Private Partnership for the Historic Hotel Florence and Hotel Florence Annex

Bid Number: RFS 2025-01

Agency / Department: Illinois Department of Natural Resources

Offeror / Contractor Selected by the Department: Celadon Construction Corporation NFP

Total Award Amount: \$21 million

Number of unsuccessful bidders/offerors: 4

Terms-

Initial Term	Length- 40 years (to match term of debt) Reserve Payments shall be 3% of gross receipts. Value- \$83,650,000 Costs + \$12,480,000 Reserve Payments = Total Value \$96,130,000 (note: Reserve Payments assume an initial annual payment at operational stabilization of \$98,102, however grows in aggregate to \$12,480,000 when factoring in an inflationary factor over 40 years).
Renewal Term	Length- 35 years (to match term of 2 nd term of debt) Reserve Payments shall be 3% of gross receipts. Value- \$270,000,000 Costs + \$31,500,000 Reserve Payments = Total Value \$301,500,000 (note Reserve Payments assume an annual payment of \$320,000 starting in year 41, growing in aggregate to \$31,500,000 when factoring in an inflationary factor over the following 35-year renewal period).

Business Enterprise Program-

Awarded bidder/offeror BEP Utilization Plan Goals 30 ILCS 575/7 (6)

% of BEP Per Utilization Plan: 41.65%

Total Bid Amount: \$83,650,008

Name of Certified BEP Vendor(s):

Nest Builders- \$2,509,500.24

TERRA Engineering- \$376,425.03

Site Design Group- \$167,300.02

Jolen Electric- \$11,711,001.12

Shawn Brown Enterprises- \$3,346,000.32

Brown and Momen- \$16,730,001.60

Percentage of bids award amount awarded to certified BEP vendor(s) identified in the utilization plan: 41.65%

Agency Contact-

Contact Name: Maurice Mosley

Email Address: Maurice.Mosley@illinois.gov

Telephone Number: 217-785-4494

Street Address: One Natural Resources Way

City: Springfield

State: IL

Zip Code: 62702

Department Written Determination of Offeror/Contractor Selection

Based on factors set forth in the Request For Solicitation, the offeror/contractor the Department selected submitted the proposal that is most advantageous to the State.



Maurice Mosley

Acting Agency Procurement Officer

IL Department of Natural Resource

Protest

Bidder may submit a written protest to the IDNR Protest Review Officer following the (1) requirements of Section 10.1 of the Request for Solicitation and (2) Protest Review/Filing Procedure mentioned herein

Pursuant to section 10.1 of the RFS:

10.1 Protest Review

RFS Section 10 sets forth the exclusive protest remedies available with respect to the RFS. Offerors may submit a written protest to the IDNR Protest Review Officer (PRO) identified below. For protests related to this RFS, the PRO must physically receive the protest no later than 14 calendar days after this RFS or relevant Addendum was issued. For protests related to rejection of individual solicitations or award, the protest must be received by close of business no later than 14 calendar days after the protesting party knows or should have known of the facts giving rise to the protest. The IDNR Protest Review Officer's information is as follows:

IDNR Protest Review Officer,
Attention: Maurice Mosley
One Natural Resources Way
Springfield, IL 62702
Maurice.Mosley@illinois.gov

Protest Review/Filing Procedure

1) Who May File a Protest and for What Purpose

- A) Only an offeror, i.e., an individual, group or organization and the like, that has submitted a response to the RFS, may submit a protest related to the RFS, the solicitation or the award.
- B) Any offeror who has submitted a bid, proposal or response may protest a decision to reject that offeror's bid, proposal or response or the decision to award to another offeror.

2) Submission of Protest

- A) An offeror must submit a protest in writing to the IDNR Protest Review Officer (PRO) identified in the RFS. Email shall qualify as writing, but the PRO does not guarantee receipt using email. To ensure timely receipt by the PRO, an offeror wishing to submit a protest should submit its protest via overnight courier with a tracking number and with a return receipt request.
- B) The protest must be *physically* received by the PRO at the location specified. A postmark or other carrier mark prior to the due date and time is not sufficient to show timely physical receipt.

C) In regard to the RFS, including the specifications within the RFS, a protest must be physically received at the designated address within 14 calendar days after the date the Notice of Department Determination was posted to the Bulletin.

D) In regard to rejection of an offeror's bid, proposal or response or award, the protest must be received by close of business no later than 14 calendar days after the offeror knows or should have known of the facts giving rise to the protest to ensure consideration, and, in any event, must be received before execution of the applicable contract.

F) Protests must be clearly marked as such on the delivery container or the email subject line.

G) No formal briefs or other technical forms of pleading or motion shall be allowed. Protest submissions shall be concise and logically arranged and shall clearly state legally sufficient grounds of protest. The written protest shall include, as a minimum, the following:

i) the name and address of the protesting offeror;

ii) identification of the procurement, and, if a contract has been awarded, its number or other unique identifier;

iii) a statement of reasons for the protest, specifically identifying any alleged violation of the Reimaging Hotel Florence Act, 20 ILCS 3407 et seq. or specifications contained within the RFS. when responding to the RFS

iv) supporting exhibits, evidence or documents to substantiate any claims unless not available within the filing time, in which case the expected availability date shall be indicated; and

v) specific relief sought.

H) The offeror shall clearly identify any information in the protest that is confidential, proprietary or a trade secret.

3) Requested Information/Response

A) The PRO shall supply a written response to the protest within 14 calendar days after receiving the protest.

B) The offeror must supply any additional information requested by the PRO within seven calendar days. If the offeror fails to timely comply with the PRO's request, the PRO shall consider the protest on the basis of available information or, in the PRO's sole discretion, may deny the protest.

C) The PRO, when reviewing the protest, shall determine whether the successful offeror, as identified by the Department in its Notice of Department Determination, complied with the (1) Reimagining Hotel Florence Act (20 ILCS 3407) and (2) specifications contained within the RFS when responding to the RFS.

D) Upon considering any protest, the PRO shall make his or her decision based on the seriousness of the procurement deficiency, the degree of prejudice to other parties or to the integrity of the competitive procurement system, the good faith of the parties, the urgency of the procurement, the impact of the recommendation on the State agency's mission and what is most advantageous to the state of Illinois.

4) Stay of Procurements During Protest – When any protest has been timely received by the PRO, any remaining requirements in 20 ILCS 3407/45-25(f) shall be stayed until resolution of the protest.

5) Resolution

The PRO shall resolve the protest by means of a written determination, as required in (3)(A) herein. The recommendation may include, but is not limited to:

- a) Affirming the Department's initial decision contained within the Notice of Determination.
- b) Directing the Department to issue a new RFS;
- c) Directing such other action as is necessary to promote compliance with statute or rule.