

Board Meeting  
January 17, 2008

ROLL CALL

INCREASE PROJECT BUDGET AND AWARD CONTRACT FOR DOMESTIC  
WATER SYSTEM REPLACEMENT, APPLIED HEALTH SCIENCES BUILDING,  
CHICAGO

**Action:** Increase Project Budget and Approve Award of Contract for Domestic Water System Replacement, Applied Health Sciences Building, Chicago

**Funding:** Certificates of Participation (Academic Facilities Projects), Series 2006A

This \$2.0 million project has been approved to replace the existing domestic supply water system in the Applied Health Sciences Building. The system has deteriorated to a point where new leaks occur on a regular basis, resulting in service disruptions and associated water damage. The current gravity type system will be replaced with a code-compliant system which will include domestic water pumps to assure proper water pressure.

During the engineer's extensive field investigation which included gaining access to previously concealed spaces, it became apparent that the extent of the required asbestos abatement and the complexity of the project itself were more than originally anticipated. The engineer's final estimate indicates a projected construction cost in excess of the original budget. Bids for replacement of the domestic supply water system have been solicited. Competitive bidding procedures in accordance with the Illinois

Procurement Code were followed; and the awards<sup>1</sup> are to the lowest responsible bidder on the basis of its base bid plus the acceptance of indicated alternates.<sup>2</sup>

In order for the project to proceed, the Interim Chancellor at Chicago with the concurrence of the appropriate administrative officers recommends that the Board:

1. Approve an increase to the project budget of \$150,000 to \$2,150,000.
2. Approve the award of plumbing work to Fettes, Love & Sieben, Inc., Chicago, Illinois, for \$1,064,996 including the plumbing alternate.

The Board action recommended in this item complies in all material respects with applicable State and federal laws, University of Illinois *Statutes, The General Rules Concerning University Organization and Procedure*, and the Board of Trustees policies and directives.

Funds for this project are available from the sale proceeds of the Certificates of Participation (Academic Facilities Projects) Series 2006A.

The President of the University concurs.

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<sup>1</sup>Contracts for other divisions were awarded within the delegated approval levels: Division 1 (General Work)--Lawdensky Construction, Inc., Schaumburg, Illinois--\$400,887, and Division 45 (Environmental/Asbestos Abatement Work)--Tecnica Environmental Services, Inc., Chicago, Illinois--\$139,854, making a total award of \$1,605,737.

<sup>2</sup>Description of Alternate: Plumbing Alternate provides pricing for a variety of different types of waste and water piping and toilet fixtures.

A schedule of the bids received has been filed with the Secretary of the Board for record.

(Construction begins in February 2008 and is scheduled to be completed in February 2009.)