

Board Meeting
January 18, 2018

ROLL CALL

AWARD CONSTRUCTION CONTRACTS FOR ENGINEERING INNOVATION
BUILDING, COLLEGE OF ENGINEERING, CHICAGO

Action: Award Construction Contracts for Engineering Innovation Building,
College of Engineering

Funding: Institutional Funds Operating Budget and Academic Facilities Maintenance
Fund Assessment Funds

In November 2016, the Board approved an increase to the project budget to \$34.0 million and the employment of Berglund Construction Company as construction manager for construction management services. In March 2017, the Board approved the design and an amendment to the professional services agreement. In November 2017, the Board approved the naming of the building, an increase of the project budget to \$43.0 million, and the award of the construction contract for bid package one for the Engineering Innovation Building.

The Engineering Innovation Building will be located at the southeast corner of Morgan and Taylor Streets and will be situated west of the Science and Engineering South Building located at 845 West Taylor Street. The building is expected to be approximately 54,000 gross square feet in size and is intended to support a high-bay structural testing laboratory, wet labs, dry labs, offices, and classroom space. The

building will feature design elements such as modular laboratory bays to maximize flexibility to support future programs. The project will be designed to LEED Silver at a minimum with LEED Gold as an aspirational goal.

Bids for the construction work have been solicited and for the project to proceed, the Chancellor, University of Illinois at Chicago, and Vice President, University of Illinois with the concurrence of the appropriate administrative officers recommends that the following contracts¹ be awarded. Competitive bidding procedures in accordance with the Illinois Procurement Code were followed; and the award is to the lowest responsible bidder on the basis of its base bid plus the acceptance of indicated alternates²:

Division 3 – Heating, Piping, Refrigeration, and Temperature Control Work

F. E. Moran, Inc.,	Base Bid	\$3,615,000
Northbrook, IL	Alt. 1	0
	Alt. 2	65,900
	Alt. 3	0
	Alt. 4	0
TOTAL		<u>\$3,680,900</u>

Division 5 – Electrical Work

Block Electric Company,	Base Bid	\$3,514,000
Niles, IL	Alt. 1	0
	Alt. 2	85,600
	Alt. 3	8,000
	Alt. 4	0
TOTAL		<u>\$3,607,600</u>

¹ Contracts for other divisions were awarded that are within the delegated approval levels: Division 2--Plumbing Work: A & H Plumbing & Heating, Elk Grove Village, IL, \$1,841,300; Division 4--Ventilation Work: Amber Mechanical, Alsip, IL, \$2,168,000; Division 26--Roofing Work: F & G Roofing Company, Alsip, IL, \$715,800.

² Description of Alternates: Alt. 1--High bay addition, included in bid package one and not applicable in this bid package; Alt. 2--Laboratory addition at south end of building; Alt. 3--Water testing flume in service yard; Alt. 4--Landscape sprinkler system.

Division 12 – Carpentry Work

Joseph Construction Company, Lynwood, IL	Base Bid	\$4,281,500
	Alt. 1	0
	Alt. 2	230,000
	Alt. 3	0
	Alt. 4	<u>0</u>
TOTAL		\$4,511,500

Division 35 – Windows/Entrances Work

Crown Corr, Inc., Gary, IN	Base Bid	\$4,686,000
	Alt. 1	0
	Alt. 2	186,000
	Alt. 3	0
	Alt. 4	<u>0</u>
TOTAL		\$4,872,000

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 Board of Trustees policies and directives.

Funds for this project are available from the institutional funds operating budget of the University of Illinois at Chicago and Academic Facilities Maintenance Fund Assessment Funds.

The President of the University concurs.

Construction is expected to begin in spring 2018 and is scheduled to be completed July 2019.