

Board Meeting
January 21, 2010

ROLL CALL

AWARD CONTRACT FOR RENOVATION, LECTURE CENTER F, CHICAGO

Action: Approve Award of Contract for Renovation, Lecture Center F,

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

In January 2009, the Board approved the \$3.2 million project to renovate the main corridors and four 2,000 square foot lecture rooms (Rooms F1, F3, F4, and F6) of Lecture Center F. This project also includes upgrades to and replacements of the building's primary mechanical, electrical, and plumbing systems. The work will renovate the classrooms and preparations rooms with new finishes, furniture, and state-of-the-art audio-visual equipment and technologies to support 21st century learning pedagogies. Additional work is also needed to correct problems in the building's mechanical equipment room and to bring the lecture center into compliance with Americans with Disabilities Act standards. In May 2009, the Board approved employment of architect/engineer DeStefano and Partners, Ltd., Chicago, IL.

Bids for the construction work have been solicited; and in order for the project to proceed, the Chancellor at Chicago with the concurrence of the appropriate

administrative officers recommends that the following contract¹ 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 alternates.²

Division I – General Work

Joseph Construction Company, Lynwood, IL	Base Bid	\$ 888,750
	Alt. 1	19,472
	Alt. 2	15,183
	Alt. 3	46,297
	Alt. 4A	50,960
	Alt. 4B	16,559
	Alt. 5	13,574
	Alt. 6	1,100
	Alt. 7	2,991
	Alt. 8	100
	Alt. 9	300
	Alt. 10	300
	Alt. 11	1,097
	Alt. 12	(221,984)
	Alt. 13	1,135
	Alt. 14	14,850
	Alt. 15	74,800
TOTAL		\$ 925,484

¹ Contracts for other divisions were awarded within the delegated approval levels: Division III – Heat, A/C and Temperature Control: Performance Mechanical Contractors, Frankfort, IL, \$305,143; Division IV – Ventilation: R. J. Olmen Company, Glenview, IL, \$58,640; and Division V – Electrical Work: Airport Electric Company, Chicago, IL, \$417,718; making a total contract award of \$1,706,985.

² Description of Alternates: (1) door hardware and power door operator; (2) electrical trench; (3) corridors and rotunda; (4A) east and west vestibules; (4B) east and west vestibules casework; (5) stain existing and new concrete; (6) clean existing glazing system; (7) replace existing heat exchanger and hot water pumps; (8) tunnel ventilation fan; (9) return fan; (10) cabinet heaters; (11) switchboard/MCC; (12) build-up acoustics baffles; (13) exterior glass; (14) concrete ramp; and (15) steel guardrail.

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 academic facilities maintenance fund assessment fund and the institutional funds operating budget of the Chicago campus.

The Interim President of the University concurs.

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

(Construction to begin in May 2010 and is scheduled to be completed in November 2010.)