

Board Meeting
July 13, 2006

ROLL CALL

AWARD CONTRACTS FOR SOUTH CAMPUS MIXED USE DEVELOPMENT,
CHICAGO

Action: Approve Award of Contracts for South Campus Mixed Use Development Project, Chicago

Funding: Institutional Funds Operating Budget and Future Sale of Auxiliary Facilities System Revenue Bonds

In July 2004, the Board approved a mixed use development project on the east side of the Chicago campus that includes a 750-bed residence hall with dining facilities and support services (now known as the James J. Stukel Towers); a convocation center with a 3,000-seat auditorium or a 1,000-seat banquet facility; and 40,000 square feet for a retail and office space component. In November 2004, the Board approved the design of the facility, and in May 2005, it approved the current project budget of \$124.0 million. Previous contracts totaling \$96,136,073 have been approved.

At this time, the Chancellor at Chicago with the concurrence of the appropriate administrative officers recommends that the following contracts¹ for construction be awarded. Competitive bidding procedures in accordance with the Illinois

¹Contract for division that was awarded within the delegated approval level: Division 44 (Spray Fireproofing)--Spray Insulation, Inc., Morton Grove (second low bidder)--\$257,000 (first low bidder was allowed to withdraw bid in exchange for giving up the bid security).

Procurement Code were followed; and the awards are to the lowest responsive and responsible bidders on the basis of its base bid plus the acceptance of indicated alternates:²

Division 13 - Resilient & Carpet Flooring Work

Noland Sales Corporation, Wood Dale, IL	<i>Base Bid</i>	\$1,323,080
<i>Total</i>		\$1,323,080

Division 25 - Painting Work

Oosterbaan & Sons Co., Posen, IL	<i>Base Bid</i>	\$ 846,127
	Alt. 25-4	7,800
	Alt. 25-7	2,500
	Alt. 25-8	5,500
	Alt. 25-9	<u>-\$28,000</u>
<i>Total</i>		\$ 833,927

The project will be funded from the proceeds of the future sale of Auxiliary Facilities Systems Revenue Bonds. Any project planning and construction costs incurred prior to the sale of the revenue bonds will be funded initially from other campus auxiliary operating funds with anticipated reimbursement from the subsequent proceeds of a revenue bond sale.

²Description of Alternates: Alternate 25-4 furnishes and installs photographic mural wall covering (WC-M) on the drywall walls in the main entrance lobby of Hall C as shown on Drawing No. A-621-R; Alternate 25-7 furnishes and installs 250 sq. ft. of photographic mural wall covering (WC-M) on the drywall wall in the main entrance lobby of Hall B as directed by architect; Alternate 25-8 furnishes and installs a 2' x 8' photographic mural wall covering (WC-M) on the walls at the end of the residential hall corridors, a total of 384 sq. ft.; and Alternate 25-9 provides standard paint in lieu of low voc paint.

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 procedures.

A schedule of the bids received will be filed with the Secretary of the Board for record.

The President of the University concurs.

(Construction began in December 2005 and is scheduled to be completed in Summer 2007.)