

Board Meeting  
July 19, 2012

ROLL CALL

INCREASE PROJECT BUDGET AND AWARD CONSTRUCTION CONTRACTS  
FOR MILE SQUARE HEALTH CENTER, CHICAGO

**Action:** Increase Project Budget and Award Construction Contracts for Mile Square Health Center

**Funding:** Federal Grant, Institutional Funds Operating Budget and Restricted Funds Operating Budget

In January 2011, the Board approved the project and in December 2011 increased the budget. The \$29.9 million project consists of the construction of a Mile Square Health Center in the Illinois Medical District which will provide health care to a far greater volume of patients in need of primary care. The project is currently a five-story building. Three shelled floors will be built-out as tenants are identified. Additional scope of work includes building out the tenant space on the first floor to provide an urgent care clinical area, a pharmacy, medical laboratory, administration space, and the entrance lobby. The second floor tenant improvements will be for a physician's family practice, including 43 exam rooms, mental health room and tele-health rooms. Exterior improvements include a permeable paver parking lot and landscaping. The project is pursuing U.S. Green Building Council LEED Silver Certification.

For the project to proceed, the Vice President, University of Illinois, and Chancellor, University of Illinois at Chicago with the concurrence of the appropriate

administrative officers recommend that the project budget be increased to \$42.0 million, an increase of \$12,054,150 and that the following contracts<sup>1</sup> 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<sup>2</sup>:

Division I – General Work

The George Sollitt Construction Company, Wood Dale, IL	Base Bid	\$15,134,000
	Alt. 1	367,000
	Alt. 2	376,000
	Alt. 3	1,374,000
	Alt. 4	2,100
	Alt. 5	154,000
	Alt. 7	67,000
	Alt. 8	29,000
	Alt. 9	27,000
	Alt. 10	53,000
	Alt. 11	55,000
	Alt. 12	13,000
	Alt. 13	44,000
	Alt. 14	107,000
	Alt. 15	<u>137,000</u>
TOTAL		\$17,939,100

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<sup>1</sup> Contracts for other divisions were awarded that are within the delegated approval levels: Div 2 Plumbing: A & H Plumbing, Elk Grove Village, IL, \$1,446,800; Div 4 Ventilation: Stern Corporation, Harvey, IL, \$1,287,200

<sup>2</sup> Description of Alternates: Alt. 1--Contaminated soil; Alt. 2--Utility Connection; Alt. 3--Parking Landscape; Alt. 4--Redundant electrical; Alt. 5--Pharmacy; Alt. 7--Exam Room #1; Alt. 8--Mental Health; Alt. 9--Procedure Area; Alt. 10--Exam Room #2; Alt. 11--Exam Room #3; Alt. 12--Tele-conf Health; Alt. 13--Staff Lounge; Alt. 14--WIC; Alt. 15--Administration Space

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 a grant from the Health and Human Service Resources and Services Administration, the institutional funds operating budget of the Chicago campus and restricted funds operating budgets under the direction of the Vice President for Health Affairs.

The President of the University concurs.

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

(Construction will begin in October 2012 and is scheduled to be completed in December 2013.)