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 the current project budget of $124.0 million. Previous contracts totaling $79,437,781 have been approved.

At this time, the Chancellor at Chicago with the concurrence of the appropriate administrative officers now recommends that the following contracts for construction be awarded. Competitive bidding procedures in accordance with the Illinois 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.¹

Division 12--Carpentry w/ Architectural Woodwork/Doors/Frames/Hardware &
Expansion Joints Work

<table>
<thead>
<tr>
<th>Contractor</th>
<th>Base Bid</th>
<th>Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mazur Construction Co.,</td>
<td>$8,736,359</td>
<td>-363,374</td>
</tr>
<tr>
<td>Countryside, IL</td>
<td></td>
<td>-4,412</td>
</tr>
<tr>
<td>Alt. 12-2</td>
<td></td>
<td>-1,775</td>
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<tr>
<td>Alt. 12-3</td>
<td></td>
<td>-6,389</td>
</tr>
<tr>
<td>Alt. 12-8</td>
<td></td>
<td>-148,421</td>
</tr>
<tr>
<td>Alt. 12-9</td>
<td></td>
<td>-84,749</td>
</tr>
<tr>
<td>Alt. 12-10</td>
<td></td>
<td>-1,775</td>
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<tr>
<td>Alt. 12-11</td>
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<td>-61,387</td>
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<td>Alt. 12-12</td>
<td></td>
<td>-91,133</td>
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<tr>
<td>Alt. 12-14</td>
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<td>-148,421</td>
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</table>

TOTAL  $7,974,719

¹Description of Alternates:  Alt. 12-2 replaces all campus Lock CL 5500 series
computer-managed locking system with manual locksets; Alt. 12-3 substitutes Corian
brand (or equal) solid surface materials in lieu of granite tops where granite is indicated
on millwork in Dining Hall 270D, 270E, 270F, 270G, 270H, 270J, 270K, 270L, and
270M; Alt. 12-8 deletes the fabrication, delivery and installation of the millwork (work
table B250); Alt. 12-9 reduces the length of the cashier counter by eliminating the three
double door storage units and only the cashier counter portion with finish ends will
remain; Alt. 12-10 substitutes American Olean Tile Co./Dal-Tile, 2” x 2” ceramic tile in
lieu of glass mosaic tile GLMT-1, GLMT-2, GLMT-3, and GLMT-4 in Dining Hall 270;
Alt. 12-11 eliminates the oak wood chair rail from all student residence floor corridors
including Level 2 Hall A, Level 3 Halls A, B, C, and D, Levels 4, 5, 6 in Halls B, C,
and D, Levels 7, 8, 9, and 10 in Halls C and D, and Levels 11 and 12 in Halls C;
Alt. 12-12 eliminates the oak wood base in all student residence floor corridors including
Level 2 Hall A, Level 3 Halls A, B, C, and D, Levels 4, 5, and 6 in Halls B, C, and D,
Levels 7, 8, 9, and 10 in Halls C and D, and Levels 11 and 12 in Hall C; Alt. 12-14
illustrates the window washing system omitting the davit socket bases and includes the
fall arrest roof anchors but excludes the furnishing of the out-rigger beams as part of the
system; Alt. 17-1 adds 400 linear feet of a chase wall constructed of wall type 2J (2 hour
shaft wall) for vertical/horizontal shafts with an outside dimension of 12” x 24”;
Alt. 17-3 provides moisture resistant drywall partitions extending from the concrete floor
to the underside of the concrete deck above and should exhibit the same moisture
resistance qualities as USG’s Humitek Sheetrock Product and is necessary only in the
interior of the Residential Rooms to provide a weather tight vestibule for the skip hoists
mounted on Buildings B, C, and D; Alt. 17-5 provides installation, demolition, and
removal of one hour temporary partitions in designated locations for Building
Occupancy phasing purposes; and Alt. 17-6 wraps exposed concrete columns in the
Residence with framing and drywall as indicated in Addendum #24.
Division 17--Gypsum Board Systems & Acoustical Ceilings Work
Airtite, Inc., dba Airtite Contractors, Elmhurst, IL

<table>
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<th>Base Bid</th>
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<tr>
<td>Alt. 17-1</td>
<td>28,000</td>
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<td>Alt. 17-3</td>
<td>4,700</td>
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<td>Alt. 17-5</td>
<td>22,600</td>
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<tr>
<td>Alt. 17-6</td>
<td>54,000</td>
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TOTAL $5,948,800

Division 31--Utility Site Work--Heating
Meccon Industries, Inc., Lansing, IL

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<th>Base Bid</th>
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TOTAL $1,679,585

Division 52--Kitchen Equipment
Schweppe & Sons, Inc., Lombard, IL

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<th>Base Bid</th>
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TOTAL $1,095,188

The project will be funded from the proceeds of 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.

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.)