Approved by the Board of Trustees

May 19, 2022

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Board Meeting

May 19, 2022

ROLL CALL

## APPROVE CONSTRUCTION CONTRACT FOR NEUROPSYCHIATRIC INSTITUTE FAÇADE REPAIR, CHICAGO

**Action:** Approve Construction Contract for the Neuropsychiatric Façade Repair

**Funding:** Institutional Funds Operating Budget and Academic Facility Maintenance

Fund Assessment

In January 2022, the Board approved a $20.5 million project to repair the Neuropsychiatric Institute (NPI) exterior located at 912 South Wood Street, Chicago.

The project includes masonry repairs throughout the structure, window replacement, roof replacement, exterior door replacement, exterior lighting, new fall protection, new lightning protection, and improved Americans with Disabilities Act (ADA) access to the building.

Bids for the construction work have been solicited. For the project to proceed, the Chancellor, University of Illinois Chicago, and Vice President, University of Illinois System with the concurrence of the appropriate administrative officers, recommends that the following contracts be awarded[[1]](#footnote-1). Competitive bidding procedures in accordance with the Illinois Procurement Code were followed, and the award is to the lowest responsible bidder based on its base bid.

Division 01 – General Work

Industria Inc., Base Bid $13, 766,627

Des Plaines, IL Alternates No Alternates Accepted

TOTAL $13,766,627

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.

The President of the University of Illinois System concurs.

Construction is expected to begin in the summer of 2022 and is scheduled to be completed by the summer of 2025.

Table 1: Diverse Vendor Participation

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Division | Awarded Vendor | Prime Contract Value | Prime Diversity? | Subcontractor Contract Value | Subcontractor % of Work | Diverse Classification |
| Division 1: General | Industria Inc., Des Plaines, IL | $13,766,627 | N/A | $4,300,000 | 31% | WBE |
|  |  |  |  | $440,000 | 3% | VBE |
|  | Division 1: General Total |  |  | $4,740,000 | 34% |  |

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Division | Awarded Vendor | Prime Contract Value | Prime Diversity? | Subcontractor Contract Value | Subcontractor % of Work | Diverse Classification |
| Division 5: Electrical | AGAE/Mundo Electric Joint Venture, LLC | $376,000 | N/A | $120,000 | 32% | MBE (HA) |
|  |  |  |  | $12,000 | 3% | VBE |
|  | Division 5: Electrical Total |  |  | $132,000 | 35% |  |

1. Contracts for other divisions were awarded that are within the delegated approval levels: Division 5--Electrical,

   AGAE/Mundo Electric Joint Venture, LLC, Elk Grove Village, IL, $376,000. [↑](#footnote-ref-1)