

Board Meeting
November 12, 2009

ROLL CALL

AWARD CONTRACTS FOR IMPROVEMENTS TO THE HEATING,
VENTILATION, AND AIR CONDITIONING SYSTEMS, PHASE I,
COLLEGE OF NURSING, CHICAGO

Action: Approve Award of Contracts for Improvements to the Heating, Ventilation, and Air Conditioning Systems, Phase I, College of Nursing

Funding: Academic Facility Maintenance Fund Assessment Fund

In March 2008, the Board approved the \$3,953,000 project which involves repairs and replacements to the heating, ventilation, and air conditioning systems serving the basement, first, second, and third floors of the College of Nursing Building. These systems that serve the academic functions of the building are functioning poorly and beyond their useful life expectancies. In July 2008, the Board approved employment of architect/engineer Clark Dietz, Inc., of Champaign, Illinois.

Bids 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 construction contracts for the heating, ventilation, and air conditioning work be awarded. Competitive bidding procedures in accordance with the

Illinois Procurement Code were followed; and the award¹ is to the lowest responsible bidder on the basis of its base bid plus the acceptance of indicated alternates.²

¹Contracts for other divisions were awarded within the delegated approval levels:

Division I – General Work: Joseph Construction Co., Lynwood, IL, \$306,070;

Division V – Electrical Work: Airport Electric Co., Chicago, IL, \$241,432.

²Description of Alternates: **Alt. G-1:** Remove existing metal casing filler panels and casework in offices and the repair and painting of adjacent surfaces/finishes as described on the Architectural Drawings; **Alt. G-2:** Remove existing metal casing filler panels and casework in classrooms /laboratories and the repair and painting of adjacent surfaces /finishes as described on the Architectural Drawings; **Alt. H-1:** Remove heating, cooling and temperature control piping behind unit ventilators in offices as described on the Heating Drawings; **Alt. H-2:** Remove heating, cooling, and temperature control piping unit ventilators in classroom/laboratories as described on the Heating Drawings; **Alt. H-3:** Removal and replacement of associated piping systems and temperature controls for the 3rd floor air handling unit (S-4) as described on the Heating Drawings; **Alt. H-4:** Modify existing fume hoods on the 2nd floor by providing a sash sensor and controls to convert fume hoods to variable volume control as described on the Heating Drawings; **Alt. H-6:** Removal and replacement of failed integral thermostat/sensing element on induction unit, typical for 3rd through 11th floor units; **Alt. H-7:** Removal and replacement of failed wall mounted thermostat serving multiple induction units typical for 3rd through 11th floor units; **Alt. V-1:** Removal and disposal of existing unit ventilators in offices as described on the Architectural Drawings; **Alt. V-2:** Removal and disposal of existing unit ventilators in classroom /laboratories as described on the Architectural Drawings; **Alt. V-3:** Removal and replacement of the 3rd floor air handling unit (S-4) as described on the Ventilation Drawings; **Alt. V-4:** Modify existing fume hoods by covering bypass louver section of fume hoods for conversion to variable volume control as described on the Ventilation Drawings; **Alt. E-1:** Removal and disposal of conduit and wire behind unit ventilators in offices as described on the Electrical Drawings; **Alt. E-2:** Removal of conduit and wire behind unit ventilators in classrooms /laboratories as described on the Electrical Drawings; **Alt. E-3:** Disconnect and reconnect power supply for the 3rd floor air handling unit (S-4) and electrical work related to replacement of S-4, as described on the Electrical Drawings.

Division III – Heating, A/C, Temperature Control Work

Premier Mechanical, Inc.,	Base Bid	\$717,000
Addison, IL	Alt. H-1	4,300
	Alt. H-2	6,500
	Alt. H-3	32,500
	Alt. H-4	34,900
	Alt. H-6	460
	Alt. H-7	<u>380</u>
<i>TOTAL</i>		\$796,040

Division IV – Ventilation Work

Mechanical Incorporated,	Base Bid	\$598,000
Freeport, IL	Alt. V-1	1,370
	Alt. V-2	1,375
	Alt. V-3	32,750
	Alt. V-4	<u>570</u>
<i>TOTAL</i>		\$634,065

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 Facility Maintenance Fund Assessment Fund.

The 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 December 2009 and is scheduled to be completed in January 2011.)