

Approved by the Board of Trustees
September 23, 2013

Board Meeting
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ROLL CALL

AWARD CONSTRUCTION CONTRACTS FOR LEARNING CENTER SPACE RENOVATION, COLLEGE OF MEDICINE AT CHICAGO

Action: Award Construction Contracts for Learning Center Space Renovation,
College of Medicine at Chicago

Funding: Institutional Funds Operating Budget

In March 2012, the Board approved this \$15.0 million project which will provide a twenty-first century contemporary learning space that provides efficient and reliable year-round comfort for the occupants. This project will include partial reconfiguration and renovation of the second, third, and fourth floors of the College of Medicine West Tower Building; updating the interior architecture and replacing finishes, furniture, and equipment; and improving lighting, audiovisual equipment and acoustics to support learning functions. Outdated building infrastructure systems (Mechanical, Electrical, Plumbing, and Fire Protection) that have exceeded their expected lifespan serving the renovated area, will also be upgraded or replaced.

Bids for the construction work have been solicited and for the project to proceed, the Chancellor, University of Illinois at Chicago, and Vice President, University of Illinois with the concurrence of the appropriate administrative officers recommends

that the following contracts¹ 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 alternates²:

Division 1 -- General Work

Joseph Construction Co., Lynwood, IL	Base Bid	\$ 4,770,000
	Alternate 1	58,109
	Alternate 4	603
	Alternate 5	7,475
	Alternate 8	2,475
	Alternate 10	621
	Alternate 11	621
	Alternate 12	621
	Alternate 14	<u>(-672)</u>
TOTAL		\$ 4,839,853

Division 5 -- Electrical Work

Airport Electric Co., Chicago, IL	Base Bid	\$ 2,789,400
	Alternate 1	2,900
	Alternate 4	19,471
	Alternate 5	0
	Alternate 8	3,130
	Alternate 10	17,969
	Alternate 11	17,969
	Alternate 12	17,969
	Alternate 14	<u>(-4,289)</u>
TOTAL		\$ 2,864,519

¹ Contracts for other divisions were awarded that are within the delegated approval levels: Division 2 (Plumbing)--A & H Plumbing, Elk Grove Village, IL, \$1,015,800; Division 3 (Heating)--Premier Mechanical, Inc., Matteson, IL, \$1,286,900; and Division 4 (Ventilation)--Mechanical Concepts of Illinois, Romeoville, IL, \$1,061,600.

² Description of Alternates: Alternate 1--Glass walls in all classroom; Alternate 4--Power for auditorium chairs; Alternate 5--ADA ramp on 4th floor; Alternate 8--Refurbish cooling tower; Alternate 10--Video conferencing hardware in Auditorium; Alternate 11--Video conferencing hardware in Active Learning Room 429; Alternate 12--Video conferencing hardware in Active Learning Room 527; and Alternate 14--Eliminate room 523/ add room 519A.

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.

Funds for this project are available from the institutional funds operating budget of the Chicago campus.

The President of the University concurs.

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

(Construction is expected to begin in fall 2013 and is scheduled to be completed in August 1, 2014.)