

Board Meeting
September 7, 2006

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 \$98,550,080 have been approved.

At this time, the Chancellor at Chicago with the concurrence of the appropriate administrative officers recommends that the following contracts¹ for construction be awarded. Competitive bidding procedures in accordance with the Illinois

¹Contracts for divisions that were awarded within the delegated approval level: Division 11 (Building Signage)--Architectural Graphics, Inc., Virginia Beach, VA--\$488,262; and Division 21 (Asphalt Pavement, Concrete Sidewalks, Gutters, and Curbs)--Rojas Concrete, Chicago, IL--\$421,000.

Procurement Code were followed; and the awards are to the lowest responsive and responsible bidders on the basis of their base bids plus the acceptance of indicated alternates:²

Division 22--Landscaping Work

Moore Landscapes, Inc., Northbrook, IL	<i>Base Bid</i>	\$595,000
TOTAL		\$595,000

Division 53--Audio Visual Equipment

Pentegra Systems LLC, Elmhurst, IL	Base Bid	\$1,731,670
	Alt. 53.1	51,794
	Alt. 53.2	<u>41,836</u>
TOTAL		\$1,825,300

The project will be funded from the proceeds of the 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.

²Description of Alternates: Alternate 53.1 provides two motorized lifts, SVS lifts, SVS 12 EX-33 with 33' -8" lowering extension, heavy duty all accessories with projector mounts, and two motorized projection screens, Stewart Filmscreen Custom Quote #73389 as indicated on sketch ASK-060606-01F; and Alternate 53.2 provides projector, projection lens, and projector mount as described in Section 11136--Appendix A, Page 5, Items 92, 93, and 94.

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

The President of the University concurs.

(Construction began December 2005 and is scheduled to be completed in Summer 2007.)