

Board Meeting
January 18, 2007

ROLL CALL

AWARD CONTRACT FOR ELEVATOR RECONSTRUCTION, EYE AND EAR
INFIRMARY, THE LAFLIN STREET WAREHOUSE, AND THE PHYSICAL
EDUCATION BUILDING, CHICAGO

Action: Approve Award of Contract for Elevator Reconstruction in the Eye and Ear Infirmary, the Laflin Street Warehouse, and the Physical Education Building, Chicago

Funding: Institutional Funds Operating Budget and Certificates of Participation (Academic Facilities Projects), Series 2006A

This \$1,807,000 project has been approved for rebuilding the elevators in the Eye and Ear Infirmary, the Laflin Street Warehouse, and the Physical Education Building. This project consists of three traction elevators in the Eye and Ear Infirmary Building, one hydraulic freight elevator in the Laflin Street Warehouse, and one passenger elevator in the Physical Education Building. The work involves replacement or installation of new cabs, motors, controllers, and doors; the Laflin Street Warehouse elevator also requires a new piston and is nearly a complete replacement. Due to the age of these elevators, many of the parts necessary for continued maintenance are unavailable, and the original manufacturers no longer provide maintenance support. The Laflin Street Warehouse elevator is original to the building and inoperable.

The Chancellor at Chicago with the concurrence of the appropriate administrative officers recommends that the elevator/vertical transportation contract for

the reconstruction work 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 alternates.¹

Division IX--Elevator/Vertical Transportation Work

KONE Inc.,	Base Bid-fixed	\$ 798,500
Chicago, IL	Alternate 1-estimated	<u>860,800</u>
TOTAL		\$1,659,300

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 Institutional Funds Operating Budget and the sale proceeds of the Certificates of Participation (Academic Facilities Projects), Series 2006A.

The President of the University concurs.

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

¹Description of Alternate: Alternate 1 provides ten-year preventative maintenance agreement at a fixed cost of \$24,580 in the initial year with annual wage and material escalation factors tied to an index with a not-to-exceed annual increase of five percent. Included in the contract amount are optional hourly labor rates for 1,000 hours each of a mechanic's wage, a mechanic helper's wage, and standard crew's wage. These components are valued at \$540,000 in the alternate price. Furthermore included in the maintenance proposal is a guaranteed cylinder replacement cost for \$75,000 to occur within the ten-year period.