Approved by the Board of Trustees

January 23, 2025

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Board Meeting

January 23, 2025

ROLL CALL

# APPROVE CONSTRUCTION MANAGER CONTRACT FOR REPLACE WEST SIDE BACK-UP GENERATORS, CHICAGO

**Action:** Approve Construction Manager Contract for Replace West Side Back-up Generators

**Funding:** Restricted Funds Operating Budget and Institutional Funds Operating Budget

In November 2024, the university approved the $4,018,500 Replace West Side Back-up Generator project. The project consists of replacing four generators and associated mechanical systems that provide emergency power to the University of Illinois Hospital and adjacent buildings on the UIC west campus in the event of a power outage. The generators, originally installed in 1978, 1988, and 2003, have reached the end of their useful lifespan. The project will demolish the old generators, upgrade mechanical systems, and make structural modifications to the Central Refrigeration Plant building located at 1717 West Taylor Street, Chicago, which houses the generators. The project will be phased so all systems remain functional and operational.

In December 2023, the university commenced a Professional Services Consultant selection process. In May 2024, the Board of Trustees approved the award of a Professional Services Consultant contract to PRVN Consultants, Inc, Rock Island, IL, for design services. For the project to proceed, it is necessary to employ a Construction Manager for the required services. The selection of the Construction Manager for this project was in accordance with the requirements and provisions of Public Act 87-673 (Architectural, Engineering and Land Surveying Qualifications-Based Selection Act).[[1]](#footnote-1)

Accordingly, the chancellor, University of Illinois Chicago, and vice president, University of Illinois System, with the concurrence of the appropriate administrative officers, recommends that Berglund Construction Company, Chicago, IL, be employed for the professional services required for this project. The firm’s fees for this project will not exceed $1,332,944.

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 operating budget of the University of Illinois Hospital and Clinics and from the operating budget of the University of Illinois Chicago.

The president of the University of Illinois System concurs.

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| Table 1: Diverse Vendor Participation | | | |  | |  |  |  |  |
| Awarded Consultant | | Prime Contract Value | Prime Diversity? | | Diverse Subvendor Contract Value | | Diverse Subvendor % of Work | Diverse Classification |
| **Berglund Construction Company**  Chicago, IL | | $1,332,944 | N/A | |  | |  |  |
|  | |  |  | | $405,215 | | 30% | WBE |
|  | |  |  | | $40,122 | | 3% | VBE |
| Professional Services Total | |  |  | | $445,337 | | 33% |  |
|  |  | | |  | |  |  |  |  |

1. A selection committee consisting of: William Bradford (UIC Planning, Sustainability and Project Management (PSPM)); Sandeep Kulkarni (PSPM); Branko Bogicevic (PSPM); Michael Roy (Utilities and Engineering Services), Ken Monroe (UI Health), Dale J. Morrison (Office of Procurement Diversity); and Ebone White (University Office for Capital Programs and Real Estate Services) interviewed and ranked as most qualified the following firms: Berglund Construction Company, Chicago, IL; CORE Construction Services of Illinois Inc., Lisle, IL; STV Incorporated, Chicago, IL. The committee recommends Berglund Construction Company, Chicago, IL, as best meeting the criteria for the project. [↑](#footnote-ref-1)