Approved by the Board of Trustees

January 23, 2025

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Board Meeting

January 23, 2025

ROLL CALL

# APPROVE PROJECT BUDGET AND AWARD CONSTRUCTION CONTRACT FOR REPLACE HTHW GENERATOR, CHICAGO

**Action:** Approve Project Budget and Award Construction Contract for Replace HTHW Generator

**Funding:** Institutional Funds Operating Budget

In April 2023, the University of Illinois Chicago employed a professional service consultant to provide professional services for the Replace HTHW Generator project.

This project will increase the production capacity and replace the aging equipment of the East Campus High-Temperature Hot Water (HTHW) system located in the Utilities Building. The building was originally constructed to house HTHW generators serving East Campus. Two HTHW generators in the building were previously abandoned in place due to their age and condition. This project will install a new HTHW generator with a capacity of 75 MMBtu/hr. Additional equipment, such as a makeup air unit, exhaust fans, natural gas service, an electrical room, fans, pumps, and motor control centers will be installed as part of the project.

For the project to proceed, it is necessary to approve the project budget and the construction contract award. Accordingly, the chancellor, University of Illinois Chicago, and vice president, University of Illinois System, with the concurrence of the appropriate administrative officers, recommends that the Board of Trustees approve the Replace HTHW Generator project with a project budget of $12,234,500.

Bids for the construction work have been solicited, and for the project to proceed, the chancellor, University of Illinois Chicago, and vice president, University of Illinois System, with the concurrence of the appropriate administrative officers, recommends that the following single-prime contract be awarded. Competitive bidding procedures were conducted in accordance with the Illinois Procurement Code, and the award is to the lowest responsible bidder on the basis of its base bid and accepted alternates:[[1]](#footnote-1)

Antarctic Mechanical Services, Inc. Base Bid $9,078,929

d/b/a AMS Mechanical System Alternate 1 $ 315,000

Woodridge, IL Alternate 2 $ 100,500

TOTAL $9,494,429

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 Procedures*, and Board of Trustees policies and directives.

Funds for this project are available from the institutional funds 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 | |  |  |  |  |  |
| Division | Awarded Vendor | Prime Contract Value | Prime Diversity? | Subcontractor Contract Value | Subcontractor % of Work | Diverse Classification |
| Single Prime | Antarctic Mechanical Services, Inc., Woodridge, IL | $ 9,494,429 | N/A | $ 2,875,731 | 30% | WBE |
|  |  |  |  | $ 345,525 | 4% | MBE (HA) |
|  |  |  |  | $ 946,547 | 10% | VOSB |
|  | Single Prime Total | $ 9,494,429 |  | $ 4,167,803 | 44% |  |
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1. Description of Alternates: Alternate 1 – Install new isolation valves; Alternate 2 – Demolish abandoned HTHW Generator [↑](#footnote-ref-1)