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 CHILLER REPLACEMENT, CHICAGO

**Action:** Approve Project Budget and Award Construction Contract for Chiller Replacement

**Funding:** Institutional Funds Operating Budget

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

This project increases the production capacity and replaces the aging and deteriorated equipment of the East Campus chilled water system located in the Utilities Building. This project increases chilled water production capacity by replacing a 550-ton chiller with a 2,800-ton, water-cooled, electric driven, centrifugal chiller equipped with a variable speed compressor drive. Additional equipment, such as pumps, cooling towers, exhaust fans, motor control centers, and an electrical room 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 Chiller Replacement project with a project budget of $12,640,800.

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 $ 9,760,600

dba AMS Mechanical System Alternate 1 $ 158,800

Woodridge IL Alternate 2 $ 182,850

Woodridge IL Alternate 3 $ 26,500

TOTAL $10,128,750

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 | $10,128,750 | N/A | $ 2,933,783 | 29% | WBE |
|  |  |  |  | $ 142,313 | 1% | MBE (HA) |
|  |  |  |  | $ 831,924 | 8% | VOSB |
|  | Single Prime Total | $10,128,750 |  | $ 3,908,020 | 39% |  |
|  |  |  |  |  |  |  |

1. Description of Alternates: Alternate 1 – Add new flow meters and control valves to cooling towers; Alternate 2 – Add new flow meters and flow control valves to chillers; Alternate 3 – Demolish existing electrical substations. [↑](#footnote-ref-1)