Approved by the Board of Trustees

January 26, 2023

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Board Meeting

January 26, 2023

ROLL CALL

# AWARD CONSTRUCTION CONTRACTS, REPLACE AIR HANDLING UNITS S-4 AND S-10, UNIVERSITY OF ILLINOIS HOSPITAL, CHICAGO

**Action:** Award Construction Contracts, Replace Air Handing Units S-4 and S-10, University of Illinois Hospital

**Funding:** Activity, Storeroom, and Service Funds

In July 2022, the Board approved the Replace Air Handling Units S-4 and S-10, University of Illinois Hospital project, with a budget of $7,841,800. The objective of the project is to replace aging critical heating, ventilation, and cooling (HVAC) infrastructure, two air handling units that provide ventilation and thermal comfort to 60,000 square feet of occupied floor space on the 9th floor of the University of Illinois Hospital, located at 1740 West Taylor Street, Chicago.

Bids for the construction work have been solicited, and for the project to proceed, the Interim Chancellor, University of Illinois Chicago, and Vice President, University of Illinois System with the concurrence of the appropriate administrative officers recommends that the following contracts[[1]](#footnote-1) 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 the base bid plus the acceptance of the indicated alternate[[2]](#footnote-2):

Division 04 – Ventilation

R.J. Olmen Company, Base Bid $2,594,700

Glenview, IL Alt. 1 -

TOTAL $2,594,700

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 University of Illinois Hospital Activity, Storeroom, and Service funds.

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 |
| Division 1: General | Industria Construction, Des Plaines, IL | | $ 642,251 | N/A | $ 197,700 | 30% | MBE (HA) |
|  |  | |  |  | $ 19,000 | 3% | VBE |
|  | Division 1: General Total | |  |  | $ 216,000 | 33% |  |
|  |  | |  |  |  |  |  |
|  |  | |  |  |  |  |  |
| Division 3: Heating/AC | Ideal Heating Company, Brookfield, IL | | $ 1,798,888 | N/A | $ 540,000 | 30% | MBE (AFA) |
|  |  | |  |  | $ 54,000 | 3% | VBE |
|  | Division 3: Heating Work Total | |  |  | $ 594,000 | 33% |  |
|  |  | |  |  |  |  |  |
| Division 4: Ventilation | R.J. Olmen Company, Glenview, IL | | $ 2,594,700 | N/A | $ 800,000 | 30% | MBE (HA) |
|  |  | |  |  | $ 80,000 | 3% | VBE |
|  | Division 4: Ventilation Work  Total | |  |  | $ 880,000 | 33% |  |
|  |  | |  |  |  |  |  |
| Division 5: Electrical | Canino Electric Company, Westmont,IL | | $ 151,994 | WBE | $ 146,994 | 97% | WBE |
|  |  | |  |  | $ 5,000 | 3% | VBE |
|  | Division 5: Electrical Work  Total | |  |  | $ 151,994 | 100% |  |
|  |  | |  |  |  |  |  |
|  | Total Awarded | | $5,187,833 |  |  |  |  |
|  | Total MBE (HA) | |  | $997,700 | 19% |  |  |
|  | Total MBE (AFA) | |  | $540,000 | 11% |  |  |
|  | Total VBE | |  | $158,000 | 3% |  |  |
|  | Total WBE | |  | $146,994 | 3% |  |  |
|  | Total Diversity | |  | $1,843,194 | 36% |  |  |
|  |  |
|  |  |

1. Contracts for other divisions of work were awarded within the delegated approval levels. Division 01--General: Industria Construction, Des Plaines, IL, $642,251; Division 03--Heating/AC: Ideal Heating Company, Brookfield, IL, $1,798,888; Division 05--Electrical: Canino Electric Company, Westmont, IL, $151,994. [↑](#footnote-ref-1)
2. Description of alternate: Upgrade temperature controls for terminal units associated with S-4 and S-10 throughout the occupied floors of the hospital. The alternate is accepted; Division 04 alternate was $0. [↑](#footnote-ref-2)