

Approved by the Board of Trustees
July 23, 2020

Board Meeting
July 23, 2020

ROLL CALL

AWARD CONSTRUCTION CONTRACT FOR WELCOME ATRIUM, UNIVERSITY OF ILLINOIS HOSPITAL, CHICAGO

Action: Award Construction Contract for Welcome Atrium, University of Illinois Hospital

Funding: Restricted Funds Operating Budget

In November 2019, the Board approved the Welcome Atrium, University of Illinois Hospital project with a budget of \$18.0 million. The project will provide a new Welcome Atrium/lobby to establish one central consolidated main entry point for all patient and visitors at the University of Illinois Hospital located at 1740 West Taylor Street, Chicago. The new lobby is a double story Atrium and will serve as the primary welcome point and main entry to the Hospital. This project will be carefully coordinated with the design of the new Outpatient Surgery Center, including a bridge over Taylor Street. The project will be designed to meet LEED Gold certification.

Bids for the construction work were received in May 2020. In order for the project to proceed, the Chancellor, University of Illinois at Chicago, and Vice President, University of Illinois with the concurrence of the appropriate administrative officers

recommends that the following contracts¹ 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:

Division 1 General Work

F. H. Paschen, S.N. Nielson & Associates LLC, Chicago, IL	Base Bid	\$10,068,000
	TOTAL	\$10,068,000

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 the project are available from the operating budget of the University of Illinois Hospital, Chicago.

The President of the University concurs.

Construction is expected to begin in October 2020 and is scheduled to be completed July 2022.

¹ Contracts for other divisions were awarded that are within the delegated approval levels: Division 2--Plumbing Work, A & H Plumbing & Heating Co., Inc., Elk Grove Village, IL, \$349,600; Division 3--Heating, Mechanical Incorporated, Freeport, IL, \$979,000; Division 4--Ventilation Work, Mechanical Incorporated, Freeport, IL, \$718,800; and Division 5--Electrical, Linear Electric Inc., Orland Park, IL, \$1,899,883.

Table 1: Diverse Business Utilization

Awarded Vendor	Prime Contract \$	Subcontract Value	Subvendor % of Work
Division 1 - General: F. H. Paschen, S.N. Nielson & Associates, Chicago, IL	\$10,068,000		
	MBE	\$1,694,305	17%
	WBE	\$611,758	6%
		\$2,306,063	23%
	Total MBE (AI)	\$36,645	0%
	Total MBE (HA)	\$1,657,660	16%
	Total WBE	\$611,758	6%
	Total Diversity	\$2,306,063	23%