

Board Meeting
March 26, 2008

ROLL CALL

AWARD CONTRACT FOR ROOF REPLACEMENT AND MASONRY
RESTORATION, HUMAN RESOURCES BUILDING, CHICAGO

Action: Approve Award of Contract for Roof Replacement and Masonry Restoration, Human Resources Building, Chicago

Funding: Certificates of Participation (Academic Facilities Projects) Series 2006A

This \$1,450,000 project for the Human Resources Building has been approved as the first of two phases involving observation, analysis, cost estimating, and partial replacement, correction and repair of deterioration. The masonry façade, roof, and foundation of this building are well beyond their anticipated life expectancies. Falling masonry presents potential liability and life safety risks, and leaks are causing damage to interior spaces. Problems with the building's foundation have rendered the lower level useless for records storage and employee training purposes. Instances of mold growth are also present.

The Interim Chancellor at Chicago with the concurrence of the appropriate administrative officers recommends that the masonry work contract for the roof replacement and masonry restoration 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 plus the acceptance of indicated alternate¹.

Division 23 – Masonry Work

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|---|-------------|---------------|
| Grove Masonry Maintenance, Inc., Alsip, IL | Base Bid | \$1,028,890 |
| | Alternate 1 | 3,000 |
| | Alternate 2 | 11,000 |
| | Alternate 3 | 3,000 |
| | Alternate 4 | <u>14,000</u> |
| TOTAL | | \$1,059,890 |

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 the Board of Trustees policies and directives.

Funds for this project are available from the sale proceeds of the Certificates of Participation (Academic Facilities Projects) Series 2006A.

The President of the University concurs.

A schedule of the bids received has been filed with the Secretary of the Board for record.

(Construction begins in April 2008 and is scheduled to be completed in December 2008.)

¹Description of Alternate: Alternate 1 repairs northwest corner drain; Alternate 2 removes existing louver and installs new brick masonry and backup; Alternate 3 removes and replaces wood stairs with new wood stairs; and Alternate 4 removes and replaces roof area 10 with specified roof system.