

Board Meeting
May 11, 2006

ROLL CALL

AWARD CONTRACTS FOR SOUTH CAMPUS MIXED USE DEVELOPMENT,
CHICAGO

Action: Approve Award of Contracts for South Campus Mixed Use Development Project, Chicago

Funding: Institutional Funds Operating Budget and Future Sale of Auxiliary Facilities System Revenue Bonds

In July 2004, the Board approved a mixed use development project on the east side of the Chicago campus that includes a 750-bed residence hall with dining facilities and support services (now known as the James J. Stukel Towers); a convocation center with a 3,000-seat auditorium or a 1,000-seat banquet facility; and 40,000 square feet for a retail and office space component. In November 2004, the Board approved the design of the facility and in May 2005 the current project budget of \$124.0 million. Previous contracts totaling \$79,437,781 have been approved.

At this time, the Chancellor at Chicago with the concurrence of the appropriate administrative officers now recommends that the following contracts for construction be awarded. Competitive bidding procedures in accordance with the Illinois Procurement Code were followed; and the awards are to the lowest responsive and

responsible bidders on the basis of its base bid plus the acceptance of indicated alternates:¹

Division 12--Carpentry w/ Architectural Woodwork/Doors/Frames/Hardware & Expansion Joints Work

Mazur Construction Co., Countryside, IL	<i>Base Bid</i>	\$8,736,359
	Alt. 12-2	-363,374
	Alt. 12-3	-4,412
	Alt. 12-8	-1,775
	Alt. 12-9	-6,389
	Alt. 12-10	-61,387
	Alt. 12-11	-84,749
	Alt. 12-12	-91,133
	Alt. 12-14	<u>-148,421</u>
TOTAL		\$7,974,719

¹Description of Alternates: Alt. 12-2 replaces all campus Lock CL 5500 series computer-managed locking system with manual locksets; Alt. 12-3 substitutes Corian brand (or equal) solid surface materials in lieu of granite tops where granite is indicated on millwork in Dining Hall 270D, 270E, 270F, 270G, 270H, 270J, 270K, 270L, and 270M; Alt. 12-8 deletes the fabrication, delivery and installation of the millwork (work table B250); Alt. 12-9 reduces the length of the cashier counter by eliminating the three double door storage units and only the cashier counter portion with finish ends will remain; Alt. 12-10 substitutes American Olean Tile Co./Dal-Tile, 2" x 2" ceramic tile in lieu of glass mosaic tile GLMT-1, GLMT-2, GLMT-3, and GLMT-4 in Dining Hall 270; Alt. 12-11 eliminates the oak wood chair rail from all student residence floor corridors including Level 2 Hall A, Level 3 Halls A, B, C, and D, Levels 4, 5, 6 in Halls B, C, and D, Levels 7, 8, 9, and 10 in Halls C and D, and Levels 11 and 12 in Hall C; Alt. 12-12 eliminates the oak wood base in all student residence floor corridors including Level 2 Hall A, Level 3 Halls A, B, C, and D, Levels 4, 5, and 6 in Halls B, C, and D, Levels 7, 8, 9, and 10 in Halls C and D, and Levels 11 and 12 in Hall C; Alt. 12-14 illustrates the window washing system omitting the davit socket bases and includes the fall arrest roof anchors but excludes the furnishing of the out-rigger beams as part of the system; Alt. 17-1 adds 400 linear feet of a chase wall constructed of wall type 2J (2 hour shaft wall) for vertical/horizontal shafts with an outside dimension of 12" x 24"; Alt. 17-3 provides moisture resistant drywall partitions extending from the concrete floor to the underside of the concrete deck above and should exhibit the same moisture resistance qualities as USG's Humitek Sheetrock Product and is necessary only in the interior of the Residential Rooms to provide a weather tight vestibule for the skip hoists mounted on Buildings B, C, and D; Alt. 17-5 provides installation, demolition, and removal of one hour temporary partitions in designated locations for Building Occupancy phasing purposes; and Alt. 17-6 wraps exposed concrete columns in the Residence with framing and drywall as indicated in Addendum #24.

Division 17--Gypsum Board Systems & Acoustical Ceilings Work

Airtite, Inc., dba Airtite Contractors, Elmhurst, IL	<i>Base Bid</i>	\$5,839,500
	Alt. 17-1	28,000
	Alt. 17-3	4,700
	Alt. 17-5	22,600
	Alt. 17-6	<u>54,000</u>
TOTAL		\$5,948,800

Division 31--Utility Site Work--Heating

Mecon Industries, Inc., Lansing, IL	<i>Base Bid</i>	\$1,679,585
TOTAL		\$1,679,585

Division 52--Kitchen Equipment

Schweppe & Sons, Inc., Lombard, IL	<i>Base Bid</i>	\$1,095,188
TOTAL		\$1,095,188

The project will be funded from the proceeds of future sale of Auxiliary Facilities Systems Revenue Bonds. Any project planning and construction costs incurred prior to the sale of the revenue bonds will be funded initially from other campus auxiliary operating funds with anticipated reimbursement from the subsequent proceeds of a revenue bond sale.

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 procedures.

A schedule of the bids received will be filed with the Secretary of the Board for record.

The President of the University concurs.

(Construction began in December 2005 and is scheduled to be completed in Summer 2007.)