

Board Meeting
May 22, 2008

ROLL CALL

AWARD CONTRACTS FOR LINCOLN HALL RENOVATION, CHICAGO

Action: Approve Award of Contracts for Lincoln Hall Renovation, Chicago

Funding: Academic Facility Maintenance Fund Assessment Fund and FY 2009 Institutional Funds Operating Budget

In March 2007, the Board approved the \$13,726,600 Lincoln Hall Renovation project. The proposed project will include renovation of the interior spaces of the Lincoln Hall building and the complete replacement of the exterior walls, mechanical, electrical, and plumbing systems.

The Interim Chancellor at Chicago with the concurrence of the appropriate administrative officers recommends that the following contracts¹ for construction work be awarded. Competitive bidding procedures in accordance with the Illinois Procurement

¹Contracts for divisions that were awarded within the delegated approval levels: Division 2 (Plumbing)--St. John Plumbing, St. John, IN (\$208,600); Division 4 (Ventilation)--Westside Mechanical, Naperville, IL (\$494,000).

Code were followed; and the award is to the lowest responsible bidder on the basis of its base bid plus the acceptance of indicated alternates².

Division 1 – General Work

Joseph Construction Company, Lynwood, IL	Base Bid	\$3,920,644
	Alt. 1	26,806
	Alt. 2	24,541
	Alt. 3	3,420
	Alt. 4	3,500
	Alt. 5	48,532
	Alt. 6	13,392
	Alt. 8	0
	Alt. 10	0
TOTAL		<u>\$4,040,835</u>

²Description of Alternates: Alternate # 1 – GEOTHERMAL BORES – Material, labor, piping and related equipment to install twenty-five additional geothermal bores. Include all incidental work, including site protection and restoration.

Alternate # 2 – CLASSROOM DOORS LOCKSETS – Material and labor related to installation of Locknetics mortise locksets.

Alternate # 3 – QUAD OUTLETS AT SECOND AND THIRD FLOOR CLASSROOMS – Material, labor and related equipment to install quad power floor boxes at the second and third floor classrooms.

Alternate # 4 – LANDSCAPE WATER DETENTION – Material, labor, and related equipment for the excavation and removal of existing soil, mechanical loosening of remaining subsoil and the preparation, testing and installation of specialty planting soil in the planting area between the building and the perimeter sidewalk to facilitate the channeling, filtration and absorption of storm water required for LEED.

Alternate # 5 – MILLWORK TABLES – Material, labor and related equipment to install millwork tables at the informal learning areas on the first, second, and third floors.

Alternate # 6 – WHITE BOARDS – Material, labor, and related equipment to remove the existing slate blackboards and blocking in their entirety and install new wall-mounted whiteboards and wood trim and wall blocking in the existing wall recess.

Alternate # 8 – ADHERED ROOF INSULATION – Material, labor and related equipment to install asphalt adhered tapered roof insulation.

Alternate # 10 – UPGRADE BUILDING AUTOMATION SYSTEM – Material, labor and related equipment to delete the server requirement and replace the Alerton Integration Level equipment with Tridium JACE Panels and a Tridium server.

Division 3 – Heating/Air Conditioning Work

Ideal Heating, Brookfield, IL	Base Bid	\$1,465,000
	Alt. 1	323,000
	Alt. 10	<u>0</u>
TOTAL		\$1,788,000

Division 5 – Electrical Work

Jin Electric, Chicago, IL	Base Bid	\$819,060
	Alt. 3	<u>57,000</u>
TOTAL		\$876,060

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 the Academic Facility Maintenance Fund Assessment Fund and FY 2009 Institutional Funds Operating Budget.

The President of the University concurs.

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

(Construction is to begin in June 2008 and is scheduled to be completed in July 2009.)