Approved by the Board of Trustees

November 14, 2024

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Board Meeting

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## ROLL CALL

## AWARD CONSTRUCTION CONTRACT FOR RENOVATE TAFT HALL, CHICAGO

**Action:** Award Construction Contract for Renovate Taft Hall

**Funding:** Institutional Funds Operating Budget andAcademic Facilities Maintenance Fund Assessment

In May 2024, the Board of Trustees approved a $27.7 million project to renovate Taft Hall and its associated design. The project consists of renovating the entirety of Taft Hall, including all interior spaces and exterior components, the façade/envelope, and the roof. It will also include a comprehensive remodeling of all building components and systems, including but not limited to architectural, HVAC, electrical, AV- and IT-related infrastructure, plumbing, and life safety. This project will also seek to remove and replace the existing exterior wall system. Renovating Taft Hall will provide the university with contemporary, functional learning spaces that support active learning and are flexible for hybrid learning. This project will achieve a minimum of LEED Gold certification.

For the project to proceed, the chancellor, University of Illinois Chicago, and vice president, University of Illinois System, with the concurrence of the appropriate administrative officers, recommends that the following single-prime contract be awarded. Competitive bidding procedures in accordance with the Illinois Procurement Code were followed, and the award is to the lowest responsible bidder based on its base bid and alternate.[[1]](#footnote-1)

Tyler Lane Construction, Inc. Base bid $14,403,685

Chicago, Illinois Alternate #1 $26,068

TOTAL $14,429,753

Funds for this project are available from institutional funds operating budget of the University of Illinois Chicago and the Academic Facilities Maintenance Fund Assessment.

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.

The president of the University of Illinois System concurs.

Construction is expected to begin in late 2024 and is scheduled to be completed by the summer of 2026.

Table 1: Diverse Vendor Participation

|  |  |  |  |
| --- | --- | --- | --- |
| **Awarded Vendor** | **Prime Contract $ / Diverse Subcontractor Certification** | **Diverse Subcontractor Value** | **Subcontractor % of Work** |
| Tyler Lane Construction, Inc., Chicago, IL 60631 | $14,429,753 |  |  |
|  |  |  |  |
|  | MBE (HA) | $1,117,152 | 8% |
|  | MBE (AI) | $244,000 | 2% |
|  | VOSB | $613,000 | 4% |
|  | WBE | $2,969,700 | 21% |
|  |  | **$4,943,852** | **34%** |

1. Description of Alternate: Alternate 1: Furnish and install new conductors in new 4” conduit [↑](#footnote-ref-1)