

Approved by the Board of Trustees
November 16, 2017

Board Meeting
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ROLL CALL

APPROVE NAMING, INCREASE PROJECT BUDGET, AND AWARD CONSTRUCTION CONTRACT FOR MODULAR DESIGN BUILDING, COLLEGE OF ENGINEERING, CHICAGO

Action: Approve Naming, Increase Project Budget, and Award Construction Contract for Modular Design Building, College of Engineering

Funding: Institutional Funds Operating Budget and Academic Facilities Maintenance Fund Assessment Funds

In November 2016, the Board approved an increase to the project budget to a full budget of \$34.0 million and the employment of Berglund Construction Company as construction manager for construction management services, including scope, schedule, and budget management. In March 2017, the Board approved the design and an amendment to the professional services agreement.

The College of Engineering would like to designate the Modular Design Building as the Engineering Innovation Building and it will be located at the southeast corner of Morgan and Taylor Streets and will be situated west of the Science and Engineering South Building located at 845 West Taylor Street. The building is expected to be approximately 50,000 gross square feet in size and is intended to support a high-bay structural testing laboratory, wet labs, dry labs, offices, and classroom space. The building will feature design

elements such as modular laboratory bays to maximize flexibility to support future programs. The project will be designed to LEED Silver at a minimum with LEED Gold as an aspirational goal.

After design development and further review, it was determined that the \$34.0 million project budget established for the project is not sufficient to build the types of wet laboratories needed for Chemical Engineering and Mechanical and Industrial Engineering. The current project is estimated to require \$43.0 million, an increase of \$9.0 million. A major part of the budget increase is attributed to the requirements of the wet laboratories, including casework, vibration isolation, and mechanical, electrical, and plumbing systems.

Accordingly, the Chancellor, University of Illinois at Chicago, and Vice President, University of Illinois with the concurrence of the appropriate administrative officers recommends that the College of Engineering Modular Design Building be named the Engineering Innovation Building and the project budget be increased to \$43.0 million, an increase of \$9.0 million.

Bids for the construction work have been solicited and 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 contract 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 alternates¹:

¹ Description of Alternates: Alt. 1--High Bay Addition: An addition to/expansion of the High Bay Structural Testing Lab at the northwest corner of the building; approximately 3,200 square feet.

Division 1 – General Work

Chicago Commercial Construction,	Base Bid	\$ 7,950,000
Chicago, IL 60617	Alt. 1	<u>838,850</u>
TOTAL		\$ 8,788,850

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 institutional funds operating budget of the University of Illinois at Chicago and Academic Facilities Maintenance Fund Assessment Funds.

The President of the University concurs.

Construction is expected to begin in January 2018 and is scheduled to be completed July 2019.