Approved by the Board of Trustees

November 16, 2023

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Board Meeting

November 16, 2023

ROLL CALL

# APPROVE PROJECT BUDGET AND AWARD CONSTRUCTION CONTRACT FOR PLANNING, SUSTAINABILITY, AND PROJECT MANAGEMENT (PSPM) CONSOLIDATION TO TAYLOR STREET BUILDING, CHICAGO

**Action:** Approve Project Budget and Award Construction Contract for Planning, Sustainability, and Project Management Consolidation to Taylor Street Building

**Funding:** Institutional Funds Operating Budget

In October 2021, the University of Illinois Chicago employed a professional services consultant to provide professional services for consolidating the Planning, Sustainability, and Project Management (PSPM) offices in the Taylor Street Building, Chicago. The project’s objective is to consolidate offices in two separate buildings into one facility at 1101 W. Taylor St., Chicago. Consolidation is intended to utilize space better and improve intra-department collaboration. The project will be a model for optimally using office space across the University. No private offices will be provided, and the work areas will be a combination of semi-open workstations and shared flexible work and meeting spaces designed to accommodate a hybrid work schedule.

The three-story building owned by the university previously housed a branch of the Chicago Public Library but currently sits vacant. Renovation of the building will include a complete remodeling of the interior spaces, replacement of exterior windows, accessibility improvements, and a complete upgrade of building mechanical systems.

For the project to proceed, it is necessary to approve the project budget and the construction contract award. Accordingly, the chancellor, University of Illinois Chicago, and vice president, University of Illinois System, with the concurrence of the appropriate administrative officers, recommends that the Board of Trustees approve the PSPM Consolidation to the Taylor Street Building project with a project budget of $5,749,500.

Bids for the construction work have been solicited, and 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 were conducted in accordance with the Illinois Procurement Code, and the award is to the lowest responsible bidder on the basis of its base bid and accepted alternates:[[1]](#footnote-1)

Joseph Construction Company Base Bid $3,017,000

Lynwood, IL Alternate 1 $ 69,555

Alternate 2 $ 14,443 Alternate 3 $ 255,828

TOTAL $3,356,826

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 Procedures*, and Board of Trustees policies and directives.

Funds for this project are available from the institutional funds operating budget of the University of Illinois Chicago.

The president of the University of Illinois System concurs.

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| Table 1: Diverse Vendor Participation | |  |  |  |  |  |
| Division | Awarded Vendor | Prime Contract Value | Prime Diversity? | Subcontractor Contract Value | Subcontractor % of Work | Diverse Classification |
| Single Prime | Joseph Construction Company, Lynwood, IL | $ 3,356,826 | N/A | $ 652,582 | 19% | MBE (AFA) |
|  |  |  |  | $ 112,970 | 4% | MBE (HA) |
|  |  |  |  | $ 250,000 | 7% | WBE |
|  |  |  |  | $ 124,158 | 4% | VOSB |
|  | Single Prime Total |  |  | $ 1,139,710 | 34% |  |
|  |  |  |  |  |  |  |

1. Description of Alternates: Alternate 1 – Addition of a shower room located on level 01 in place of storage room 105; Alternate 2 – Addition of millwork benches along the northern windows in reception and café; Alternate 3 – Addition of build out of the western portion of level 03. [↑](#footnote-ref-1)