

APRIL 17, 2025

# UH and BSB Energy Performance Contract Project





# Agenda

- Project Overview
- Schedule
- UH and BSB Construction Impacts
- Workspace During Construction
- Hoteling Expectations and Process
- Communication Plan



# Project Overview

## General Scope

- BOT approved \$29.8M project to replace (21) air handling units in UH and (3) air handling units in BSB
  - Units are 60 years old and obsolete
- Building occupants make (175) repair requests per year to address temperature problems

## Benefits

- Improved temperature control for occupants
- Reduced energy usage by 30 to 40%
- Reduced operating and repair expenses

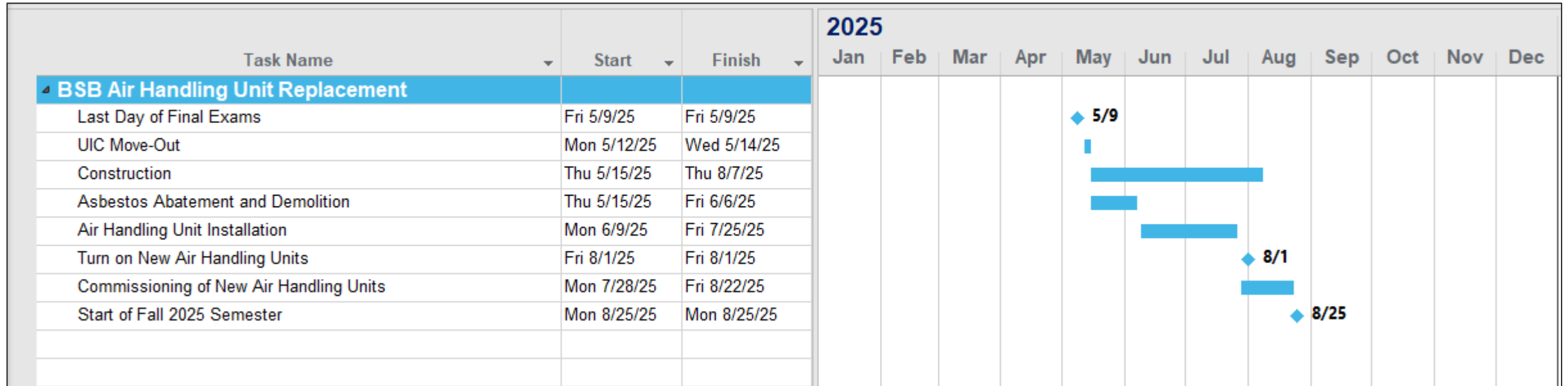




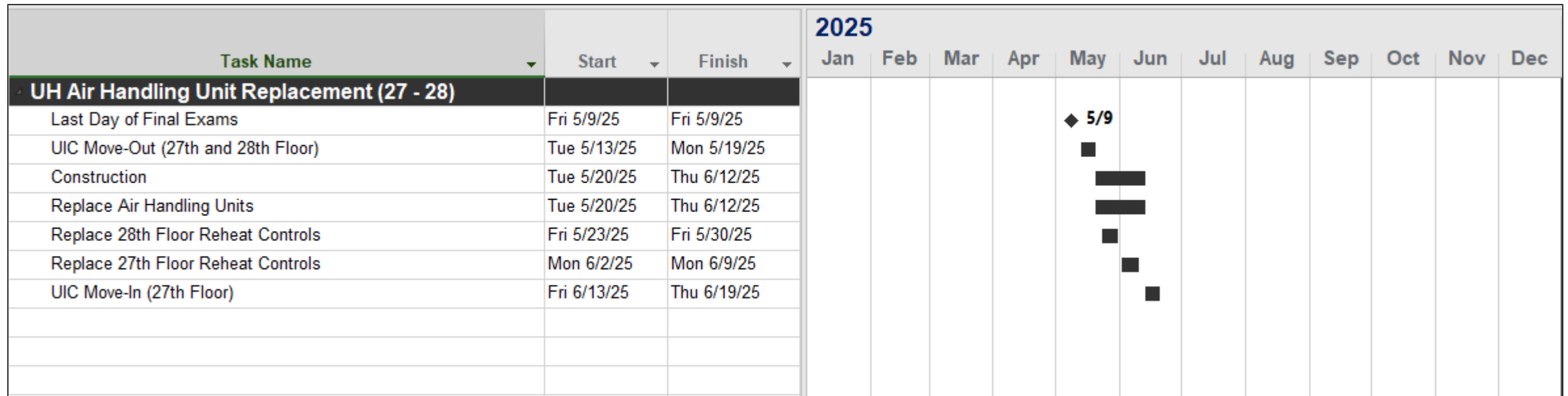
# Schedule

- **Behavioral Sciences Building**
  - Overall duration: mid-May 2025 to August 2025
- **UH (28<sup>th</sup> and 27<sup>th</sup> Floors)**
  - Overall duration: mid-May 2025 to mid-June 2025
- **UH (26<sup>th</sup> Floor thru Basement)**
  - Overall duration: mid-June 2025 to April 2026
  - Construction on three floors at a time

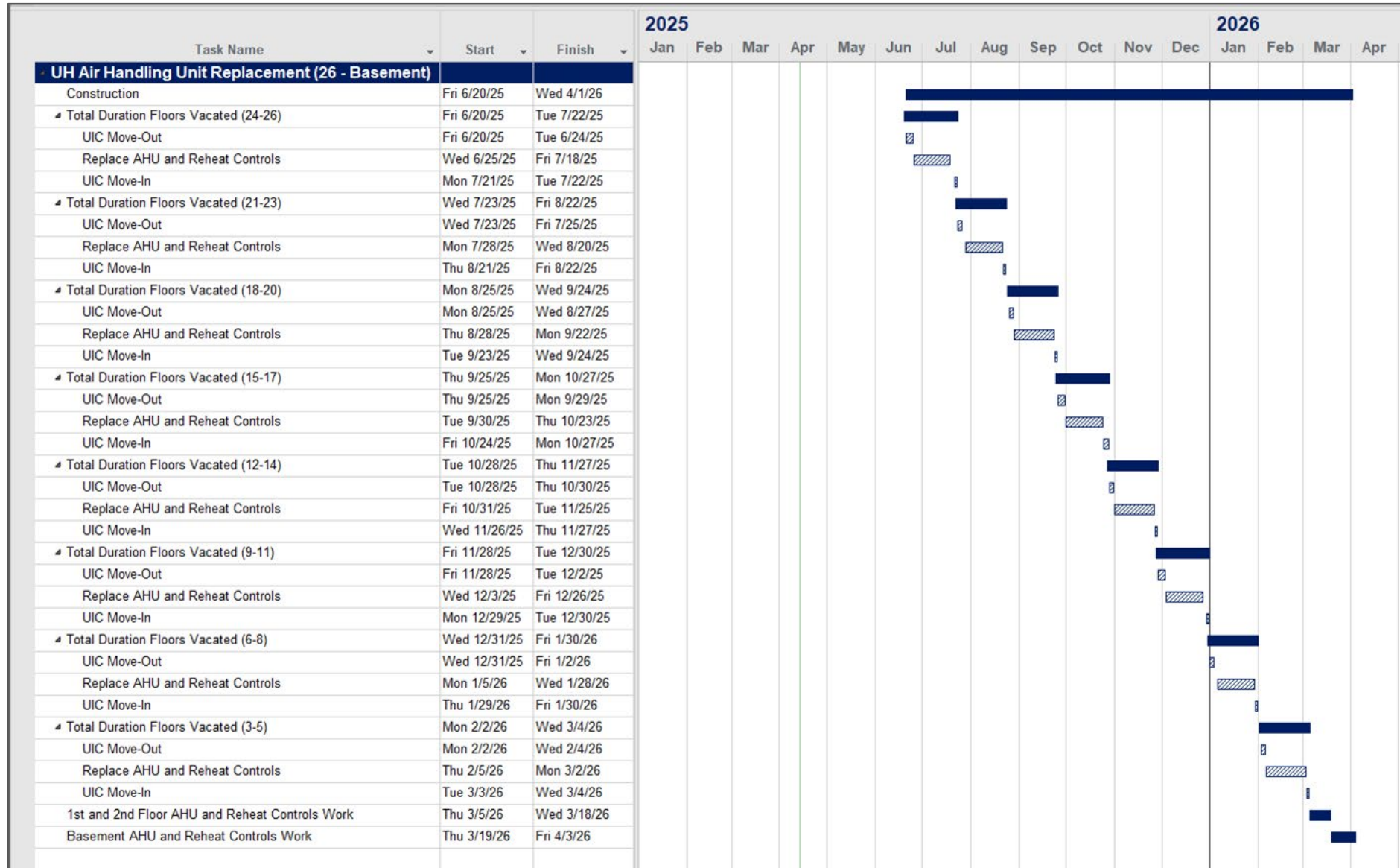
# Gantt Chart – BSB 4<sup>th</sup> Floor thru Basement



# Gantt Chart – UH 28<sup>th</sup> and 27<sup>th</sup> Floors



# Gantt Chart – UH 26<sup>th</sup> Floor thru Basement





# BSB Construction Impacts

## Specific Scope

- Replacement of air handlers and digital controls in mechanical rooms

## Vacation of Floors

- Large classrooms on 1<sup>st</sup> and 2<sup>nd</sup> floors and animal research spaces in basement are served by different air handling units and will not need to be vacated
- All other offices, labs, and small classrooms will be vacated before construction starts
- During construction, fresh air ventilation to zones being upgraded will be suspended

## Room Access

- Contractors will only work in mechanical rooms



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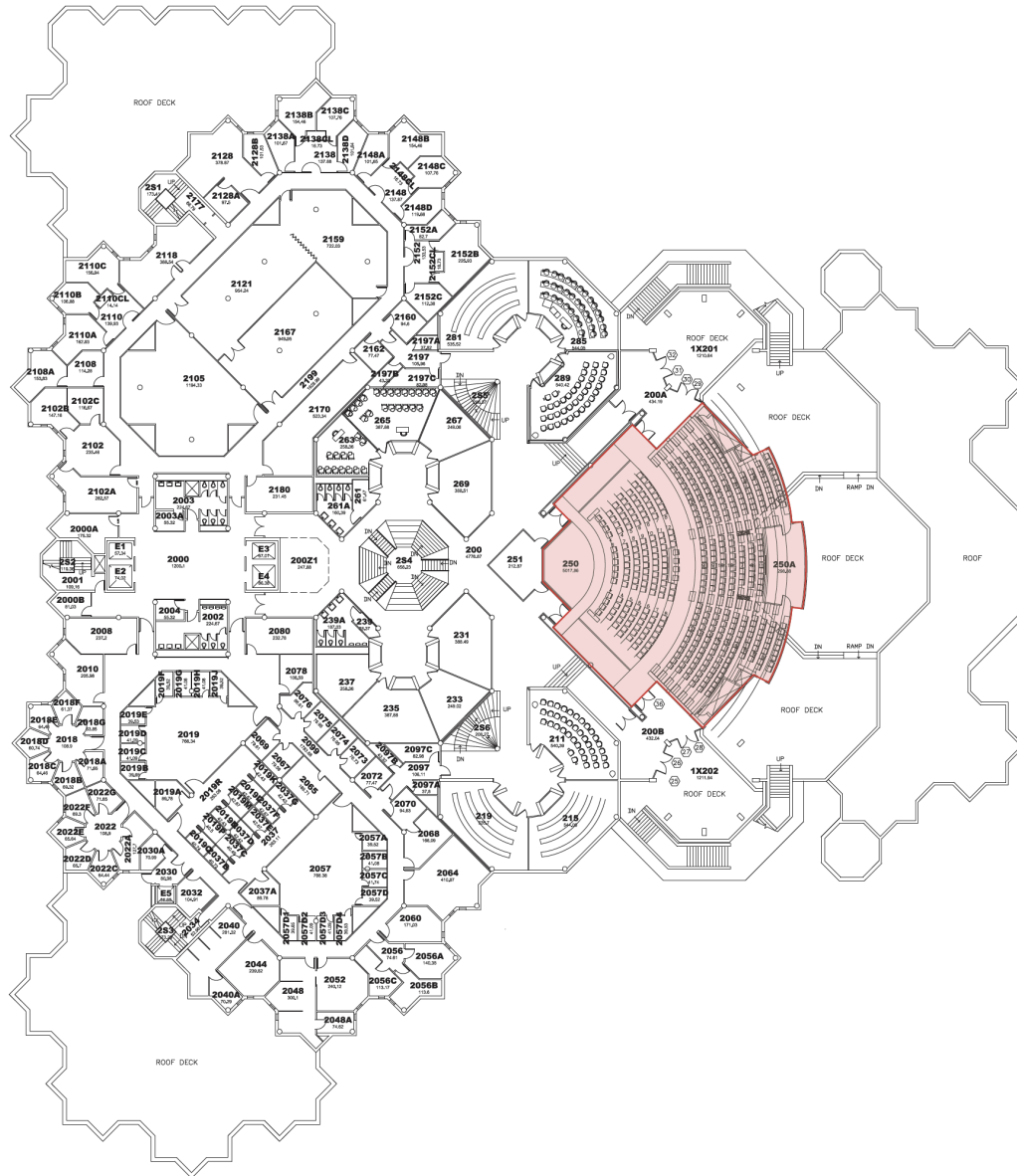
- **Institute for the Humanities**
- **Psychology rooms B23-B81**

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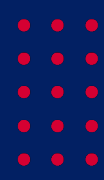
- **Institute for the Humanities**
- **BSB Learning Center/C-Stop  
(Technology Solutions)**
- **Dining Services and Student  
Centers Retail**
- **Classrooms 140 and 145**

# BSB Spaces Not Requiring Vacation – 2<sup>nd</sup> Floor



Department not impacted:

- Classroom 250



# UH Construction Impacts

## Specific Scope

- Replacement of air handlers in mechanical rooms and temperature control sensors, valves and thermostats throughout building
- One elevator will be reserved for contractor use

## Vacation of Floors

- Floors will be fully vacated (typically 3 floors at a time) in phases, prior to work on each floor
- Asbestos abatement will precede demolition
- During construction, fresh air ventilation to floors being upgraded will be suspended

## Room Access

- Contractors will need to access every room to facilitate temperature control upgrades
- Rooms will be unlocked each morning and relocked each evening
- Filters will be used to contain dust, rooms will remain clean, and indoor air quality testing will be maintained





# Vacation and Access

## What does “vacation” mean?

- Employees will need to remove their laptop and essential items needed during construction
- Employees should lock-up or remove personal items of value
- Materials in file cabinets, on bookshelves and desks may remain

## What about access during construction?

- Employees will not be able to access spaces during construction
- In case of emergency, employees must contact the PSPM project manager and arrange for a time when they can be escorted to their office to retrieve what is needed.



# Workspace During Construction

# Where can employees work during construction?

During construction, office space will be inaccessible at BSB and University Hall. It is recommended that employees utilize one or more of the following modalities:

- **Work remotely**
- **Work at the Daley Library**
- **Reserve hoteling workstations on east campus**



# Remote Work

**There will not be enough hoteling workstations available to accommodate each employee that will be displaced during construction.**

- With supervisor approval, employees with assigned offices in UH and BSB should plan to work remotely during construction.
- College's/Department's to ensure that employees working remotely have adequate equipment (i.e., laptops) to remain operational.
  - Technology Solutions has a limited number of loaner laptops





# Space at the Daley Library

Employees with offices impacted by construction should consider using space throughout Daley Library to meet short-term on campus space needs.

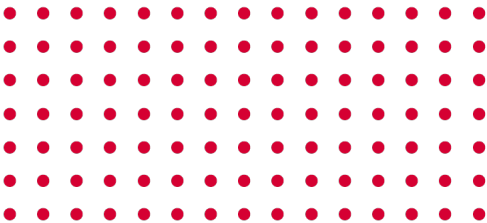
- Tables and chairs throughout the library can be used for informal discussions with students.
- For in-person discussions requiring privacy, employees can reserve study rooms at the 1<sup>st</sup>, 3<sup>rd</sup> and 4<sup>th</sup> floor of the library.



# Hoteling Workstations

Limited hoteling workstations will be available in several buildings on the east campus, which can be reserved daily by employees impacted by construction work. The following spaces are available:

Building Name	Floors	Space Description	Count of Private Offices	Count of Workstations	Total Workspace Seats Available	Additional Comments
Thomas Beckham Hall	1	Offices on 1 <sup>st</sup> floor	5	1	6	These offices and workstation are separated across two separate suites located on the north and south ends of the first floor.
Roosevelt Road Building	2	2nd floor, southwest quadrant	0	24	21	Cubicles and workstations located within Technology Solutions office space.
		TOTALS	5	25	27	



An aerial photograph of a university campus, likely the University of Illinois at Chicago (UIC), showing a large green lawn, numerous trees, and a winding pedestrian path. The image is overlaid with a semi-transparent blue filter. The title text is centered over the middle of the image.

# Hoteling Expectations and Process

# Hoteling Ground Rules

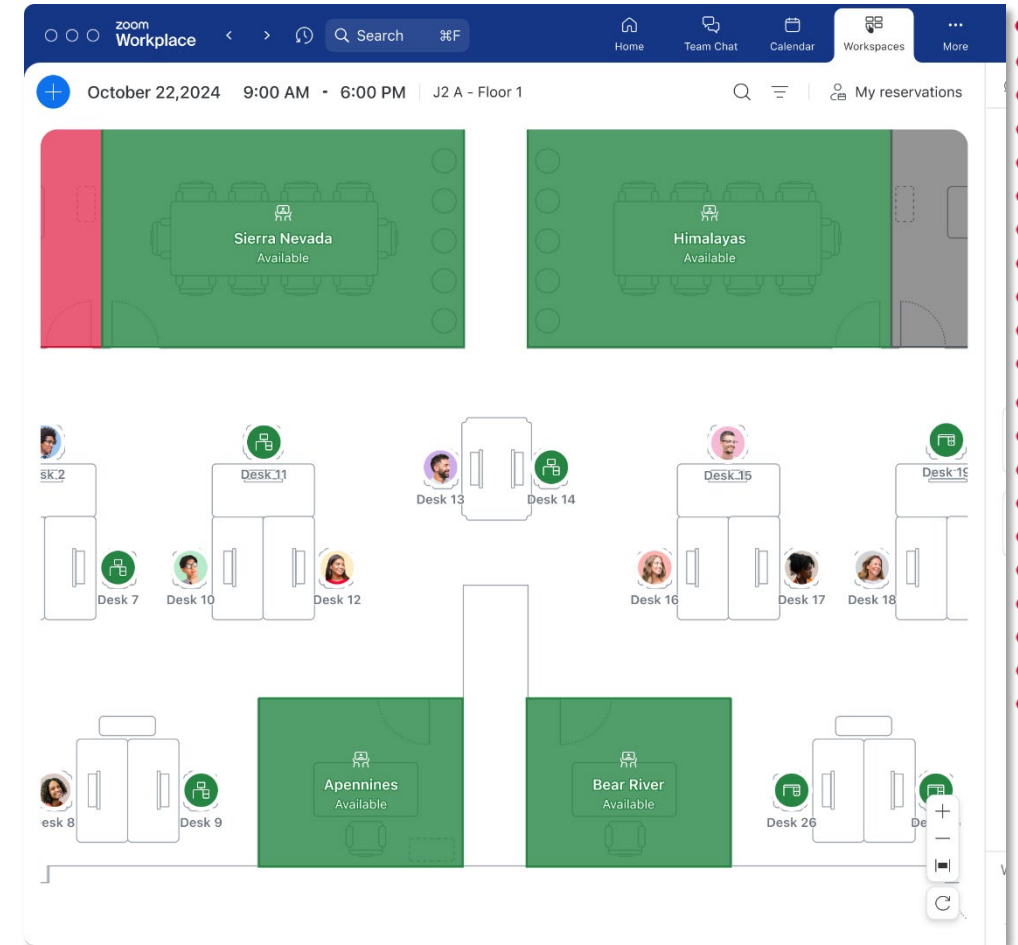
- **Hoteling workspace is intended for employees with work activity that requires them to be physically on campus.**
  - For example, interacting with students, advising students, tech support for learning and research spaces, etc.
- **Hoteling workspace can be reserved on a first-come, first-served basis**
  - Workspace can be reserved for a maximum of 1 working day at a time.
- **At the end of a reservation, hoteling workspaces must be cleared of all personal belongings.**
  - Furniture and equipment (docking station, monitors, etc.) should not be removed from the space.





# Reserving Hoteling Workspace

- Hoteling workspaces can be reserved electronically through Zoom's Workspace Reservation tool or via the Zoom app.
  - Zoom Workspace Reservation Tool:  
<https://uic.zoom.us/workspace>
  - Technology Solutions will assist departments with training on the Zoom reservation app and manage reservations.
- Technology Solutions will provide technical support to aid employees with the reservation app and equipment (docking stations, monitors, etc).
  - Technology Solutions staff can be contacted for assistance via:  
<http://help.uic.edu/swing-space-support>





# Communication Plan

## Prior to Construction

- Series of meetings will be held with the following stakeholders:
  - Vice Chancellors, Vice Provosts and Deans
  - Directors and Department Heads
  - All UH occupants
  - All BSB occupants
- Ameresco, the contractor, will publish a project specific website with the following information
  - Project overview and scope of work
  - Planned schedule
  - Contact information
- QR codes will be posted throughout to enable occupants to quickly access the website and contact information for Ameresco and PSPM's project managers



# Communication Plan

## During Construction

- Ameresco, the contractor, will update the project specific website with:
  - Realtime schedule
  - Project progress and updates
- QR codes will be posted throughout to enable occupants to quickly access the website and contact information for Ameresco and PSPM's project managers
- PSPM will issue email updates to stakeholders as needed

# Project Website

<https://www.ameresco.com/uic/>

