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### Building contract between Lutheran Deaconess Home and Hospital of Chicago and WM. E. Schweitzer, 1958 March

Advocate Aurora Health

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March 31, 1958

SUMMARY OF WORK  
INCLUDED UNDER CONTRACT

\* \* \* \* \*

HOSPITAL BUILDING, NURSES RESIDENCE

AND

SCHOOL BUILDING

FOR

LUTHERAN GENERAL HOSPITAL  
South side of Dempster Rd.  
Between Western Avenue and  
Luther Lane, Maine Township,  
Cook County, Illinois.

\* \* \* \* \*

RUBENMAN & HAMMOND, INC.  
ARCHITECTS & ENGINEERS  
53 W. Jackson Boulevard  
Chicago Illinois

\* \* \* \* \*

Work Covered By:

Specifications, Dated January 17, 1958,  
Addendum No. 1, Dated February 13, 1958,  
Addendum No. 2, Dated February 18, 1958,  
Addendum No. 3, Dated April 28, 1958,  
and Drawings, Dated January 17, 1958.

Wm. E. Schweitzer & Co.

Base Bid, Proposal C-1

Dated February 25, 1958. . . . . \$ 3,983,900.00 ✓

Base Bid, Proposal C-2

Dated February 25, 1958. . . . . \$ 699,100.00 ✓

Alternate Proposal

(Thin set, Ceramic Tile)

No. 8A, Deduct . . . . . \$ 860.00 ✓

Alternate Proposal

(Convectors, Nurses Residence)

No. 14, Deduct . . . . . \$ 17,200.00 ✓

Alternate Proposal

(Pox-O-Pac, Paving Base)

No. 18, Deduct . . . . . \$ 1,480.00 ✓

Alternate Proposal

(Metal Lockers)

No. 20, Deduct . . . . . \$ 6,458.00 ✓

Alternate Proposal

(Sterilizer Equipment)

No. 21, Deduct . . . . . \$ 35,000.00 ✓

Alternate Proposal

(Battery Emergency System)

No. 23, Deduct . . . . . \$ 2,600.00 ✓ \$ 64,198.00 ✓

TOTAL CONTRACT PRICE. . . . . \$ 4,618,802.00 ✓

*JH*  
*RS*

IN WITNESS WHEREOF, the parties hereto on the day and year first above written have executed this Agreement in Twelve (12) counterparts, each of which shall, without proof or accounting for the other Counterparts, be deemed and original thereof.

ATTEST:

Arthur L. Farny  
Secretary

WILLIAM E. SCHWEITZER CO.

By William E. Schweitzer  
President

2207 Dodge Avenue  
Evanston, Illinois

ATTEST:

Wm. T. Nelson  
Asst. Secretary

LUTHERAN DEACONESS HOME  
AND HOSPITAL OF CHICAGO

By Wm. T. Nelson  
President

1138 North Leavitt Street  
Chicago, Illinois



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Dated February 25, 1958.

. . . . \$ 3,983,900.00 ✓

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Dated February 25, 1958.

. . . . \$ 699,100.00 ✓

Alternate Proposal  
(Thin set, Ceramic Tile)  
No. 8A, Deduct . . . .

\$ 860.00 ✓

Alternate Proposal  
(Convectors, Nurses Residence)  
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\$ 17,800.00 ✓

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\$ 1,480.00 ✓

Alternate Proposal  
(Metal Lockers)  
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\$ 6,458.00 ✓

Alternate Proposal  
(Sterilizer Equipment)  
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\$ 35,000.00 ✓

Alternate Proposal  
(Battery Emergency System)  
No. 23, Deduct . . . .

\$ 2,600.00 ✓ \$ 64,198.00 ✓

TOTAL CONTRACT PRICE. . . . \$ 4,618,802.00 ✓

*It is*  
*OK*



# AGREED UNIT PRICES

## FOUNDATION WORK

### Unit Prices

	<u>Additions</u>	<u>Deductions</u>
(a) Excavation, Walls and Footings	\$ 2.00 ✓	\$ 1.00 ✓ Cu.Yd.
(b) Concrete in place	20.00 ✓	15.00 ✓ Cu.Yd.
(c) Form Work, in place	.90 ✓	.75 ✓ Sq.Ft.
(d) Reinforcing Steel, in place	.12 ✓	.10 Per Lb.

## CAISSON WORK

### Unit Prices

(a) Excavation	\$ 1.70 ✓	\$ .60 ✓ Cu.Ft.
(b) Concrete Work	.60 ✓	.40 ✓ Cu.Ft.

## UNIT EQUIPMENT

### Prices

It is understood that the Owner has the option for ninety (90) days from date to purchase any one, or all of the following items separately, at the prices listed and the cost will be deducted from the Contract Price. The Contractor shall receive the item or items at the Site and install them in the Building in accordance with the Specifications and as indicated on the Drawings.

### Unit Prices - Section 31 - Plumbing Work

(a) Sump pumps, ejector pumps and basins thereof	\$ 4,100.00 ✓
(b) Pneumatic pressure tanks	\$ 3,600.00 ✓
(c) House and service water pumps	\$ 3,700.00 ✓
(d) Water softener and brine tank	\$ 5,100.00 ✓
(e) Domestic hot water circulating pumps	\$ 400.00 ✓
(f) Plumbing fixtures	\$ 48,000.00 ✓
(g) Soap dispensing equipment	\$ 400.00 ✓
(h) Fire pumps and leakage pump	\$ 6,100.00 ✓
(i) Hose racks, hose cabinets and fire extinguishers	\$ 3,150.00 ✓

### Unit Prices - Section 32 - Heating, refrigeration and piping work

	<u>HOSPITAL</u>	<u>HOME</u>
(a) Package boiler - burner units	\$ 36,480.00 ✓	
(b) Fuel oil storage tanks	\$ 4,318.00 ✓	
(c) Heating	\$ 7,428.00 ✓	
(d) Boiler Feed pumps	\$ 3,826.00 ✓	
(e) All water circulating pumps	\$ 8,310.00 ✓	\$ 930.00 ✓

OK  
Gus.



Unit Prices - Section 32 - Heating, Refrigeration and Piping Work (Cont'd)

	<u>HOSPITAL</u>	<u>HOME</u>
(f) All hot water converters (except spray water heaters)	\$ 940.00 ✓	\$ 742.00 ✓
(g) 2 package water chilling units	\$19,350.00 ✓	
(h) Domestic Hot Water Generators	\$ 6,248.00 ✓	\$ 511.00 ✓
(i) Air Compressor	\$ 1,209.00 ✓	
(j) Vacuum return and condensate water pumps	\$ 3,982.00 ✓	\$ 638.00 ✓
(k) Fan-coil units	\$18,630.00 ✓	\$14,310.00 ✓
(l) Blast heating coils	\$ 3,488.00 ✓	
(m) Sprayed type dehumidifiers	\$ 7,091.00 ✓	
(n) Condensing unit for Autopsy Room	\$ 325.00 ✓	

Unit Prices - Section 33 - Ventilation Work

(a) Utility type fan sets including drives and motors	\$ 3,150.00 ✓
(b) Large ventilating fans	\$ 8,980.00 ✓
(c) Package ventilating units	\$ 4,030.00 ✓
(d) Power roof exhausters	\$ 790.00 ✓
(e) All air filtering equipment	\$ 8,298.00 ✓
(f) Grilles	\$ 1,480.00 ✓
(g) Ceiling air outlets	\$ 4,960.00 ✓

Unit Prices - Section 34 - Electrical Work

(a) Main 480 volt switchboard	\$21,150.00 ✓
(b) Unit sub-station (Hospital Building)	\$21,721.00 ✓
(c) Unit sub-station (Nurses Residence)	\$ 4,290.00 ✓
(d) X-Ray and emergency transformers	\$ 2,100.00 ✓
(e) Diesel electric generator set	\$26,786.00 ✓
(f) All branch circuit panelboards	\$17,859.00 ✓
(g) Emergency storage battery, charger, etc.	\$ 2,274.00 ✓
(h) Multi-unit control centers	\$15,466.00 ✓
(i) All lighting fixtures and standards	\$72,020.00 ✓
(j) Clocks	\$ 1,639.00 ✓
(k) Central dictaphone (equipment only)	\$ 3,393.00 ✓
(l) Nurses call system (equipment only)	\$10,000.00 ✓

*JK G.S.*



Unit Prices - Section 34 - Electrical Work - Cont'd.

- |  |                      |
|--|----------------------|
| (m) Fire alarm system (equipment only)                 | \$ <u>4,000.00</u> ✓ |
| (n) Room calling and answering system (equipment only) | \$ <u>850.00</u> ✓   |
| (c) Nurses intercom system (equipment only)            | \$ <u>350.00</u> ✓   |

WM. E. SCHWEITZER & CO.

BY

*W. E. Schweitzer*

President

VETERAN DEACONESS HOME  
AND HOSPITAL OF CHICAGO

BY

President



THIS AGREEMENT, entered into this day of March 31, 1958,  
by OTIS ELEVATOR COMPANY, 600 WEST JACKSON BOULEVARD, CHICAGO,  
ILLINOIS, hereinafter called the "CONTRACTOR" and LUTHERAN  
DEACONESS HOME AND HOSPITAL OF CHICAGO, 1138 NORTH LEAVITT STREET  
CHICAGO, ILLINOIS, hereinafter called the "OWNER,"

WITNESSETH that the Contractor and the Owner, in consideration  
of premises and of the mutual covenants, considerations and agree-  
ments herein contained, agree as follows:

STATEMENT OF WORK - The Contractor shall furnish all labor and  
materials and perform all work for the Elevator and Dumbwaiter  
work for the Lutheran General Hospital Building and Nurses  
Residence and School building, to be erected at the South side  
of Dempster Road, between Western Avenue and Luther Lane, Maine  
Township, Cook County, Illinois, in strict accordance with the  
Specifications dated January 17, 1958, for General Work and  
Mechanical Work, Addendum No. 1 thereto dated February 13, 1958,  
Addendum No. 2 thereto dated February 18, 1958, and Addendum  
No. 3 thereto Dated April 28, 1958, and the Drawings listed  
therein, prepared by BURNHAM & HAMMOND, INC., 53 WEST JACKSON  
BOULEVARD, CHICAGO, ILLINOIS, acting as and in these Contract  
Documents entitled the ARCHITECT, all of which are made a part  
hereof,

TIME FOR COMPLETION - The Work shall be commenced on or about  
March 31, 1958, and shall be completed within SIX HUNDRED TEN  
(610) calendar days from and after said date.

COMPENSATION TO BE PAID TO CONTRACTOR - The Owner will pay and  
the Contractor will accept in full consideration for the per-  
formance of the Contract, subject to Additions and Deductions as  
provided therein the sum of ONE HUNDRED, SEVENTY-THREE THOUSAND  
THREE HUNDRED TWENTY DOLLARS AND NO CENTS (\$173,320.00) being  
the amount of the Contractors Base Bid Proposal EL-2 and  
Alternate Proposal EL2-5.

IN WITNESS WHEREOF, the parties hereto on the day and year first  
above written have executed this Agreement in Twelve (12) counterparts,  
each of which shall, without proof or Accounting for the other counter-  
parts, be deemed an original thereof.

ATTEST:

*H. H. H. H.*  
Assistant Secretary

OTIS ELEVATOR COMPANY

BY *J. M. Miller*  
Manager  
600 West Jackson Boulevard  
Chicago, Illinois

ATTEST:

*W. J. Nelson*  
Asst. Secretary

LUTHERAN DEACONESS HOME  
AND HOSPITAL OF CHICAGO

BY \_\_\_\_\_  
President

1138 North Leavitt Street  
Chicago, Illinois