

Board Meeting
April 11, 2006

ROLL CALL

AWARD CONTRACTS FOR
INSTRUCTIONAL FACILITY, COLLEGE OF BUSINESS, URBANA

Action: Approve Award of Contracts for the Instructional Facility, College of Business, Urbana

Funding: Gift Funds and Future Sale of Certificates of Participation

The new \$62.0 million state-of-the-art facility of approximately 153,900 gross square feet for the College of Business will accommodate the MBA Program, the Undergraduate Affairs Program, the Accountancy Program, and other instructional activities. The new building will address both quantitative and qualitative space needs to support modern instructional styles. All program elements embody the college's long-standing commitment to excellence in scholarship, teaching, and service.

Bids for the construction of this facility have been solicited and in order for the project to proceed, the Chancellor at the Urbana campus with the concurrence of the appropriate administrative officers recommends that the following contracts¹ be awarded based on competitive bidding procedures in accordance with the Illinois Procurement

¹Contracts for other divisions were awarded that were within the delegated approval levels: Division 6 – Sprinkler Work: Automatic Fire Sprinkler Co., Normal, IL - \$397,800; and Division 8 – Testing and Balancing Work: Certified Testing, Petersburg, IL - \$84,000, making a total award of \$42,618,185.

Code to the lowest responsible bidder for each division on the basis of its base bid plus the acceptance of indicated alternates²:

Division 1 – General Work

Mid-States General & Mechanical Contracting, Decatur, IL	Base Bid	\$7,726,000
	Alt. 1	125,000
	Alt. 5	50,000
	Alt. 6	139,000
	Alt. 7	79,000
	Alt. 10	133,000
	Alt. 11	-4,000
	Alt. 12	0
TOTAL		<u>\$8,248,000</u>

Division 2 – Plumbing Work

T. A. Brinkoetter and Sons, Inc., Decatur, IL	Base Bid	\$1,088,000
	Alt. 1	23,000
	Alt. 17	29,000
TOTAL		<u>\$1,140,000</u>

²Description of Alternates: Alt. 1 – Finishes out 4th floor area; Alt. 2 – Changes all dimensional stone panels and trim (except Stone Accent Trim) from Indiana or Alabama limestone to Minnesota limestone; Alt. 3 – Changes all dimensional stone panels 7 trim (except Stone Accent Trim) from Indiana or Alabama limestone to Iowa limestone; Alt. 4 – Changes all Stone Accent Trim shown on drawings from Indiana or Alabama limestone to red granite or red slate; Alt. 5 – Adds complete intensive and extensive green roofs systems and includes 2-year plant warranty and 2-year maintenance; Alt. 6 – Deletes the grass area and adds fountain; Alt. 7 – Provides larger fountain; Alt. 8 – Changes metal roofing system from Manufactured Roof Panel to a Sheet Metal Roofing (zinc) system; Alt. 9 – Changes manufactured wall panels from pre-finished galvalume panel system to zinc composite panel system; Alt. 10 – Changes linoleum flooring covering and wood base at 1st floor to terrazzo flooring and terrazzo base; Alt. 11 – Adds battery-operated door access control and related work at doors indicated on the door schedule with base bid including rough-in for future electrical system; Alt. 12 – Adds for electric campus system door access control and related work at doors with base bid to include rough-in for future electrical system; Alt. 13 – Adds CO2 controls/sensors to areas; Alt. 14 – Provides chilled water and compressed air services to buildings; Alt. 15 – Provides raw water service to building; Alt. 16 – Provides chilled water meter assembly in indicated locations; Alt. 17 – Provides raw water distribution in building; Alt. 18 – Changes landscaping plantings to closer spaces; Alt. 19 – Uses occupancy sensors to control variable air volumes; and Alt. 20 – Changes all handrails and guardrails in common areas to stainless steel.

Division 3 – Heating Work

Gingher Process Piping, Inc., East Peoria, IL	Base Bid	\$1,483,000
	Alt. 1	27,000
	Alt. 14	135,000
	Alt. 15	28,000
	Alt. 16	<u>14,000</u>
TOTAL		\$1,687,000

Division 4 – Ventilation & Air Distribution Work

A & R Mechanical Contractors, Inc., Urbana, IL	Base Bid	\$3,282,900
	Alt. 1	<u>90,800</u>
TOTAL		\$3,373,700

Division 5 – Electrical Work

Bodine Electric of Champaign, Champaign, IL	Base Bid	\$5,077,300
	Alt. 1	162,400
	Alt. 12	<u>112,700</u>
TOTAL		\$5,352,400

Division 7 – Temperature Control Work

Siemens Building Technologies, Normal, IL	Base Bid	\$667,000
	Alt. 1	39,000
	Alt. 13	12,000
	Alt. 16	6,000
	Alt. 19	<u>41,000</u>
TOTAL		\$765,000

Division 15 – Concrete Work

Stark Excavating, Inc., Champaign, IL	Base Bid	\$2,209,000
	Alt. 10	<u>0</u>
TOTAL		\$2,209,000

Division 17 – Drywall Work

Performance Contracting, Inc., Carmel, IN	Base Bid	\$4,903,000
	Alt. 1	<u>289,100</u>
TOTAL		\$5,192,100

Division 23 – Masonry Work

J. J. Braker & Sons, Inc., Morton, IL	Base Bid	\$3,190,000
	Alt. 2	1,125,000
	Alt. 4	<u>124,000</u>
TOTAL		\$4,439,000

Division 26 – Roofing Work

Fabri-Tech Sheet Metal, Inc., St. Louis, MO	Base Bid	\$1,647,625
	Alt. 5	349,610
	Alt. 8	72,915
	Alt. 9	<u>-17,100</u>
TOTAL		\$2,053,050

Division 27 – Site Work

Stark Excavating, Inc., Champaign, IL	Base Bid	\$1,631,000
	Alt. 14	38,400
	Alt. 15	<u>0</u>
TOTAL		\$1,669,400

Division 28 – Structural Steel Work

Stone City Ironworks, Inc., Bedford, IN	Base Bid	\$3,936,735
	Alt. 20	<u>76,000</u>
TOTAL		\$4,012,735

Division 35 – Windows and Entrances Work

Bacon & Van Buskirk Co., Inc., Champaign, IL	Base Bid	\$1,995,000
	Alt. 1	<u>0</u>
TOTAL		\$1,995,000

Funds for this project are available from private gift funds and proceeds from the future sale of certificates of participation.

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.

A schedule of the bids received has been filed with the Secretary of the Board for record.

The President of the University concurs.

(Construction will begin in May 2006 and is scheduled to be completed in May 2008.)