

Board Meeting
December 2, 2011

ROLL CALL

AWARD CONTRACT FOR REDEVELOPMENT PLAN PHASE 2A, MAIN
LIBRARY, URBANA

Action: Award Construction Contract for Redevelopment Plan Phase 2A, Main Library

Funding: Academic Facilities Maintenance Fund Assessment Fund

In March 2010, the Board approved the Redevelopment Plan Phase 2A, Main Library project. The project consists of several departmental libraries and houses one of the nation's most extensive library collections. To maintain the integrity of the Library building and to protect the collection, the exterior deficiencies must be addressed. The \$5.0 million proposed Phase 2A project will include 14,525 square feet (\$137 construction cost per gross square foot) of window replacement with energy efficient aluminum windows, structural reinforcement of existing brick masonry chimneys, re-pointing of the exterior brick and stone masonry envelope to reduce moisture infiltration, cleaning the discolored and stained stonework, and improvements to exterior lighting on the original Charles Platt building. This work is in accordance with the Main Library/Undergraduate Library Program Assessment and Development Plan.

Bids for the construction work have been solicited and for the project to proceed, the Vice President, University of Illinois and Chancellor, University of Illinois

at Urbana-Champaign campus with the concurrence of the appropriate administrative officers recommends that the following contract¹ be awarded. Competitive bidding procedures in accordance with the Illinois Procurement Code were followed; and the awards are 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

Johnston Contractors, Inc., Bloomington, Illinois	Base Bid	\$2,940,000
	Alt. 1	68,000
	Alt. 2	<u>56,200</u>
TOTAL		\$3,064,200

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 Academic Facilities Maintenance Fund Assessment Fund.

The President of the University concurs.

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

¹Contract for other division awarded that is within the delegated approval levels: Division 5--Electrical Work, Coleman Electrical Service, Inc., Mansfield, IL, \$47,900.

²Description of Alternates: Alt.1--Masonry and window replacement at west elevation; Alt.2--Remove one additional arch top steel window and supply and install one aluminum replacement window at south elevation.

(Construction will begin in January 2012 and is scheduled to be completed in January 2013.)