

Executive Committee Meeting  
February 26, 2008

ROLL CALL

AWARD CONTRACTS FOR PHASE I OF THE MEMORIAL STADIUM PHASED  
DEVELOPMENT PLAN, DIVISION OF INTERCOLLEGIATE ATHLETICS,  
URBANA

**Action:** Approve Award of Contracts for Phase I of the Memorial Stadium Phased Development Plan, Division of Intercollegiate Athletics, Urbana

**Funding:** Gift Funds and Proceeds from the Sale of Auxiliary Facilities Systems Revenue Bonds Series 2006

In April 2005, HNTB Illinois, Inc., was employed to provide professional services for the study and evaluation of a phased development plan for Memorial Stadium at the Urbana campus. In July 2005, HNTB Illinois, Inc., presented the preliminary stadium facility plan. As part of that plan, an implementation strategy was submitted that prioritized stadium improvements in phases to maximize revenue to the Division of Intercollegiate Athletics, minimize indebtedness, and respond to the seasonal operational needs of the University of Illinois. In January 2006, HNTB Illinois, Inc., was employed for the professional services required through the design development phase for all components of the first phase. At the May 2006 meeting, the Board approved Phase I of the Memorial Stadium Phased Development Plan, Division of Intercollegiate Athletics project with a budget of \$116.0 million and the employment of HNTB Illinois, Inc., for the additional professional services required for construction documents through

warranty for all first phase components as well as Hunt Construction Group, Inc., for the construction management services.

In November 2006, the Board approved the award of contracts for the first bid package of this project for a total bid package award of \$12,558,551. This package included construction of a new north seating addition; relocation of existing historical plaques and a cast stone carving; installation of approximately 5,000 bench seats; and construction of restrooms, concession areas, and truck parking/loading dock area.

In December 2006, the Board approved the award of contracts for the second bid package of this project for a total bid package award of \$27,283,700. This package included selective demolition and superstructure erection on the west side of the stadium.

In March 2007, the Board approved the \$4.9 million Football Personal Performance Center project as an addition to Phase I of the Memorial Stadium Phased Development Plan increasing the approved project from \$116.0 million to \$120.9 million (\$333 construction cost per gross square foot).

In May 2007, the Board approved the award of contracts for the third bid package of this project for a total bid package award of \$24,218,632. The package included construction of a complete weather-tight enclosure of the west side that consists of all perimeter secondary steel framing; concrete masonry; exterior finishes; building domestic water, sanitary systems; building heating and air-conditioning systems; and a complete electrical system from the substation to the distribution panels located on various floors throughout the building.

In July 2007, the Board approved the award of contracts for the fourth bid package of this project for a total bid package award of \$23,281,900. The package included the interior construction as well as four new passenger elevators, food service equipment for the west sideline, and complete secondary electric power system from the distribution panels to the devices including a fire alarm and smoke detection system; a complete sound, security, broadcast and distributed television system; and connecting new control systems to the existing scoreboard.

In January 2008, the Board approved the award of contracts for the fifth bid package of this project for a total bid package award of \$3,466,095. This package provides for the construction of the football performance center.

The sixth bid package provides for the renovation of the east side of the stadium including interior construction and finishes as well as the installation of a new plumbing system, secondary electrical power system including a fire alarm and smoke detection system, sports lighting system, and food service equipment.

Bids for the east side renovation work have been solicited; and in order for the project to proceed, the Chancellor at Urbana with the concurrence of the appropriate administrative officers recommends that the following contracts<sup>1</sup> be awarded.

Competitive bidding procedures in accordance with the Illinois Procurement Code were

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<sup>1</sup> Contract for division that was awarded within the delegated approval levels: Division 2 (Plumbing Work) – A & R Mechanical Contractors, Inc., Urbana, Illinois--\$218,650, making a total contract award of \$2,507,650.

followed; and the award is to the lowest responsible bidder on the basis of its base bid plus acceptance of the indicated alternates<sup>2</sup>:

Division 1 - General Work

Roessler Construction Co., Rantoul, Illinois	Base Bid	\$1,238,000
	Alternate 1	82,000
	Alternate 2	104,000
	Alternate 3	<u>100,000</u>
TOTAL		\$1,524,000

Division 5 - Electrical Work

Krut's Electric, Inc., Champaign, Illinois	Base Bid	\$462,000
	Alternate 1	7,000
	Alternate 2	14,000
	Alternate 3	4,000
	Alternate 4	<u>278,000</u>
TOTAL		\$765,000

Funds are available from gift funds and proceeds from the sale of the Auxiliary Facilities Systems Revenue Bonds Series 2006.

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.

The President of the University concurs.

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

(Renovation of the east side will begin in March 2008 and is scheduled to be completed in August 2008.)

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<sup>2</sup> Description of Alternates: Alternate 1 provides a southeast dry storage area; Alternate 2 provides a vendor commissary; Alternate 3 provides a northeast freezer/cooler enclosure; and Alternate 4 provides sports lighting system.