

Board Meeting  
January 16, 2020

## ROLL CALL

### APPROVE PROJECT BUDGET AND AWARD CONSTRUCTION CONTRACTS FOR RENOVATION, TOWNSEND HALL AND WARDALL HALL, ILLINOIS STREET RESIDENCE HALLS, URBANA

**Action:** Approve Project Budget and Award Construction Contracts for Renovation, Townsend Hall and Wardall Hall, Illinois Street Residence Halls

**Funding:** Institutional Funds Operating Budget, Auxiliary Facilities System Revenue Bonds, Series 2019A and Auxiliary Facility System Repair and Replacement Reserve Budget

The Illinois Street Residence Halls, Townsend Hall and Wardall Hall project will renovate 220,767 gross square feet of residential housing space serving 629 students in Townsend Hall and 550 students in Wardall Hall; address accessibility issues; and upgrade building infrastructure including mechanical systems, electrical systems, plumbing systems, new windows, and new single occupant showers. This project was approved in parallel with the Renovation and Addition, Illinois Street Residence Halls Dining Facility project, and the projects are being constructed concurrently.

In January 2018, the Board approved a budget of \$55.5 million for the project. In March 2019, the Board approved the transfer of \$4.0 million from the reserves of the Dining Facility project increasing the total budget to \$59.5 million. In September 2019, bids were sought for the renovation activities at Townsend Hall and

Wardall Hall. However, the bids received exceeded the budget by \$12.0 million. The University elected to remove Wardall Hall from the scope of work at that time with the intent of rebidding that work in expectation of more favorable pricing.

In November 2019, a bid package for renovation activities at Wardall Hall was released. The pricing received in the new bid was below that received in the solicitation of September 2019 allowing the university to reduce the amount of additional budget needed to support the award of contracts to \$8.0 million.

Accordingly, the Chancellor, University of Illinois at Urbana-Champaign, and Vice President, University of Illinois with the concurrence of the appropriate administrative officers, recommends that the Board (i) approve an increase to the project budget of \$8.0 million to a total of \$67.5 million; and (ii) award the contracts<sup>1</sup> listed below. Competitive bidding procedures in accordance with the Illinois Procurement Code were followed; and the award is to the lowest responsible bidder based on its base bid plus the acceptance of indicated alternates<sup>2</sup>. Construction for Townsend Hall is scheduled to be completed in July 2020. Construction for Wardall Hall is scheduled to be completed in July 2021.

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<sup>1</sup> Contracts for other divisions are recommended for award within the delegated approval levels: Division 2--Plumbing Work, A & R Mechanical Contractors, Inc., Urbana, IL, \$1,358,920; Division 4--Ventilation Work, A & R Mechanical Contractors, Inc., Urbana, IL, \$1,004,129; and Division 6--Sprinkler Work, The PIPCO Companies, LTD., Peoria, IL, \$182,100.

<sup>2</sup> Description of Alternates: Alt. 1--Remodel level 01 of Wardall Hall per the drawings; Alt. 2--Replace storefront on level 01 and the basement of Wardall Hall; Alt. 3--Replace AHU serving level 01 and basement of Wardall Hall; Alt. 4--Renovate public bathrooms in basement of Wardall Hall; Alt. 5--Add doors, walls, and fire alarm equipment to create elevator vestibules in Wardall Hall; Alt. 6--Upgrades to additional student rooms in Wardall Hall for accessibility; Alt. 12--Replace sinks and all associated piping and risers in Wardall Hall rooms X30; Alt. 13--Replace existing fire alarm devices with devices for voice evacuation in Wardall Hall.

Division 1 – General Work

Williams Brothers Construction, Inc.,  
Peoria Heights, IL

	Base Bid	\$8,830,000
	Alt. 1	240,000
	Alt. 2	230,000
	Alt. 3	6,000
	Alt. 4	37,000
	Alt. 5	72,000
	Alt. 6	28,000
	Alt. 12	11,000
	Alt. 13	0
TOTAL		\$9,454,000

Division 3 – Heating AC Temp Control Work

A & R Mechanical Contractors, Inc.,  
Urbana, IL

	Base Bid	\$4,210,000
	Alt. 1	90,700
	Alt. 2	0
	Alt. 3	73,000
	Alt. 4	0
	Alt. 5	49,500
	Alt. 6	0
	Alt. 12	0
	Alt. 13	0
TOTAL		\$4,423,200

Division 5 – Electrical Work

Oberlander Electric Co.,  
Peoria, IL

	Base Bid	\$2,975,000
	Alt. 1	80,000
	Alt. 2	14,000
	Alt. 3	30,000
	Alt. 4	9,000
	Alt. 5	18,000
	Alt. 6	25,000
	Alt. 12	0
	Alt. 13	50,000
TOTAL		\$3,201,000

Division 16 – Demolition Work

Williams Brothers Construction, Inc., Peoria Heights, IL	Base Bid	\$2,560,000
	Alt. 1	66,000
	Alt. 2	50,000
	Alt. 3	17,000
	Alt. 4	14,000
	Alt. 5	0
	Alt. 6	0
	Alt. 12	11,000
	Alt. 13	0
TOTAL		\$2,718,000

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.

As previously approved by the Board, funds for this project are available from institutional funds operating budget of the University of Illinois at Urbana-Champaign, proceeds of the Auxiliary Facilities System Series 2019A Revenue Bonds, and the Auxiliary Facility System Repair and Replacement Reserve Budget.

The President of the University concurs.

Table 1: Diverse Business Utilization

Awarded Vendor	Prime Contract \$	Subcontract Value	Subvendor % of Work
Division 1 - General: Williams Brothers Construction, Peoria Heights, IL	\$9,454,000		
	MBE	\$850,367	9%
	WBE	\$1,052,100	11%
Division 2 - Plumbing: A & R Mechanical Contractors, Inc., Urbana, IL	\$1,358,920		
	MBE	\$0	0%
	WBE	\$271,784	20%
Division 3 - Heating A/C Temp Control: A & R Mechanical Contractors, Inc., Urbana, IL	\$4,423,200		
	MBE	\$0	0%
	WBE	\$885,200	20%
Division 4 - Ventilation: A & R Mechanical Contractors, Inc., Urbana, IL	\$1,004,129		
	MBE	\$0	0%
	WBE	\$202,307	20%
Division 5 - Electrical: Oberlander Electric Company, East Peoria, IL	\$3,201,000		
	MBE	\$0	0%
	WBE	\$645,400	20%
Division 6 - Sprinkler Work: The PIPCO Company, Peoria, IL	\$182,100		
	MBE	\$0	0%
	WBE	\$0	0%
Division 16 - Demolition Work: Williams Brothers Construction, Peoria Heights, IL	\$2,718,000		
	MBE	\$1,325,000	49%
	WBE	\$0	0%
Total Awarded	\$22,341,349		
Total MBE (AFA)		\$850,367	4%
Total MBE (ASA)		\$0	0%
Total MBE (HA)		\$1,325,000	6%
Total WBE		\$3,056,791	13%
Total Diversity		\$5,232,158	23%