

Board Meeting  
January 17, 2008

ROLL CALL

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

**Action:** Approve Award of Contract 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 a 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 and 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; a complete secondary electrical 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.

The fifth bid package constructs the Football Personal Performance Center. This package includes steel floor framing; poured composite concrete slab and fireproofing for the first floor; interior construction and finishes; new passenger elevator; modification and extension of existing fire protection sprinkler system; complete plumbing system; complete heating, ventilation, and air conditioning system; and a complete secondary electrical power system including a fire alarm and smoke detection system.

Bids for the Football Personal Performance Center construction 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 contract<sup>1</sup> be awarded. Competitive bidding procedures in accordance with the Illinois

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<sup>1</sup>Contracts for divisions that were awarded within the delegated approval levels: Division 2 (Plumbing Work)--Reliable Plumbing & Heating Co., Savoy, Illinois--\$241,015; Division 3 (Heating, Air Conditioning, and Temperature Control Work)--Reliable Plumbing & Heating Co., Savoy, Illinois--\$315,240; Division 4 (Ventilation and Air Distribution Work)--A & R Mechanical Contractors, Inc., Urbana, Illinois--\$475,650; Division 5 (Electrical Work)--Krut's Electric, Inc., Sidney, Illinois--\$348,770; and Division 6 (Sprinkler Work)--McDaniel Fire Systems, Inc., Champaign, Illinois--\$92,720, making a total contract award of \$3,466,095.

Procurement Code were 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	\$1,814,000
	Alternate 1	39,800
	Alternate 2	<u>138,900</u>
TOTAL		\$1,992,700

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.

(Construction for the football personal performance center work will begin in February 2008 and is scheduled to be completed in August 2008.)

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<sup>2</sup>Description of Alternates: Alternate 1 finishes shell space for Player's Lounge; and Alternate 2 finishes shell space for men's and women's staff lockers, showers, and toilet facilities.