

ROLL CALL

APPROVE PROJECT BUDGET AND AWARD CONSTRUCTION CONTRACT FOR
UPGRADE AND EXPANSION, EDUCATIONAL LABORATORY, TALBOT
LABORATORY, URBANA

Action: Approve Project Budget and Award Construction Contract for Upgrade and Expansion, Educational Laboratory, Talbot Laboratory

Funding: Institutional Funds Operating Budget and Academic Facilities
Maintenance Fund Assessment Fund

In September 2016, the Board approved the design for expansion and renovation of Talbot Laboratory Building with a total project budget of \$5.8 million. The project located at 104 South Wright Street, Urbana, will upgrade and expand the instructional laboratories by providing an addition at the southeast corner of the building and by remodeling adjacent spaces. This expansion of instructional laboratories will maintain similar office and support spaces and will renovate existing first and second floor restrooms. In May 2018, the Board approved a \$2.0 million increase to support a revised estimated project budget of \$7.8 million.

Bids were received in November 2018 and additional funds are needed to support the award of the construction contracts. In order for the project to proceed, it is necessary to increase the project budget by \$860,000.

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 approve an increase in the project budget to \$8.66 million, an increase of \$860,000.

Bids for construction work have been solicited and for the project to proceed, 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 following contract¹ be awarded. Competitive bidding procedures in accordance with the Illinois Procurement Code were followed; and the award is to the lowest responsible bidder on the basis of its base bid plus the acceptance of indicated alternates²:

Division 1 – General Work

Grunloh Construction, Inc., Urbana, IL	Base Bid	\$3,686,000
	Alt. 2	15,000
	Alt. 5	25,000
	Alt. 6	<u>4,000</u>
TOTAL		\$3,730,000

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.

¹ Contracts for other divisions were awarded within the delegated approval levels: Division 2--Plumbing Work, Xtreme Mechanical, Inc., Champaign, IL, \$341,600; Division 3--Heating Work, A&R Mechanical Contractors, Inc., Urbana, IL, \$929,660; Division 4--Ventilation Work, A&R Mechanical Contractors, Inc., Urbana, IL, \$763,237; Division 5--Electrical Work, Bodine Electric, Decatur, IL, \$721,000; and Division 6--Sprinkler Work, Superior Fire Protection Systems, Inc., Forsyth, IL, \$81,350.

² Description of Alternates: Alt. 2--Install new landscaping; Alt. 5--Install cable rail at entry; and Alt. 6--install fume hoods.

Funds for this project are available from institutional funds operating budget of the University of Illinois at Urbana-Champaign and the Academic Facilities Maintenance Fund Assessment Fund.

The President of the University concurs.

Construction is scheduled to be completed in May 2020.