

Approved by the Executive Committee
June 11, 2010

Executive Committee Meeting
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ROLL CALL

AWARD CONTRACTS FOR STANLEY O. IKENBERRY COMMONS PHASES C AND D, RESIDENCE HALL WEST AND GARNER HALL DEMOLITION, URBANA

Action: Award Contracts for Stanley O. Ikenberry Commons Phases C and D, Residence Hall West and Garner Hall Demolition

Funding: Restricted Funds Operating Budget with Anticipated Reimbursement from the Proceeds of a Future Sale of Auxiliary Facilities System Revenue Bonds

In September 2008, the Board approved the Stanley O. Ikenberry Commons Phases C and D, Residence Hall West and Garner Hall Demolition project with a budget of \$46.7 million (\$29.7 million construction cost for the Residence Hall West at \$300 per gross square foot and demolition cost for Garner Hall of \$1.5 million). As part of the ongoing Champaign Housing Redevelopment Plan, Phases C and D (construction of Residence Hall West and the demolition of Garner Hall, respectively) will provide for excellence in academic programs through services to the undergraduate students of this campus. The 99,000 square foot building of Residence Hall West will complete the first building in the Stanley O. Ikenberry Commons, which also includes the Dining Hall and the Residence Hall North (Phase A).

The Phase C work includes the construction of a new residence hall with a partial basement. The building is an addition to the recently completed residence hall

(Phase A) located to the east of the project site. A complete mechanical, electrical, plumbing, fire protection, telecommunications, CATV, security system is required as part of the project. The Phase D work includes the demolition of Garner Hall and civil and site landscape work required to complete the site design, which includes grading, soft-scape of plants, trees, and grass, and hard-scape paving and exterior lighting. In addition to this work, the project will include utility infrastructure upgrades and storm water management design. The project is designed to achieve Silver Certification Level according to the U.S. Green Building Council's Leadership in Energy & Environmental Design (LEED) Rating System.

Bids for the construction work have been solicited and for the project to proceed, the Chancellor at the Urbana campus with the concurrence of the appropriate administrative officers recommends that the following contracts¹ be awarded.

Competitive bidding procedures in accordance with the Illinois Procurement Code were

¹ Contracts for other divisions were awarded that are within the delegated approval levels: Division 2 – Plumbing Work, Davis-Houk Mechanical, Inc., Urbana, IL, \$1,333,970; Division 3 – Heating A/C Temp Control Work, Davis-Houk Mechanical, Inc., Urbana, IL, \$2,179,000; Division 4 – Ventilation Work, A & R Mechanical Services, Inc., Urbana, IL, \$885,000; Division 6 – Sprinkler Work, Superior Fire Protection, Inc., Forsyth, IL, \$257,500; Division 16 – Demolition Work, American Demolition Corporation, Elgin, IL, \$585,000; Division 17 – Drywall Work, Associated Constructors Company, Inc., Bloomington, IL, \$1,898,400; Division 22 – Landscape Work, Prairie Restorations, Inc., Tolono, IL, \$720,683; Division 23 – Masonry Work, J.J. Braker & Sons, Inc., Morton, IL, \$1,997,700; Division 27 – Site Work, Stark Excavating, Inc., Champaign, IL, \$886,900; Division 29 – Utility Site Work - Electrical, Glesco Electric, Inc., Urbana, IL, \$22,500; Division 31 – Utility Site Work – Heating, Davis-Houk Mechanical, Inc., Urbana, IL, \$32,000; and Division 32 – Utility Site Work - Plumbing, Davis-Houk Mechanical, Inc., Urbana, IL, \$39,000, making a total award of \$26,879,413.

followed; and the awards are to the lowest responsible bidder for each division on the basis of its base bid:

Division 1 – General Work

Associated Constructors Company, Inc., Bloomington, IL	Base Bid	\$6,787,000
TOTAL		\$6,787,000

Division 5 – Electrical Work

Coleman Electric Service, Inc., Mansfield, IL	Base Bid	\$2,982,760
TOTAL		\$2,982,760

Division 15 – Concrete Work

Grunloh Construction, Inc., Effingham, IL	Base Bid	\$6,272,000
TOTAL		\$6,272,000

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.

Funds for the project are available from the restricted funds operating budget of the University Housing Division with anticipated reimbursement from the proceeds of a future sale of auxiliary facilities system revenue bonds.

The President of the University concurs.

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

(Construction will begin in June 2010 and is scheduled to be completed in October 2012.)