

Approved by the Board of Trustees
March 11, 2021

Board Meeting
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ROLL CALL

AWARD CONSTRUCTION CONTRACTS FOR PARKING, CENTRAL CAMPUS PARKING STRUCTURE(S), URBANA

- Action:** Award Construction Contracts for Parking, Central Campus Parking Structure(s)
- Funding:** Institutional Funds Operating Budget and Anticipated Reimbursement from the Proceeds of a Future Sale of Auxiliary Facilities System Revenue Bonds

In December 2019, the Board approved the Central Campus Parking Structure(s) project with a budget of \$21,304,000. The proposed scope of work for the project includes the abandonment of the existing post-tensioning system and installation of a supplemental steel beam support system, repairs to concrete delamination and spalls, repairs and restorations to the building façade through the replacement of coping stones and flashing, various brick repairs, installation of self-harm protection screening at the top level and all exterior above grade openings on all levels of both structures, application of new waterproofing systems, various stair repairs, restoration of the C7 elevator, installation of a new elevator at C10, and major upgrades and maintenance to mechanical, electrical, and plumbing systems.

Bids for construction work have been solicited and for the project to proceed the Chancellor, University of Illinois Urbana-Champaign, and the Vice

President, University of Illinois System 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 followed; and the award is to the lowest responsible bidder based on its base bid plus the acceptance of the indicated alternates²:

Division 01 – General Work

CCC Holdings, Inc.,	Base Bid	\$6,365,985
Chicago, IL	Alt. 1	-
	Alt. 2	(10,000)
	Alt. 4	<u>57,385</u>
TOTAL		\$6,413,370

Construction is scheduled to be completed in October 2022.

The Board actions 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 this project are available from the institutional funds operating budget of the University of Illinois Urbana-Champaign and the anticipated reimbursement from the proceeds of a future sale of Auxiliary Facilities System revenue bonds.

¹ Contracts for other divisions were awarded that are within the delegated approval levels: Division 2--Plumbing Work, United Mechanical Group, Champaign, IL, \$114,311; Division 4--Ventilation Work, A & R Mechanical Contractors, Urbana, IL, \$48,850; Division 5--Electrical Work, Jamerson & Bauwens Electrical Contractors, Inc., Urbana, IL, \$592,917.

² Description of Alternates: Alt. 1--Remove existing and install overhead (suspended) PVC storm water drainage pipes and fittings at all other remaining locations of C7; Alt. 2--Use a single component version of Traffic Coatings; Alt. 3--Video and flush clean 100 percent of the buried (below grade) storm water drainpipes at C7; Alt. 4--Provide beam strengthening at up to 10 additional beam locations in Parking Structure C7.

The President of the University concurs.

Table 1: Diverse Vendor Participation

Awarded Vendor	Prime Contract \$	Subcontract Value	Subcontractor % of Work
Division 1 - General: CCC Holdings, Inc., Chicago, IL	\$6,413,370		
	MBE	\$1,354,196	21%
		\$1,354,196	21%
Division 2 - Plumbing: United Mechanical Group, Champaign, IL	\$114,311		
	MBE	\$23,100	20%
		\$23,100	20%
Division 4 - Ventilation Work: A & R Mechanical, Urbana, IL	\$48,850		
	WBE	\$9,800	20%
		\$9,800	20%
Division 5 - Electrical: Jamerson & Bauwens Electrical Contractors, Urbana, IL	\$592,917		
	MBE	\$119,000	20%
		\$119,000	20%
Total Awarded	\$7,169,448		
Total MBE (AFA)		\$142,100	2%
Total MBE (HA)		\$1,354,196	19%
Total WBE		\$9,800	0%
Total Diversity		\$1,506,096	21%