

Board Meeting  
March 15, 2018

## ROLL CALL

### INCREASE PROJECT BUDGET AND AWARD CONSTRUCTION CONTRACTS FOR RENOVATION AND ADDITION, DINING FACILITY, ILLINOIS STREET RESIDENCE HALL, URBANA

**Action:** Increase Project Budget and Award Construction Contracts for Renovation and Addition, Dining Facility, Illinois Street Residence Hall

**Funding:** Institutional Funds Operating Budget and Anticipated Reimbursement from the Proceeds of a Future Sale of Auxiliary Facilities System Revenue Bonds

In January 2012, a conceptualization study received campus approval to evaluate the renovation and possible expansion of the existing dining services building at the Illinois Street Residence Hall. The location of this complex, close to the College of Engineering, serves as a tour destination for prospective students, making this facility strategically important to University Housing. The conceptualization phase was completed in May 2013, proposing a renovation and expansion of the facility that includes increasing the seating capacity in the Dining Facility to meet current needs; expanding the facility for Residential Life in the complex; and updating existing infrastructure, heating, ventilation and air conditioning, plumbing and electrical systems, building accessibility, facility visibility, and the building exterior. In November 2016, the Board approved a budget increase to support the design and construction, increasing the project budget to \$69,760,000.

In design, scope development confirmed that a more permanent solution was needed for existing functions to be located in Townsend Hall basement. Impacted are the laundry facility, student study lounge, restrooms, and the basement area that will continue to support Housing's maintenance staff. Also identified during the design is the need to add a temporary modular structure along with utility infrastructure to provide program essential to Housing that will be unavailable during the second phase of construction. Bids for the first phase of construction were received in January 2018 and additional funds are needed to support the award of construction contracts, as well as for the changes in scope. In order for the project to proceed, it is necessary to increase the budget by \$7,740,000.

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 \$77,500,000, an increase of \$7,740,000.

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 contracts<sup>1</sup> be awarded. Competitive bidding procedures

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<sup>1</sup>Contracts for other divisions were awarded within the delegated approval levels: Division 1--General Work, Path Construction, Arlington, IL, \$831,000; Division 4--Ventilation Work, Davis-Houk Mechanical, Inc., Urbana, IL, \$267,000; Division 6--Sprinkler Work, Prairie Fire Sprinkler, Inc., Decatur, IL, \$34,647; Division 29--Utility Site Work-Electric, Jamerson & Bauwens Electrical Contractors, Inc., Northbrook, IL, \$2,042,000.

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.

Division 15 – Concrete Work

Grunloh Construction Inc., Effingham, IL	Base Bid	<u>\$5,809,000</u>
TOTAL		\$5,809,000

Division 16 – Demolition Work

Poettker Construction, Inc., Breese, IL	Base Bid	<u>\$3,628,000</u>
TOTAL		\$3,628,000

Division 34 – Utilities Site (Water Storm, Sanitary Work)

A & R Mechanical Services, Inc., Urbana, IL	Base Bid	<u>\$3,050,000</u>
TOTAL		\$3,050,000

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 this project are available from institutional funds operating budget of the University of Illinois at Urbana-Champaign and anticipated reimbursement from the proceeds of a future sale of Auxiliary Facilities System Revenue Bonds.

The President of the University concurs.

Construction is scheduled to be completed in April 2020.