

Board Meeting
March 23, 2011

ROLL CALL

AWARD CONTRACTS FOR STANLEY O. IKENBERRY COMMONS –
RESIDENCE HALL NO. 2, PHASE E, AND FORBES HALL DEMOLITION,
PHASE G, URBANA

Action: Approve the Award of Contracts for Stanley O. Ikenberry Commons –
Residence Hall No. 2, Phase E, and Forbes Hall Demolition, Phase G

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

In May 2009, the Board approved the Stanley O. Ikenberry Commons -
Residence Hall No. 2, Phase E, and Forbes Hall Demolition, Phase G project with a
budget of \$78.1 million. This new LEED Silver building would offer approximately
450 suites or semi-suites configured rooms. In addition to student living spaces, floor
lounges, public meeting spaces, professional staff apartments, laundry, mailroom
facilities with appropriate storage, and staff offices would also be provided. Once the
new Residence Hall No. 2 is complete, Forbes Hall will be demolished which will allow
for continued development of Stanley O. Ikenberry Commons. The \$78.1 million
proposed project will provide approximately 180,000 gross square feet
(\$296 construction cost per gross square foot) of residence hall.

Bids for the construction work have been solicited and in order for the project to proceed, the Vice President/Chancellor at Urbana 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 awards are to the lowest responsible bidder for each division on the basis of its base bid:

Division 1–General Work

Williams Brothers Construction, Inc., Peoria, IL	Base Bid	\$9,670,000
TOTAL		\$9,670,000

Division 2–Plumbing Work

Davis-Houk Mechanical Contracting, Inc., Urbana, IL	Base Bid	\$2,541,811
TOTAL		\$2,541,811

Division 3–Heating Work

A&R Mechanical, Urbana, IL	Base Bid	\$4,600,000
TOTAL		\$4,600,000

Division 5–Electrical Work

Glesco Electric, Inc., Urbana, IL	Base Bid	\$6,330,030
TOTAL		\$6,330,030

Division 15–Concrete Work

Poettker Construction Company, Breese, IL	Base Bid	\$7,245,000
TOTAL		\$7,245,000

Division 17–Drywall Work

Williams Brothers Construction, Inc., Peoria, IL	Base Bid	\$5,575,000
TOTAL		\$5,575,000

¹ Contracts for other divisions were awarded that are within the delegated approval levels: Division 4–Ventilation Work, Industrial Services of Illinois, Inc., Mattoon, IL, \$1,700,000; Division 6–Sprinkler Work, Automatic Fire Sprinkler, LLC, Normal, IL, \$468,420; Division 16–Demolition Work, American Demolition Corporation, Elgin, IL, \$543,550; Division 34–Utilities Site Work, A&R Services, Urbana, IL, \$504,000.

Division 23–Masonry Work

Otto Baum Company, Morton, IL	Base Bid	\$3,494,000
TOTAL		\$3,494,000

Division 35–Window/Entrances Work

Williams Brothers Construction, Inc., Peoria, IL	Base Bid	\$2,700,000
TOTAL		\$2,700,000

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 operating budget of the Urbana 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 May 2011 and is scheduled to be completed in summer 2013.)