

Board Meeting
March 26, 2008

ROLL CALL

AWARD CONTRACTS FOR STANLEY O. IKENBERRY COMMONS, URBANA

Action: Award Contracts for Stanley O. Ikenberry Commons, Urbana

Funding: Auxiliary Facilities System Revenue Bonds Series 2006

In July 2005, the Board approved the construction of the Student Dining/Residential Programs Building and the first wing of a residence hall at Urbana with a project budget of \$75.7 million (\$303.44 construction cost per gross square foot). The first phase of this multi-phase redevelopment plan will include consolidation of dining and residential support spaces into a new student dining/residential programs building and the construction of a new wing for student residents. In September 2007, the Board approved the award of a contract for the first bid package involving utility relocation in the amount of \$3,884,259. In January 2008, the Board designated the residential complex and area within the boundaries of Gregory Drive, Peabody Drive, Fourth Street, and First Street as the Stanley O. Ikenberry Commons and the dining hall as the Ikenberry Dining Hall. The Board also approved the award of contracts in the amount of \$35,621,667 for the second bid package involving the consolidation of dining and residential support spaces into a new student/dining/residential programs building and the construction of a new wing for student residents.

The third bid package provides for construction of a new four-story residence hall with approximately 58,000 square feet known as Residence Hall A and includes connections to site utilities (sanitary, storm, chilled water, telecommunications, and electrical service). The residence hall will be built utilizing a cast-in-place concrete frame with a brick and curtain wall enclosure and be LEED certified with a silver rating. Residence Hall A will be occupied, in part, by students enrolled in the University's Beckwith Program.

Bids for the construction of the Residence Hall A have been solicited; and in order for the project to proceed, the 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 in each division on the basis of its base bid plus acceptance of the indicated alternates².

Division 1 – General Work

Grunloh Construction, Inc., Effingham, IL	Base Bid	\$7,794,000
	Alternate 1	11,000
	Alternate 2	34,000
	Alternate 3	265,000
	Alternate 4	12,000
	Alternate 5	<u>36,000</u>
TOTAL		\$8,152,000

¹Contract for division that was awarded within delegated approval levels: Division 6 (Sprinkler Work) – McDaniel Fire Systems, Inc., Chicago, IL--\$159,590, making a total contract award of \$15,226,094.

²Description of Alternates: Alternate 1 provides horizontal window blinds, Alternate 2 provides motorized roller shades, Alternate 3 provides residential transfer lift system, Alternate 4 provides casework, countertops and shelving, and Alternate 5 provides coated wood trim for windows.

Division 2 – Plumbing Work

A & R Mechanical Contractors, Inc., Urbana, IL	Base Bid	\$1,328,000
	Alternate 4	<u>1,300</u>
TOTAL		\$1,329,300

Division 3 – Heating, Air Conditioning, and Temperature Control Work

A & R Mechanical Contractors, Inc., Urbana, IL	Base Bid	\$1,154,484
TOTAL		\$1,154,484

Division 4 – Ventilation Work

A & R Mechanical Contractors, Inc., Urbana, IL	Base Bid	\$679,000
TOTAL		\$679,000

Division 5 – Electrical Work

Coleman Electrical Service, Inc., Mansfield, IL	Base Bid	\$2,432,980
	Alternate 2	<u>19,840</u>
TOTAL		\$2,452,820

Division 23 – Masonry Work

Otto Baum Company, Inc., Morton, IL	Base Bid	\$1,298,900
TOTAL		\$1,298,900

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 are available from the sale proceeds of Auxiliary Facilities System Revenue Bonds Series 2006.

The President of the University concurs.

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

(Construction is scheduled to begin April 2008 and is scheduled to be completed in February 2010.)