

Board Meeting  
May 17, 2007

Revised 5/14/07

ROLL CALL

AWARD CONTRACTS FOR PHASE I OF THE MEMORIAL STADIUM PHASED  
DEVELOPMENT PLAN, DIVISION OF INTERCOLLEGIATE ATHLETICS,  
URBANA

**Action:** Approve Award of Contracts for Phase I of the Memorial Stadium Phased Development Plan, Division of Intercollegiate Athletics, Urbana

**Funding:** Gift Funds and Proceeds from the Sale of Auxiliary Facilities Systems Revenue Bonds Series 2006

In April 2005, HNTB was employed to provide professional services for the study and evaluation of a phased development plan for Memorial Stadium at the Urbana campus. In July 2005, HNTB presented the preliminary stadium facility plan. As part of that plan, an implementation strategy was submitted that prioritized stadium improvements in phases to maximize revenue to the Division of Intercollegiate Athletics, minimize indebtedness, and respond to the seasonal operational needs of the University of Illinois. In January 2006, HNTB was employed for the professional services required through the design development phase for all components of the first phase. At the May 2006 meeting, the Board approved Phase I of the Memorial Stadium Phased Development Plan, Division of Intercollegiate Athletics project with a budget of \$116,000,000 and the employment of HNTB for the additional professional services

required for construction documents through warranty for all first phase components as well as Hunt Construction Group, Inc., for the construction management services.

In November 2006, the Board approved the award of contracts for the first bid package of this project for a total bid package award of \$12,558,551. This package includes construction of a new north seating addition, relocation of existing historical plaques and a cast stone carving, installation of approximately 5,000 bench seats; and construction of restrooms, concession areas, and truck parking/loading dock area.

In December 2006, the Board approved the award of contracts for the second bid package of this project for a total bid package award of \$27,283,700. This package includes selective demolition and superstructure erection on the west side of the stadium. Demolition will include the existing upper seating deck and press box, pedestrian ramps and spaces at the Great Hall (grade level), installation of deep foundations and pile caps for the primary superstructure on the west side of the stadium, cast-in-place concrete shear towers, structural steel framing, slabs on grade and on metal decks, underground utility work within the building footprint, and demolition of the existing plumbing, heating, ventilation, and electrical systems on the west side of the stadium.

The third bid package of this project consists of a complete weather-tight enclosure of the west side that includes all perimeter secondary steel framing for curtain wall and other enclosure systems, metal stud framing, concrete masonry, exterior finishes and back-up materials including brick and metal panel systems, curtain wall systems, aluminum entrance systems, and miscellaneous metal items. The work also will provide a complete building domestic water system, storm/roof drainage, sanitary systems,

building heating and air-conditioning systems, and a complete electrical system from the substation to the distribution panels located on various floors throughout the building.

Bids for the west side enclosure construction work 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 contracts<sup>1</sup> 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 alternates<sup>2</sup>:

Division 1 - General Work

Williams Brothers Construction Inc., Peoria, IL	Base Bid	\$5,780,000	
	Alternate 1	36,000	
	Alternate 2	440,000	
	Alternate 3	252,000	
		\$6,436,000	
<i>Total</i>		\$6,472,000	



Division 2 - Plumbing Work

Nogle & Black Mechanical, Inc., Urbana, IL	Base Bid	\$4,234,500	
<i>Total</i>		\$4,234,500	

Division 3 - Heating and A/C Work

A & R Mechanical Contractors, Inc., Urbana, IL	Base Bid	\$2,050,272	
<i>Total</i>		\$2,050,272	

<sup>1</sup>Contracts for divisions that were awarded within the delegated approval levels: Division 8 (Test/Balance Work): Balancing Precision, Inc. (BPI), Bloomington, IL--\$53,870, and Division 26 (Roofing Work): Bennett & Brosseau Roofing, Inc., Romeoville, IL--\$441,000.

<sup>2</sup>Description of Alternates: ~~Alternate 1 revises west elevator turnover date; Alternate 2 provides for west service elevator; Alternate 3 provides a complete plaza deck system; Alternate 4 provides manually operated in lieu of power operated windows; and Alternate 5 provides low reflective glass.~~



Division 4 - Ventilation Work

King-Lar Company, Decatur, IL	Base Bid	\$2,940,000
<i>Total</i>		\$2,940,000

Division 5 - Electrical Work

Coleman Electrical Service, Inc., Mansfield, IL	Base Bid	\$1,849,900
<i>Total</i>		\$1,849,900

Division 6 - Sprinkler Work

McDaniel Fire Systems, Inc., Champaign, IL	Base Bid	\$518,960
<i>Total</i>		\$518,960

Division 7 - Temperature Control Work

Alpha Controls & Services, LLC, Rockford, IL	Base Bid	\$839,000
<i>Total</i>		\$839,000

Division 23 - Masonry Work

Otto Baum Company, Inc., Morton, IL	Base Bid	\$781,000
<i>Total</i>		\$781,000

Division 35 - Windows/Entrances Work

East Moline Glass Co., East Moline, IL	Base Bid	\$4,533,000
	Alternate 4	<del>393,000</del>
	Alternate 5	<del>533,000</del>
		\$4,673,000
<i>Total</i>		\$4,533,000



Funds for this construction are available from gift funds and proceeds from the sale of the Auxiliary Facilities Systems Revenue Bonds Series 2006.

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.

The President of the University concurs.

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

(Construction for the west enclosure will begin in June 2007 and is scheduled to be completed in July 2008.)