

Executive Committee
October 26, 2006

ROLL CALL

PROJECT BUDGET INCREASE AND AWARD CONTRACTS FOR TOWNHOUSES
PHASE III, SPRINGFIELD

Action: Approve Actions for Townhouses Phase III, Springfield

Funding: Institutional Funds Operating Budget and Auxiliary Facilities Systems
Revenue Bonds

In May 2006, the Board approved a \$5.2 million Phase III of a multi-phased housing complex planned to accommodate 480 students at the University of Illinois at Springfield. The budget approved for Phase III with the architect/engineer under contract is as follows:

Construction (including contingency)	\$4,595,916
Furnishings, Fixtures & Equipment	250,000
Owner's Cost	102,484
Architect/Engineer	251,600
Total	\$5,200,000

The base bid for the project provided for five townhouse buildings and a laundry building plus associated parking and landscaping. The bid also included a total of eight alternates to provide a sixth townhouse plus parking lot expansion and additional trees and landscaping. Specifications for each alternate are described below.

The base bids for the project, using low bidders from each division, are as follows:

General	\$2,770,993
Plumbing	370,000
Heating	108,573
Ventilation	263,925
Electrical	546,230
Total	\$4,059,721

The sum of the low bidders for the alternates that would provide a sixth townhouse and related parking and landscaping is \$908,428.

Given the freshman enrollment expansion achieved this fall, demand for additional student housing at Springfield will be sufficient to fill a sixth townhouse. Given the AFS Revenue Bond sale just completed with an interest rate lower than originally forecast, the Springfield Housing Division will be able to absorb an increase in the project budget. With addition of the alternates and a favorable base bid, a revised project budget for Phase III would increase by a net \$500,000 as follows:

Construction	\$4,968,149
Contingency	75,146
Furnishings, Fixtures, & Equipment	300,000
Owner's Cost	105,105
Architect/Engineer	251,600
Total	\$5,700,000

In order for the project to proceed with alternates included, the Chancellor at Springfield with the concurrence of the appropriate administrative officers, recommends that the Board:

1. Add a sixth Townhouse and increase and approve the project budget for the entire Townhouses Phase III to \$5.7 million.

2. Approve for award¹ the following contracts:

<u>Division 1 – General Work</u>		
BRH Builders & Constructors, Springfield, IL	<i>Base Bid</i>	\$2,770,993
	Alt. G1	505,486
	Alt. G2	90,600
	Alt. G3	28,800
	Alt. G4	29,900
	Alt. G5	2,000
	Alt. G6	<u>6,100</u>
TOTAL		\$3,433,879

<u>Division 5 – Electrical Work</u>		
Anderson Electric Inc., Springfield, IL	<i>Base Bid</i>	\$546,230
	Alt. E1	76,520
	Alt. E2	<u>29,430</u>
TOTAL		\$652,180

3. Approve the assignment of the plumbing, heating, ventilation, and electrical contracts to BRH Builders & Constructors of Springfield, IL, consistent with the provisions of the Illinois Procurement Code not to exceed funds available within the project budget.

¹Description of alternates: Alternate G-1 constructs one additional townhouse apartment building; Alternate G-2 expands the parking lot to 192 spaces; Alternate G-3 provides trees and lawn seeding; Alternate G-4 provides other landscape materials and accessories; Alternate G-5 provides trees and lawn seeding associated with Alternate G-1; Alternate G-6 provides other landscape materials and accessories associated with Alternate G-1; Alternate P-1 provides plumbing work for one additional townhouse apartment; Alternate H-1 provides heating/ac work for one additional townhouse apartment; Alternate V-1 provides ventilation work for one additional townhouse apartment; Alternate E-1 provides electrical work for one additional townhouse apartment; and Alternate E-2 provides electrical lighting for additional parking.

Competitive bidding procedures in accordance with the Illinois Procurement Code were followed; and the awards are to the lowest responsive and responsible bidder on the basis of its base bid plus the acceptance of indicated alternates.¹

Funds for this project are available from proceeds from the sale of the Series 2006 Auxiliary Facilities Systems Revenue Bonds and the institutional funds budget of the Springfield campus. Any project planning and construction costs incurred prior to the sale of the revenue bonds will be reimbursed from the Revenue Bonds.

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.

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

The President of the University concurs.

(Construction will begin in November 2006 and is scheduled to be completed in June 2007.)

¹Contracts for divisions that were awarded within the delegated approval level: Division 2 (Plumbing Work) – R. J. Power Plumbing and Heating Company, Springfield, IL--\$436,460; Division 3 (Heating A/C) – E. L. Pruitt Co., Springfield, IL--\$129,449; and Division 4 (Ventilation Work) – E. L. Pruitt Co., Springfield, IL--\$316,181.