

Board Meeting  
July 13, 2017

## ROLL CALL

### INCREASE PROJECT BUDGET AND AWARD CONSTRUCTION CONTRACT FOR POOL INFILL RENOVATION, FREER HALL, URBANA

**Action:** Increase Project Budget and Award Construction Contract for Pool Infill Renovation, Freer Hall

**Funding:** Institutional Funds Operating Budget and Academic Facilities Maintenance Fund Assessment Fund

In January 2015, the Board approved the Freer Hall Pool Infill Renovation with a budget of \$14.0 million. The College of Applied Health Sciences proposed to renovate the 1968 north addition space, including infill of the existing swimming pool area in Freer Hall to develop needed research, teaching, office, and administrative spaces that directly support the long-range vision for the Department of Kinesiology and Community Health and the College of Applied Health Sciences at Urbana-Champaign. Completing this renovation project would provide approximately 19,780 square feet of new repurposed and renovated space in Freer Hall. In May 2015, the Board approved the Professional Services Consultant for the required professional services. In January 2016, the original assumptions of infilling the pool area were reassessed, layouts modified, structure, mechanical and electrical upgraded, and the recessed area of the pool included to utilize the full volume of the pool area, resulting in the Board approving a \$19.0 million budget, an increase of \$5.0 million. In May 2017, the bids came in over budget

by \$1,350,000. The Board approved the additional funding for a \$20,350,000 project. The increased funds supported the award of bids to the successful low Division 1 bidder, Robe, Inc. In May 2017, Robe, Inc., withdrew their bid. The second low bidder, Path Construction, has now been accepted and is being recommended for approval. To support this contract, a funding increase of \$251,220 is necessary.

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 \$20,601,220, an increase of \$251,220.

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 contract<sup>1</sup> be awarded. Competitive bidding procedures 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 plus the acceptance of indicated alternates<sup>2</sup>:

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1 Contracts for other divisions were awarded within the delegated approval levels: Division 2--Plumbing Work, Davis-Houk Mechanical, Inc., Urbana, IL, \$673,700; Division 3--Heating Work, A&R Mechanical Contractors, Inc., Urbana, IL, \$1,450,000; Division 4--Ventilation Work, J.A. Fritch & Sons, Inc., Peoria, IL, \$1,431,289; Division 5--Electrical Work, Oberlander Electric Company, East Peoria, IL, \$2,020,675; and Division 6--Sprinkler Work, Automatic Fire Sprinkler, LLC, Normal, IL, \$130,020.

2 Description of Alternates: Alt. 1--Provide ceiling-recessed overhead equipment supports; Alt. 2--Provide LED lighting, in lieu of fluorescent; Alt. 4--Convert existing meeting room into new faculty lounge; Alt. 5--Metal laboratory casework; Alt. 6--Provide terrazzo flooring; Alt. 7--Accordion fire door with egress capability; Alt. 8--Revise HVAC systems; Alt. 9--Provide and install ten new workstations; and, Alt. 10--Provide push plate controls to elevator 2.

Division 1 - General Work

Path Construction, Arlington Heights, IL	Base Bid	\$9,976,000
	Alt. 1	45,000
	Alt. 2	2,000
	Alt. 4	37,000
	Alt. 5	3,000
	Alt. 6	19,000
	Alt. 7	38,000
	Alt. 8	500
	Alt. 9	18,000
	Alt. 10	<u>15,000</u>
TOTAL		\$10,153,500

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 Academic Facilities Maintenance Fund Assessment Fund.

The President of the University concurs.

Construction is scheduled to be completed in January 2019.