Approved by the Board of Trustees

March 30, 2023

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Board Meeting March 30, 2023

ROLL CALL

APPROVE PROJECT BUDGET AND AWARD CONSTRUCTION CONTRACTS FOR PARKING, CENTRAL CAMPUS PARKING STRUCTURE(S), URBANA

**Action:** Approve Project Budget and Award Construction Contracts for Parking, Central Campus Parking Structure(s)

**Funding**: Institutional Funds Operating Budget and Auxiliary Facilities System Revenue Bonds, Series 2021A

In December 2019, the Board of Trustees approved the Central Campus Parking Structure(s) project with a budget of $21,304,000. The scope of work for the project includes the installation of a supplemental steel beam support system, repairs and restorations to the building façade, installation of the self-harm protection screening, application of new waterproofing systems, various stair repairs, restoration of the Sixth and John Streets Parking Structure elevator, installation of a new elevator at the Fifth and Daniel Streets Parking Structure, and major upgrades and maintenance to mechanical, electrical, and plumbing systems. In November 2021, the Board of Trustees approved renaming the parking structures to Sixth and John Streets Parking Structure and Fifth and Daniel Streets Parking Structure from C7 and C10, respectively.

Construction contracts for Bid Package 1 totaling $6,413,370 were approved by the Board in March 2021 and related primarily to work at the Sixth and John Streets Parking Structure. The remaining work will be done in Bid Package 2, focusing primarily on the Fifth and Daniel Streets Parking Structure.

Bids were received for Bid Package 2 in November 2022, and additional funds are needed to support the award of contracts. In order to complete the project, it is necessary to increase the project budget by $2,000,000.

Accordingly, the Chancellor, University of Illinois Urbana-Champaign, and Vice President, University of Illinois System, with the concurrence of the appropriate administrative officers, recommends that the Board approve an increase in the project budget to $23,304,000, an increase of $2,000,000.

Bids for construction work have been solicited. For the project to proceed, the Chancellor, University of Illinois Urbana-Champaign, and Vice President, University of Illinois System, with the concurrence of the appropriate administrative officers, recommends that the following contracts[1](#_bookmark0) be awarded. Competitive bidding procedures in accordance with the Illinois Procurement Code were followed, and the award is to the lowest responsible bidder, based on its base bid plus the acceptance of the indicated alternates:[2](#_bookmark1)

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| --- | --- | --- |
| Division 1 – General Work |  | |
| Grunloh Construction Inc.  Effingham, IL | Base Bid | $9,366,000 |
|  | Alternate 1 | $25,000 |
|  | Alternate 2 | $12,000 |
| TOTAL |  | $9,403,000 |

Construction is scheduled to be completed in October 2024.

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 the Institutional Funds Operating Budget of the University of Illinois Urbana-Champaign and proceeds from the Auxiliary Facilities System Revenue Bonds, Series 2021A issued in July 2021.

The President of the University of Illinois System concurs.

1 Contracts for other divisions were awarded that are within the delegated approval levels: Division 2 - Reliable Plumbing and Heating Company, Champaign, IL, $232,120 [Alt. 2 - $4,420]; Division 4 - Reliable Plumbing and Heating Company, Champaign, IL, $183,000 (includes Division 3 - Heating A/C Temp Control Work); Division 5 - Electrical Work, Glesco Electric, Inc., Urbana, IL, $1,489,530.

2 Description of Alternates: Alternate 1 - Paint 100% of the interior of the C10 Structure (Concrete and CMU walls, columns, beams, and ceilings); Alternate 2 - Provide an allowance for replacement of 50 LF of 6 inches underground storm/drain tile piping; including concrete repairs; pending results of the rodding and televising scope, which is part of the base bid documents.

Table 1: Diverse Vendor Participation

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| --- | --- | --- | --- | --- | --- | --- |
| Division | Awarded Vendor | Prime Contract Value | Prime Diversity? | Diverse Subcontractor Contract Value | Diverse Subcontractor % of Work | Diverse Classification |
| Division 1: General | Grunloh Construction, Inc., Effingham, IL | $ 9,403,000 | N/A | $ 3,091,200 | 33% | MBE (HA) |
|  |  |  |  | 282,875 | 3% | VBE |
|  | Division 1: General Total |  |  | $ 3,374,075 |  |  |
|  |  |  |  |  |  |  |
| Division 2: Plumbing | Reliable Plumbing and Heating, Champaign, IL | $ 232,120 | N/A | $ 69,640 | 30% | WBE |
|  |  |  |  | 6,965 | 3% | VBE |
|  | Division 2: Plumbing Total |  |  | $ 76,605 |  |  |
|  |  |  |  |  |  |  |
| Division 4: Ventilation | Reliable Plumbing and Heating, Champaign, IL | $ 183,000 | N/A | $ 54,900 | 30% | WBE |
|  |  |  |  | 5,490 | 3% | VBE |
|  | Division 4: Ventilation Total |  |  | $ 60,390 |  |  |

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| --- | --- | --- | --- | --- | --- | --- |
|  |  |  |  |  |  |  |
| Division 5: Electrical | Glesco Electric, Inc., Urbana, IL 61802 | $ 1,489,530 | N/A | $ 1,444,844 | 97% | WBE |
|  |  |  |  | 44,686 | 3% | VBE |
|  | Division 5: Electrical Total |  |  | $ 1,489,530 |  |  |
|  |  |  |  |  |  |  |
|  | Total Awarded | $ 11,307,650 |  |  |  |  |
|  | Total MBE (HA) |  | $3,091,200 | 27% |  |  |
|  | Total VBE |  | $340,016 | 3% |  |  |
|  | Total WBE |  | $1,569,384 | 14% |  |  |
|  | Total Diversity |  | $5,000,600 | 44% |  |  |