

Board Meeting  
May 11, 2006

ROLL CALL

PROJECT BUDGET INCREASE AND AWARD CONTRACT FOR  
STUDENT RECREATION CENTER, SPRINGFIELD

**Action:** Approve Actions for Student Recreation Center, Springfield

**Funding:** Unrestricted Funds at the Springfield Campus with Anticipated Reimbursement from Proceeds of a Subsequent Revenue Bond Sale, Auxiliary Facilities Systems Funds, and Gift Funds

In June 2004, the Board approved a project to construct a new recreation facility for the Springfield campus that would provide a venue for fitness, recreation, and athletics to support the growing resident student population on this evolving campus. In July of 2005, with a gift of \$1.0 million, the Board approved a project budget of \$14.1 million for this Student Recreation Center. At the time of the approval, the project budget was established based on a pro forma that utilized the projected construction costs for the summer of 2006 and a revenue stream based on fees from a historical student base.

Consistent with the Board's goal of embracing best practice programs, this project was selected to pilot a new delivery program for the University utilizing a construction manager at risk process. The selection of the recommended construction manager was the result of a two-phase bid process. In the first phase, three companies were selected from a pool of five based on qualifications and prices submitted on services

and general conditions for the project. The three selected construction managers each submitted value engineering services and budget estimates based on the review of the architect's design development. The second phase of the bid process resulted in a bid of a guaranteed maximum price based on allowances for the mechanical, electrical, plumbing, ventilation, and fire protection contracts that will be bid at a future date with the assistance of the construction manager based on provisions of the Illinois Procurement Code.

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

1. Increase and approve the project budget for the Student Recreation Center to \$16.3 million. Funds for this increase are available from Auxiliary Facilities Systems funds based on new enrollments authorized by the Board in September 2005 for increases in the general education program.
2. Approve for award<sup>1</sup> the construction manager at risk contract to River City Construction of Peoria, Illinois, for \$13,558,638 that includes alternates G-1, G-2, G-3, G-4, G-5A, G-5B, G-6, G-7, G-8, G-9, G-10, G-11, G-12, G-13, G-14, and G-15<sup>2</sup> and allowances for plumbing, heating/air conditioning, ventilation, electrical, and sprinkler contracts.
3. Approve the assignment of the mechanical, electrical, plumbing, ventilation, and fire protection contracts to

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<sup>1</sup>Competitive bidding procedures in accordance with the Illinois Procurement Code were followed and River City Construction, Peoria, provided the lowest responsive bid.

<sup>2</sup>Description of alternates: G-1 additional 1,600 seats for performance gym, G-2 install upper level track running surface, G-3 lower level fitness fitout, G-4 recreation locker/toilet fitout, G-5A racquetball court fitout, G-5B squash court conversion, G-6 group exercise/storage fitout, G-7 upper level fitness fitout, G-8 athletic offices, toilet, closet fitouts, G-9 provides elevator, G-10 conference room, toilet and hallway fitout, G-11 scoreboard upgrades, G-12 ceramic tile finishes, G-13 fitness rubber flooring upgrades for the fitness area, G-14 premium seating upgrade for performance gym, and G-15 additional power for performance gym.

River City Construction consistent with the provisions of the Illinois Procurement Code not to exceed funds available within the project budget.

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 anticipated reimbursements from the proceeds from the future sale of Auxiliary Facilities System Revenue Bonds, auxiliary facilities system funds, and gift funds.

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

The President of the University concurs.

(Construction will begin in May 2006 and is scheduled to be completed in July 2007.)