

Approved by the Board of Trustees
May 17, 2018

Board Meeting
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ROLL CALL

AWARD CONSTRUCTION CONTRACTS FOR RENOVATION AND ADDITION, DINING FACILITY, ILLINOIS STREET RESIDENCE HALLS, URBANA

- Action:** Award Construction Contracts for Renovation and Addition, Dining Facility, Illinois Street Residence Halls
- Funding:** Institutional Funds Operating Budget and Anticipated Reimbursement from the Proceeds of a Future Sale of Auxiliary Facilities System Revenue Bonds

In January 2012, a conceptualization study received campus approval to evaluate the renovation and possible expansion of the existing dining services building at the Illinois Street Residence Halls. The location of this complex, close to the College of Engineering, serves as a tour destination for prospective students, making this facility strategically important to University Housing. The conceptualization phase was completed in May 2013, proposing a renovation and expansion of the facility that includes increasing the seating capacity in the Dining Facility to meet current needs; expanding the facility for Residential Life in the complex; and updating existing infrastructure, heating, ventilation and air conditioning, plumbing and electrical systems, building accessibility, facility visibility, and the building exterior. In November 2016,

the Board approved a budget increase to support the design and construction, increasing the project budget to \$69,760,000.

In design, scope development confirmed that a more permanent solution was needed for existing functions to be located in Townsend Hall basement which impacted the laundry facility, student study lounge, restrooms, and the basement area that will continue to support Housing's maintenance staff. Also identified during design was the need to add a temporary modular structure along with utility infrastructure to provide programming essential to Housing that will be unavailable during the second phase of construction. Bids for the first phase of construction were received in January 2018 and additional funds of \$7,740,000 were approved by the Board at the March 2018 meeting to support the award of construction contracts, as well as for the changes in scope.

Bids for the second phase of 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 contracts¹ 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.²

¹ Contracts for other divisions were awarded that are within the delegated approval levels: Division 6--Sprinkler Work, Automatic Fire Sprinkler, LLC, Rockford, IL, \$344,573; Division 23--Masonry Work, Otto Baum Company, Inc., Morton, IL, \$1,619,000.

² Descriptions of Alternates: Alt. 1--Illinois Street Entrance; Alt. 2--Townsend Courtyard Landscaping; Alt. 4--Terrazzo flooring at Lower Level and First Floor; Alt. 6--Provide Green Roof; and, Alt. 7--Magnetic Glass Markerboards.

Division 1 – General Work

Poettker Construction Company, Breese, IL	Base Bid	\$9,990,000
	Alt. 1	110,000
	Alt. 2	154,000
	Alt. 4	721,000
	Alt. 6	380,000
	Alt. 7	<u>14,000</u>
TOTAL		\$11,369,000

Division 2 – Plumbing Work

A&R Mechanical Contractors, Inc., Urbana, IL	Base Bid	\$2,690,000
	Alt. 1	0
	Alt. 2	0
	Alt. 4	0
	Alt. 6	0
	Alt. 7	<u>0</u>
TOTAL		\$2,690,000

Division 3 – Heating A/C Temp Control Work

Davis-Houk Mechanical, Inc., Urbana, IL	Base Bid	\$3,050,000
	Alt. 1	24,000
	Alt. 2	0
	Alt. 4	0
	Alt. 6	0
	Alt. 7	<u>0</u>
TOTAL		\$3,074,000

Division 4 – Ventilation Work

A&R Mechanical Contractors, Inc., Urbana, IL	Base Bid	\$2,725,995
	Alt. 1	21,255
	Alt. 2	0
	Alt. 4	0
	Alt. 6	0
	Alt. 7	<u>0</u>
TOTAL		\$2,747,250

Division 5 – Electrical Work

Jamerson & Bauwens Electrical Contractors, Inc., Northbrook, IL	Base Bid	\$4,976,349
	Alt. 1	9,985
	Alt. 2	91,812
	Alt. 4	0
	Alt. 6	0
	Alt. 7	0
TOTAL		<u>\$5,078,146</u>

Division 17 – Drywall Work

Williams Brothers Construction, Inc., Peoria, IL	Base Bid	\$3,375,000
	Alt. 1	20,000
	Alt. 2	0
	Alt. 4	0
	Alt. 6	0
	Alt. 7	0
TOTAL		<u>\$3,395,000</u>

Division 47 – Kitchen Equipment Work

Johnson-Lancaster & Associates, Clearwater, FL	Base Bid	\$5,435,339
	Alt. 1	0
	Alt. 2	0
	Alt. 4	0
	Alt. 6	0
	Alt. 7	0
TOTAL		<u>\$5,435,339</u>

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 anticipated reimbursement from the proceeds of a future sale of Auxiliary Facilities System Revenue Bonds.

The President of the University concurs.

Construction is scheduled to be completed in April 2020.