

ROLL CALL

AWARD CONTRACTS FOR INTERIOR AND EXTERIOR REPAIRS, ENGLISH
BUILDING, URBANA

Action: Approve Award of Contracts for Interior and Exterior Repairs, English Building

Funding: Academic Facility Maintenance Fund Assessment Fund, Certificates of Participation Series 2007A and Institutional Funds Operating Budget

In March 2008, the Board approved the \$3.4 million project to address interior and exterior repairs to the English Building. The project repairs the exterior building envelope and electrical system and provides interior finishes and life safety systems. The exterior repairs include selective tuck pointing of deteriorated masonry joints, slate roofing systems, and exterior steps as well as replacement of exterior doors. The life safety components are additional sprinklers, emergency lighting, exit signage, and fire barrier and exit enclosure repairs. The project also replaces the obsolete main electrical service and installs lightning protection, new exterior lighting, energy conserving lighting fixtures, and energy efficient temperature controls. In July 2008, the Board approved a budget increase of \$350,000 for repairs and renovations to the bathrooms for a revised project budget of \$3.75 million.

Bids have been solicited; and in order for the project to proceed, the President 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 awards are to the lowest responsible bidder in each division on the basis of its base bid and indicated alternates²:

Division 1--General Work

Grunloh Construction, Effingham, IL	Base Bid	\$1,156,000
	Alternate 1	6,000
	Alternate 2	34,000
	Alternate 3	29,000
	Alternate 4	<u>17,000</u>
<i>TOTAL</i>		\$1,242,000

¹Contracts for other divisions were awarded that are within the delegated approval levels: Division 2--Plumbing Work, A & R Mechanical Contractors, Inc., Urbana, IL, \$79,562; Division 3--Heating A/C Temperature Control Work, Comfort Mechanical Services, Inc., Urbana, IL, \$29,937; Division 4--Ventilation Work, Comfort Mechanical Services, Urbana, IL, \$19,800; and Division 6--Sprinkler Work, PIPCO, Inc., Peoria, IL, \$175,200; making a total award of \$2,223,049.

²Description of alternates: Alternate 1--Provide new ADA accessible door hardware at select doors at the ground, first, second, and third floor levels; Alternate 2--Provide new wood floor finish materials and new wood sub-floor in lieu of new base bid vinyl composition floor tile (VCT) and new wood sub-floor at the second floor level corridor spaces; Alternate 3--Paint all exposed painted wall surfaces at the second floor level corridor spaces; Alternate 4--Renovate existing door frames and trim and replace existing wood doors with new painted door frames, finished wood doors and hardware at door openings C170-1, C170-2, C180-1, and C180-2 at the first floor level; Alternate 5-- Provide new energy efficient lighting and controls on the ground floor level; Alternate 7--Provide new energy efficient lighting and controls on the second floor level; and Alternate 8--Provide new energy efficient lighting and controls on the third floor level.

Division 5--Electrical Work

Anderson Electric, Danville, IL	Base Bid	\$634,900
	Alternate 5	16,500
	Alternate 7	2,400
	Alternate 8	<u>22,750</u>
<i>TOTAL</i>		\$676,550

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 the project are available from Academic Facility Maintenance Fund Assessment Fund, the sale proceeds of the Certificates of Participation Series 2007A and the institutional funds operating budget of the Urbana campus.

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

(Construction is scheduled to begin in December 2009 and is scheduled to be completed in December 2010.)