Approved by the Board of Trustees

November 16, 2023

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Board Meeting

November 16, 2023

# ROLL CALL

# AWARD CONSTRUCTION CONTRACT, KRANNERT CENTER FOR THE PERFORMING ARTS - ACCESSIBILITY AND ELEVATOR UPGRADES, URBANA

**Action:** Award Construction Contract, Krannert Center for the Performing Arts -Accessibility and Elevator Upgrades

**Funding:** Institutional Funds Operating Budget

The Krannert Center for the Performing Arts (KCPA) is a vital cultural resource for the campus and the surrounding communities. **KCPA is dedicated to advancing education, research, and public engagement through the pursuit of excellence and innovation in the performing arts. With its multiple and integrated classroom, laboratory, and public square roles, KCPA serves as a touchstone for exploring and expanding human experience.**

**To further advance the mission of KCPA and expand access to its offerings, this project, with a budget of $4,981,065.50, will improve accessibility in one of the large theaters in KCPA, the Colwell Playhouse.** The project upgrades elevators 1 and 2 for improved functionality and adds a new elevator east of the playhouse to connect the main lobby, lower lobby, and student levels. The monumental stairs at the main lobby will also be reworked and extended to the new elevator. Seating configurations inside the playhouse will be modified to create an accessible cross-aisle, accommodating multiple Americans with Disabilities Act seating locations. The existing building’s mechanical, electrical, and plumbing systems will be reconfigured to serve the remodeled areas.

Construction contracts for Bid Package 1 to upgrade elevators 1 and 2, totaling $914,941 were awarded in January 2021. Bids for construction work under Bid Package 2 were received in March 2023, were significantly higher than the project budget, and were not awarded. Subsequently, the project team revised the design to reduce the project cost while still delivering the programmatic needs for KCPA.

In September 2023, bids for the revised scope were received for a total of $3,114,000 and are within the funds available for construction. Accordingly, with the concurrence of the appropriate administrative officers, the chancellor, University of Illinois Urbana-Champaign, and vice president, University of Illinois System, recommends that the Board approve the following single-prime contract. 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:

Broeren Russo Builders, Inc. Base Bid $3,114,000

Champaign, IL No Alternatives -

Total $3,114,000

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 for the University of Illinois Urbana-Champaign.

The president of the University of Illinois System concurs.

Table 1: Diverse Vendor Participation

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Division | Awarded Vendor | Prime Contract Value | Prime Diversity? | Diverse Subcontractor Contract Value | Diverse Subcontractor % of Work | Diverse Classification |
| Division 1: General | Broeren Russo Builders, Inc. Champaign, IL | $ 3,114,000 | MBE (HA) | $ 750,000 | 24% | MBE (HA) |
|  |  |  |  | $ 228,925 | 7% | WBE |
|  |  |  |  | $ 100,000 | 3% | VBE |
|  | Division 1: General Total |  |  | $ 1,078,925 | 34% |  |