Approved by the Board of Trustees

November 16, 2023

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Board Meeting

November 16, 2023

ROLL CALL

APPROVE PROJECT BUDGET AND AWARD CONSTRUCTION CONTRACT FOR NOYES LABORATORY ROOMS 219 AND 250, RENOVATIONS, URBANA

**Action:** Approve Project Budget and Award Construction Contract for Noyes Laboratory Rooms 219 and 250, Renovations

**Funding:** Institutional Funds Operating Budget, Gift Funds, Academic Facilities Maintenance Fund Assessment

In January 2022, the Board of Trustees approved the Noyes Laboratory Rooms 219 & 250, Renovations project with a budget of $5,480,000. The College of Liberal Arts and Sciences (LAS) requested approval to renovate two labs with 6,400 net assignable square feet. LAS’s vision is to meet immediate program needs, advance the units’ academic mission, and address deferred maintenance backlog. The project will also provide much-needed occupant egress and laboratory safety standards within the teaching labs. This modern initiative, located at the campus core on the Main Quadrangle, is easily accessible to students and will merge laboratory space and shared resources for the chemistry and chemical and biomolecular engineering departments in the College of LAS.

Bids for construction work were received in June 2023, 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 the departments.

In September 2023, bids for the revised scope were received, and for the project to proceed, it is necessary to increase the budget by $1,053,820. 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 the increase in the project budget for this project to $6,533,820, an increase of $1,053,820.

Following scope revisions, bids were once again 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 single-prime contractbe 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 and alternate:[[1]](#footnote-1)

Grunloh Construction, Inc. Base Bid $5,172,000

Effingham, Illinois Alternate 1 $ 119,000

TOTAL $5,291,000

The Board actions 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, gift funds, and the Academic Facilities Maintenance Fund Assessment.

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 | Grunloh Construction, Inc., Effingham, IL | $ 5,291,000 | N/A | $ 1,608,127 | 30% | MBE |
|  |  |  |  | $ 223,067 | 4% | VBE |
|  | Division 1: General Total |  |  | $ 1,831,194 | 34% |  |

1. Description of Alternate: Alternate 1: Remove roof platform in its entirety and associated equipment and ductwork and provide new roofing as necessary. Remove windows and masonry associated with the ductwork demolition, provide new steel lintel and masonry and new larger window – see window schedule. [↑](#footnote-ref-1)