

Board Meeting  
September 19, 2019

## ROLL CALL

### AWARD CONSTRUCTION CONTRACTS FOR RENOVATION, TOWNSEND HALL AND WARDALL HALL, ILLINOIS STREET RESIDENCE HALLS, URBANA

**Action:** Award Construction Contracts for Renovation, Townsend Hall and Wardall Hall, Illinois Street Residence Halls

**Funding:** Institutional Funds Operating Budget with Anticipated Reimbursement from the Proceeds of a Future Sale of Auxiliary Facilities System Revenue Bonds, Auxiliary Facility System Repair and Replacement Reserve Budget

In January 2018, the Board approved the Renovation, Illinois Street Residence Halls, Townsend Hall and Wardall Hall project with a budget of \$55.5 million. In March 2019, the Board of Trustees approved a budget transfer of \$4.0 million from the reserves of the Renovation and Addition, Illinois Street Residence Halls Dining Facility project, establishing a total project budget of \$59.5 million. This project will renovate 220,767 gross square feet of residential housing space serving 629 students in Townsend Hall and 550 students in Wardall Hall; address accessibility issues; and upgrade building infrastructure including mechanical systems, electrical systems, plumbing systems, new windows, and new single occupant showers. This project was approved in parallel with the Renovation and Addition, Illinois Street Residence Halls Dining Facility project, and the projects are being constructed concurrently. In September 2018, the Board approved employment of a Construction Manager.

Due to bid prices exceeding estimated costs, the construction of Wardall Hall (Alternate #9, below) is being eliminated from the current project scope, and will be rebid in the immediate future. Proceeding with the Townsend Hall portion of the project, now at an effective budget of \$50.0 million, will allow for completion on schedule of that facility in fall of 2020 and minimize adverse impacts to students. Competitive bidding procedures in accordance with the Illinois Procurement Code were followed.

Thus, 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 contracts<sup>1</sup> including the indicated alternates<sup>2</sup> be awarded to the lowest price bidder as shown below:

*Division 1 – General Work*

Broeren Russo Builders, Inc., Champaign, IL	Base Bid	\$20,289,200
	Alt. 6	146,000
	Alt. 9	-9,504,600
	Alt, 13	<u>0</u>
TOTAL		\$10,930,600

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<sup>1</sup> Contracts for other divisions were awarded that are within the delegated approval levels: Division 6--Sprinkler Work, The PIPCO Company, Peoria, IL, \$277,500.

<sup>2</sup> Description of Alternates: Alt. 6--Upgrades to additional student rooms in Townsend and Wardall Halls for accessibility; Alt. 9--Deduct all base scope work for Wardall Hall phase of construction; Alt. 13--Replace existing fire alarm devices with devices for voice evacuation in Townsend and Wardall Halls.

Division 2 – Plumbing Work

A & R Mechanical Contractors, Inc., Urbana, IL	Base Bid	\$4,293,000
	Alt. 6	0
	Alt. 9	-1,600,000
	Alt. 13	<u>0</u>
TOTAL		\$2,693,000

Division 3 – Heating AC Temp Control Work

A & R Mechanical Contractors, Inc., Urbana, IL	Base Bid	\$15,875,000
	Alt. 6	0
	Alt. 9	-7,145,000
	Alt. 13	<u>0</u>
TOTAL		\$8,730,000

Division 4 – Ventilation Work

A & R Mechanical Contractors, Inc., Champaign, IL	Base Bid	\$2,339,000
	Alt. 6	0
	Alt. 9	-876,579
	Alt. 13	<u>0</u>
TOTAL		\$1,462,421

Division 5 – Electrical Work

Potter Electric Service, Inc., Urbana, IL	Base Bid	\$6,124,160
	Alt. 6	0
	Alt. 9	-2,885,660
	Alt. 13	<u>165,412</u>
TOTAL		\$3,403,912

Funds for this project are available from institutional funds of the University of Illinois at Urbana-Champaign with anticipated reimbursement from the proceeds of a future sale of Auxiliary Facilities System revenue bonds and Auxiliary Facility System Repair and Replacement reserve budget.

The Board actions recommended in this item complies in all material respect 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.

The President of the University concurs.

Construction for Townsend Hall is scheduled to be completed in July 2020.

Construction for Wardall Hall, pending rebid and approval, is scheduled to be completed in July 2021.

Table 1: Diverse Business Utilization

Awarded Vendor	Prime Contract \$	Subcontract Value	Subvendor % of Work
Division 1 - General: Broeren Russo Builders, Inc., Champaign, IL	\$10,930,600		
	MBE	\$1,227,500	11%
	WBE	\$934,202	9%
Division 2 - Plumbing: A & R Mechanical Contractors, Inc., Urbana, IL	\$2,693,000		
	MBE	\$0	0%
	WBE	\$538,600	20%
Division 3 - Heating A/C Temp Control: A & R Mechanical Contractors, Inc., Urbana, IL	\$8,730,000		
	MBE	\$0	0%
	WBE	\$1,746,000	20 %
Division 4 - Ventilation: A & R Mechanical Contractors, Inc., Urbana, IL	\$1,462,421		
	MBE	\$0	0%
	WBE	\$292,484	20%
Division 5 - Electrical: Potter Electric Service, Inc., Urbana, IL	\$3,403,912		
	MBE	\$0	0%
	WBE	\$682,809	20%
Division 6 - Sprinkler Work: The PIPCO Company, Peoria, IL	\$277,500		
	MBE	\$0	0%
	WBE	\$0	0%
Total Awarded	\$27,497,433		
Total MBE (AFA)		\$1,227,500	5%
Total MBE (ASA)		\$0	0.00%
Total MBE (HA)		\$0	0.00%
Total WBE		\$4,194,095	15%
Total Diversity		\$5,421,595	20%

Professional Services Consultant	PSC Agreement \$	Subcontract Value	Subvendor % of Work
Cannon Design – Chicago, IL	\$3,932,699		
	MBE	\$597,409	15%
	WBE	\$281,774	7%
Total Awarded	\$3,932,699		
Total MBE (AFA)		\$423,200	11%
Total MBE (ASA)		\$0	0%
Total MBE (HA)		\$174,209	4%
Total WBE		\$281,774	7%
Total Diversity		\$879,183	22%