

**ILLINOIS STATE
UNIVERSITY**

**BOARD OF
TRUSTEES**

**Resolution No. 2023.05/24
Authorization for Approval of
DeGarmo Hall Plaza Deck Repairs
Phase 2**

Resolution

Whereas, the DeGarmo Hall Plaza Deck Repairs Project was approved by the Board of Trustees on October 15, 2021 (Item 2021.10/43) with an original authorized budget of \$3.1 million, and;

Whereas, unforeseen project scope damage, significant construction cost escalation, and project bidding delays have led to substantial construction cost increases to complete the required project scope, and;

Whereas, DeGarmo Hall's open plaza deck at the first level of building occupied space is in various stages of accelerating roof/plaza deck failure with increasing water infiltration requiring urgent repair, replacement, and modifications on an ongoing basis to maintain building functionality, and;

Whereas, after an initial public bid failure in 2022, ISU completed an updated project original scope estimate, and subsequently revised the required project scope into two separate phases and rebid the work in 2023. A single responsible contractor's bid was received in March of 2023. The responsible bidder's Phase 1 bid is within the Board of Trustees authority approved on October 15, 2021. However, the responsible bidders Phase 2 bid requires additional authority to complete the project in the summer of 2024, and;

Therefore, be it resolved that the Board of Trustees authorizes an additional capital project to complete the remaining Phase 2 construction work in the summer of 2024 to fully restore DeGarmo's Plaza Deck functionality and weather tightness to the building spaces impacted for a cost not to exceed \$3.5 million.

Board Action on: _____	Postpone: _____
Motion by: _____	Amend: _____
Second by: _____	Disapprove: _____
Vote: Yeas: _____ Nays: _____	Approve: _____

ATTEST: _____ Board Action, May 12, 2023

Secretary / Chairperson

**Board of Trustees
Illinois State University
Authorization for Approval of DeGarmo Hall Plaza Deck Repairs Phase 2**

Background

DeGarmo Hall is located on the west side of the historic Illinois State University (ISU) quadrangle. DeGarmo Hall is home to the College of Education and was built in 1972 and has five above grade levels and a basement. The DeGarmo Hall building profile section is not uniform and the basement footprint is larger than the five occupied floors above, resulting in an exterior plaza roof over occupied basement level space. DeGarmo Hall's open plaza at the first level of building occupied space is in various stages of increasing roof/plaza deck failure with increasing water infiltration requiring urgent repair, replacement, and modifications on an ongoing basis to maintain building functionality.

The DeGarmo Hall plaza/patio area at street level is a split slab configuration, in which the structural slab is waterproofed, supports insulation, and finished with a concrete topping slab above it. The basement level below consists primarily of classrooms, specialty instructional rooms and offices. Numerous leaks have developed in the structural slab waterproofing. The system is approximately 49 years old and contains its original construction components. Observations from the underside indicate a significant portion of the leaks appear to be occurring at construction joint locations in the structural slabs and perimeter foundation walls.

This project was originally planned to occur over two consecutive summers. The project was designed and estimated to be completed in the summer of 2021 and 2022. Delays resulted in the project being on the Board of Trustees agenda and approved at the October 2021 Board of Trustees meeting with a revised plan to be completed in the summer of 2022 and 2023. Further unforeseen delays resulted in the University not issuing a public bid call until December of 2022. Unfortunately, Illinois State received no responsible bidder submissions to this public bid call.

After this initial public bid failure in December 2022, the University completed an updated project original scope estimate, and subsequently revised the required project bid scope into two separate phases and rebid the work in March of 2023. A single responsible contractor bid was received from Golf Construction. Golf's Phase 1 bid is within the \$3.1M approved by the Board on October 15, 2021. ISU plans to award a contract to Golf Construction for Phase 1 work to occur in the summer of 2023. Golf's Phase 2 bid requires additional authority to complete the remaining project work in the summer of 2024.

Project Scope

The project scope was reformatted for public bidding in 2023. Contractors were required to provide separate bids for Phase 1 and Phase 2. Phase 1, approximately 47% of project scope, was delineated as the open patio area and is slated to be completed between May and August of 2023. Phase 2, approximately 53% of project scope, was delineated as the partially covered plaza and is required to be completed between May and August of 2024. The overall project is proposed to be a complete plaza/patio restoration project and be undertaken to restore the plaza/patio deck to its current configuration and includes the following components:

- Complete removal of the existing plaza deck concrete topping, intermediate layers, and saturated insulation.
- Removal of the existing failed bitumen waterproofing system bonded to the structural slab.
- Abatement of all roofing and construction material found to contain asbestos.
- Installation of a new, monolithic waterproofing system.
- Installation of a new drainage mat over the waterproofing to resist water surcharge loading and allow any subsurface moisture to weep to new area drains.
- Installation of new area drains for improved surface and sub-surface drainage capacity.
- New insulation that will not absorb moisture and will have adequate strength to support the weight of new concrete topping above.
- A new finished surface consisting of concrete topping to provide a serviceable and attractive finished surface.
- Miscellaneous improvements, repairs, and upgrades, as necessary to concrete and masonry walls, railings, patio lighting, etc. to provide a complete finished project.

Project Schedule

If approved to proceed, the University plans to award a contract to Golf Construction for Phase 2 to complete the remaining project construction work in the summer of 2024.

Project Resource Requirements

Construction	\$ 3,217,599
Contingency	<u>282,401</u>
Total Project Cost Not to Exceed	<u>\$ 3,500,000</u>

Source of Funding: General Revenue Funds and Academic Enhancement Fee