

Updated Underpass Project Budget by Source

Funding Source	Project Contribution Amount
BUILD Funds	\$16,157,375
Other Federal Funds	\$3,000,000
State Funds	\$6,250,000
Town of Normal	\$14,893,545
<i>Total Project Cost</i>	<i>\$40,300,920</i>

**Strategic Alignment**



**Background**

On November 26, 2024, bids for the Underpass at Uptown Station project were publicly opened and read. Two bids were received. A summary of the bid(s) is shown below.

Millstone Weber, LLC St. Charles, MO	\$35,158,046.80
P.J. Hoerr, Inc. Peoria, IL	\$40,765,000.00

Construction bids were higher than anticipated, and in December 2024, Town staff began working with WSP USA on a value-engineering process to reduce the project cost.

The value-engineering process considered how the project cost could be reduced while maintaining the project objectives and requirements of the BUILD grant.

Changes identified to reduce project costs were then incorporated into the revised Underpass plans and include:

- Pavers were replaced with colored concrete to match the concrete color in the Uptown Circle area
- The paver runnel drainage system was removed and replaced with a cast-in-place concrete curb and gutter

- Exterior stone was removed and replaced with cast-in-place concrete
- Glass guardrails were removed and replaced with metal guardrails
- Specialty plants were removed and replaced with seeding and erosion control
- Specialty plantings and final seeding will be performed in-house by Parks and Recreation staff
- Final irrigation heads and auxiliary lines will be installed by Parks and Recreation staff
- Decorative lighting was reduced, including RGB lighting and DMX controller (but south plaza stage lighting will remain)
- All lighting fixtures were replaced with non-DMX models
- The scope for the south plaza area was reduced, including a reduction of seating, decorative lighting, and landscaping
- Some seating and walkway areas in the south plaza were replaced with a terraced lawn area
- The stairway along the Union Pacific Railroad on the north side of the south plaza was removed
- The circle drop-off area near the auxiliary train station remains in the plans. The dedicated bus drop-off area by the Parks and Recreation building was removed, but the remaining Parkinson Lot area will still accommodate bus drop-offs when needed.

Value engineering was completed in Spring 2025, and revised pricing based on the value engineered construction drawings was requested from both contractors.

On May 15, 2025, value engineered plans were sent to both Millstone Weber and P.J. Hoerr for revised pricing.

**Discussion**

Revised project pricing based on the value engineered plans was received from both contractors on June 6, 2025. A summary of the revised bid(s) is shown below.

Millstone Weber, LLC St. Charles, MO	\$32,064,300
P.J. Hoerr, Inc. Peoria, IL	\$32,240,000

The value engineering process reduced the project construction cost by \$3,093,746.80 from the original low bid.