

Executive Committee Meeting  
April 17, 2007

ROLL CALL

AWARD CONTRACT FOR HOUSING LIFE SAFETY CODE 2000 FIRE ALARM  
UPGRADE AND HIGH RISE SPRINKLER--PHASE V, URBANA

**Action:** Approve Award of Contract for Housing Life Safety Code 2000 Fire Alarm Upgrade and High Rise Sprinkler--Phase V, Urbana

**Funding:** Auxiliary Facilities System Repair and Replacement Reserve Budget

Four phases of the Housing Life Safety Code Fire Alarm Upgrade and High Rise Sprinkler program have been approved through July 2004 at \$5.5 million. This program was initiated to provide upgrades for fire alarm notification appliances for six residence halls and to add sprinkler systems to four high-rise residence halls. Phase V of this six-phase program will provide a fire suppression system and renovation of the fire alarm system at Wardall Hall, Lounge Building, and Food Service facilities of the Illinois Street Residence Hall.

On December 22, 2006, BRiC Partnership, LLC, Belleville, was employed to provide professional services required through the warranty phase of the project.

The work includes replacement of existing control panel components and replacement and/or addition of notification devices, initiation devices, and Americans with Disabilities Act (ADA) strobe annunciator devices. The work will also install a wet pipe sprinkler system in Wardall Hall and the Illinois Street Residence Hall Food Service

and Lounge buildings with a soffit being built to conceal the sprinkler piping in student rooms. With the success of the initial bid, additional cosmetic and deferred maintenance items included as alternates will also be incorporated into the project.

The Chancellor at Urbana with the concurrence of the appropriate administrative officers recommends that the following contract<sup>1</sup> be awarded.

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 plus acceptance of the indicated alternates<sup>2</sup>:

Division 1--General Work

Roessler Construction Co.,	Base Bid	\$227,700
Rantoul, IL	Alternate 1	126,500
	Alternate 2	292,400
	Alternate 3	14,900
	Alternate 4	106,700
	Alternate 5	29,500
	Alternate 6	18,500
	Alternate 7	24,900
	Alternate 8	<u>18,200</u>
TOTAL		\$859,300

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<sup>1</sup>Contracts for divisions that were awarded within the delegated approval levels: Division 5 (Electrical Work)--Witte Electric Company, Champaign, IL--\$268,495, includes Alternate 9, and Division 6 (Sprinkler Work)--Automatic Fire Sprinkler, LLC, Bloomington, IL--\$424,000.

<sup>2</sup>Description of Alternates: Alternate 1 replaces flooring in the corridors, stairwells, and lobbies on floors 2 through 12; Alternate 2 provides painting student room walls, and ceilings, finned tube covers, and fan coil units; Alternate 3 removes the bookshelves, tack boards, and mirrors in all student rooms; Alternate 4 provides painting the corridor stairwells and lobbies on floors 2 through 12; Alternate 5 replaces the 12<sup>th</sup> floor ceiling with 2'x2' acoustical lay-in ceilings; Alternate 6 replaces student room deadbolts with new Best deadbolts on floors 2 through 12; Alternate 7 upgrades three elevator cab finishes; Alternate 8 re-insulates chilled water piping above 12<sup>th</sup> floor ceiling; and Alternate 9 removes existing fire pump controller and replaces with new controller.

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 the Board of Trustees policies and directives.

Funds for this project are available from the Auxiliary Facilities System Repair and Replacement Reserve Budget of the Urbana campus.

The President of the University concurs.

A schedule of the bids received has been filed with the Secretary of the Board for record.

(Construction will begin in May 2007 and is scheduled to be completed in August 2007.)