

Board Meeting  
July 30, 2007

ROLL CALL

AWARD CONTRACTS FOR PENNSYLVANIA AVENUE RESIDENCE HALL  
DINING ROOM AND DINING SERVICES, URBANA

**Action:** Award Contracts for Pennsylvania Avenue Residence Hall Dining Room and Dining Services, Urbana

**Funding:** Auxiliary Facilities System Funds

In March 2005, the architecture firm of Thompson Ventulett Stainback & Associates, Inc., was employed to provide professional services to evaluate the feasibility of remodeling the dining hall and the exterior courtyard of the dining room, entryway, servery, and kitchen at the Pennsylvania Avenue Residence Hall (PAR) on the Urbana campus. In January 2006, the Board approved the project with a budget of \$12.0 million. This project was approved by the Board of Higher Education as a non-instructional improvement to the Urbana campus in April 2006.

Bids for the construction of the Pennsylvania Avenue Residence Hall Dining Room and Dining Services project have been solicited; and in order for the project to proceed, the Chancellor at Urbana with the concurrence of the appropriate administrative officers recommends that the following contracts<sup>1</sup> be awarded.

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<sup>1</sup>Contracts for other divisions were awarded within the delegated approval levels: Division 2 (Plumbing Work): McWilliams Mechanical Services, Inc., Champaign IL--\$213,000; and Division 6 (Sprinkler Work): Automatic Fire Sprinkler, LLC,

Competitive bidding procedures in accordance with the Illinois Procurement Code were followed; and the awards are to the lowest responsible bidder in each division on the basis of its base bid plus acceptance of the indicated alternate.<sup>2</sup>

Division 1 – General Work

|                                  |          |             |
|----------------------------------|----------|-------------|
| CORE Construction,<br>Morton, IL | Base Bid | \$3,325,000 |
| TOTAL                            |          | \$3,325,000 |

Division 3 – Heating Work

|  |             |               |
|--|-------------|---------------|
| McWilliams Mechanical Services, Inc.,<br>Champaign, IL | Base Bid    | \$549,800     |
|  | Alternate 1 | <u>29,600</u> |
| TOTAL  |             | \$579,400     |

Division 4 – Ventilation Work

|   |          |           |
|---|----------|-----------|
| A & R Mechanical Contractors, Inc.,<br>Urbana, IL | Base Bid | \$774,250 |
| TOTAL   |          | \$774,250 |

Division 5 – Electrical Work

|                                      |          |           |
|--------------------------------------|----------|-----------|
| Glesco Electric, Inc.,<br>Urbana, IL | Base Bid | \$958,200 |
| TOTAL                                |          | \$958,200 |

Division 47 – Kitchen Equipment

|  |          |             |
|--|----------|-------------|
| Stafford-Smith, Inc.,<br>Kalamazoo, MI | Base Bid | \$1,683,714 |
| TOTAL                                  |          | \$1,683,714 |

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 Board of Trustees policies and directives.

Funds for these projects are available from Auxiliary Facilities System Funds 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 is scheduled to begin in August 2007 and is scheduled to be completed in June 2008.)

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<sup>2</sup>Description of Alternate: Alternate 1 replaces 8” condenser piping with new 6” piping.