

Board Meeting
May 17, 2007

REPORT OF ACTIONS BY THE EXECUTIVE COMMITTEE

The following actions have been taken by the Executive Committee since the last meeting of the Board. These actions are now reported to the Board as a whole.

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

(1) 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 contract¹ 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 alternates²:

Division 1--General Work

Roessler Construction Co., Rantoul, IL	Base Bid	\$227,700
	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

The board action recommended in this item complies in all material respects with applicable State and federal laws, University of Illinois *Statutes, The*

¹Contracts 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.

²Description 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 12th floor ceiling with 2' x 2' 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 12th floor ceiling; and Alternate 9 removes existing fire pump controller and replaces with new controller.

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.

On motion of Mr. Shah, this recommendation was approved by the following vote of members of the Executive Committee: Aye, Mr. Eppley, Dr. Schmidt, Mr. Shah; no, none.

Sale of Farm Land in DeKalb County

(2) In November 2006, the Board approved the sale of three farms in DeKalb County, Illinois, from the estate of State Senator Harry G. Wright and in March 2007, the Board approved the retention of Westchester Group, Inc., for farm property brokerage and marketing services related to the sale of the above-referenced Wright Farms.

The Vice President/Chief Financial Officer, the Chancellor at Urbana, and University Counsel recommend that another 120 acres of DeKalb County farm, located immediately adjacent to (and considered by the University to be part of) the Wright Farms, be sold with the Wright Farms as part of and in accordance with the transactions authorized by the Board in November 2006 and March 2007. The acquisition of the additional 120-acre farm land was achieved with Wright farm land funds and authorized by the Board in March 1970 in order that Wright Farm #6 could be more efficiently

operated as a larger unit. This farm and the Wright Farms have historically been managed by the University as one entity. The proceeds from the sale of this adjacent 120-acre farm would be used for the same purposes as the proceeds from the sale of the Wright Farms, namely, to help fund scholarships in the College of Agricultural, Consumer and Environmental Sciences and to fund costs related to moving the College to its new South Farms location. Both are consistent with the desires expressed by Senator Wright.

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.

The President of the University concurs with this recommendation.

On motion of Mr. Shah, this recommendation was approved by the following vote of members of the Executive Committee: Aye, Mr. Eppley, Dr. Schmidt, Mr. Shah; no, none.