

Board Meeting  
September 6, 2007

ROLL CALL

INCREASE PROJECT BUDGET AND AWARD CONTRACTS FOR RESIDENCE  
HALL ON ELIZA FARNHAM DRIVE, SPRINGFIELD

**Action:** Increase Project Budget and Award Contracts for Residence Hall on Eliza Farnham Drive, Springfield

**Funding:** Proceeds from the Sale of Auxiliary Facilities Systems Revenue Bond Series 2006

In July 2006, the Board approved a project for a residence hall on Eliza Farnham Drive with a budget of \$15,810,000. The new residence hall will be a 200-bed facility to accommodate planned increased enrollment and includes space for a coffee shop and bookstore as well as other ancillary spaces such as offices and meeting rooms to support student activities.

Bids for the construction of the residence hall on Eliza Farnham Drive have been solicited. Due to the extremely accelerated construction schedule proposed for the project, the bid for the general work division has exceeded the architect/engineer's estimate. A review of the bid for the general work division indicates a significant premium for the acceleration and as submitted will require an allocation of additional funds to proceed. Competitive bidding procedures in accordance with the Illinois

Procurement Code were followed; and the awards<sup>1</sup> are to the lowest responsible bidder in each division on the basis of its base bid plus acceptance of the indicated alternates.

In order for the project to proceed, the Chancellor at Springfield with the concurrence of the appropriate administrative officers recommends that the Board:

1. Approve an increase to the project budget of \$967,677 to \$16,777,677.
2. Approve the award for general work to CORE Construction, Morton, Illinois, for \$9,502,000 including Alternate G1-A that provides a green roof over the classroom roof at a cost of \$33,000; Alternate G1-B that provides a green roof over the bookstore roof at a cost of \$60,000; Alternate G1-C that provides a green roof over the main housing area roofs at a cost of \$164,000; and Alternate G2 that provides a fireplace and television cabinet in the main lounge at a cost of \$11,000.
3. Approve the award for plumbing work to Commercial Mechanical, Inc., Dunlap, Illinois, for \$513,000.
4. Approve the award for heating/temperature control work to R.J. Power Plumbing & Heating Company, Springfield, Illinois, for \$733,000.
5. Approve the award for electrical work to Mansfield Electric Co., Springfield, Illinois, for \$1,518,800.

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

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<sup>1</sup>Contracts for other divisions were awarded within the delegated approval levels: Division 4 (Ventilation Work): R.J. Power Plumbing & Heating Company, Springfield, IL--\$306,000; Division 6 (Fire Protection Work): E.L. Pruitt Company, Springfield, IL--\$135,488; Division 15 (Concrete Work): CORE Construction, Morton, IL--\$279,000; Division 18 (Excavation Work): CORE Construction, Morton, IL--\$177,000; Division 28 (Structural Steel Work): CORE Construction, Morton, IL--\$168,000; and Division 34 (Utilities Site Work): R.J. Power Plumbing & Heating Company, Springfield, IL--\$306,175, making a total award of \$13,638,463.

*The General Rules Concerning University Organization and Procedure*, and Board of Trustees policies and directives.

Funds for this project are available from Auxiliary Facilities Systems Revenue Bond Series 2006. Any project planning and construction costs incurred prior to the sale of the revenue bonds will be funded initially from the institutional funds operating budget with anticipated reimbursement from the subsequent proceeds of Auxiliary Facilities Systems Revenue Bonds.

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 October 2007 and is scheduled to be completed in July 2008.)