Approved by the Board of Trustees

March 20, 2025

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Board Meeting

March 20, 2025

## ROLL CALL

## APPROVE PROJECT BUDGET AND AWARD CONSTRUCTION CONTRACT FOR CLARK, BARTON, AND LUNDGREN HALLS - HEATING PIPING REPLACEMENT, URBANA

**Action:** Approve Project Budget and Award Construction Contract for Clark, Barton, and Lundgren Halls - Heating Piping Replacement

**Funding:** Auxiliary Facilities System Repair and Replacement Reserve Funds and Institutional Funds Operating Budget

In November 2024, the Board approved the Clark, Barton, and Lundgren Halls - Heating Piping Replacement project, as well as an amendment to the project’s professional services consultant contract. This project will replace the original heating and piping elements at three buildings: Clark Hall, Barton Hall, and Lundgren Hall. System failures have occurred on numerous occasions due to severe corrosion, resulting in sediment blocking water flow or broken pipes. Construction will be phased to first address Barton and Lundgren Halls, with a goal of completing construction prior to the Fall 2025 semester. A second construction phase for Clark Hall will be bid separately to complete the remaining project scope.

Bids for the first phase of construction work at Barton and Lundgren Halls were received in January 2025, and for the project to proceed, it is necessary to approve the project budget of $20.0 million to cover design, construction, and owner’s costs. Accordingly, the chancellor, University of Illinois Urbana-Champaign, and vice president, University of Illinois System, with the concurrence of the appropriate administrative officers, recommends that the Board approve a project budget of $20.0 million.

Additionally, for the project to proceed, the chancellor, University of Illinois Urbana-Champaign, and vice president, University of Illinois System, with the concurrence of the appropriate administrative officers, recommends that the following single-prime contract be awarded. Competitive bidding procedures were conducted in accordance with the Illinois Procurement Code, and the award is to the lowest responsible bidder based on the base bid.

A & R Mechanical Contractors, Inc. Base Bid $6,997,229

Urbana, IL Total $6,997,229

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 this project are available from the institutional funds operating budget of the University of Illinois Urbana-Champaign and Auxiliary Facilities System Repair and Replacement Reserve Funds.

The president of the University of Illinois System concurs.

Table 1: Diverse Vendor Participation

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| --- | --- | --- | --- |
| **Awarded Vendor** | **Prime Contract $ / Diverse Subcontractor Certification** | **Diverse Subcontractor Value** | **Subcontractor % of Work** |
| A & R Mechanical Contractors, Inc., Urbana, Illinois | $6,997,229  |   |   |
|   |   |   |   |
|   | MBE (HA) | $401,200 | 6% |
|   | MBE (AFA) | $688,200 | 10% |
|   | VOSB | $210,000 | 3% |
|   | WBE | $1,010,143 | 14% |
|   |  | **$2,309,543** | **33%** |