Approved by the Board of Trustees

November 14, 2024

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Board Meeting

November 14, 2024

## ROLL CALL

## APPROVE PROJECT BUDGET AND AWARD CONSTRUCTION CONTRACT FOR

## HOUSING FOOD STORES, RENOVATE REFRIGERATION SYSTEM, URBANA

**Action:** Approve Project Budget and Award Construction Contract for Housing Food Stores, Renovate Refrigeration System

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

University Housing requires urgent replacement of the ammonia refrigeration system along with the associated electrical, mechanical, and plumbing systems at Housing Food Stores located at 1321 S. Oak St., Champaign. Components of the refrigeration and mechanical systems date to the original 1950s construction. The current systems are outdated, increasingly costly, and challenging to maintain. Multiple refrigeration system failures have resulted in ammonia leaks, building evacuations, and a lack of food storage. A total of 33,268 net assignable square feet will be renovated.  
 In March 2024, a conceptual study report determined the required project budget costs of $11.0 million, which is necessary to accomplish the essential scope. In April 2024, Alternate Capital Delivery Method approval was obtained, allowing for Professional Services Retainer Work Order Usage Over $5.0 million and Job Order Contracting for construction. Also, in April 2024, a retainer work order was executed for professional design, bidding, and construction administration phase services valued at $621,116.

In August 2024, terms were agreed to for Job Order Contracting with CORE Construction Services of Illinois, Inc., Peoria, IL, under Illinois Public Higher Education Cooperative (IPHEC) award #IPHEC1708. Pre-construction services, long lead time equipment purchases, including switchgear, transformers, air handling units, cooler/freezer equipment panels, mechanical systems equipment purchases, abatement, and demolition totaling $4,915,593 have already been procured. Additionally, mechanical, electrical, and plumbing system installation is required to modernize the refrigeration system and complete the project. The expected cost to complete this work is $2,417,120, bringing the total contract value to $7,332,714.

For the project to proceed, it is necessary to approve the budget of $11.0 million. 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 the project budget of $11,000,000.

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 final contract work order with CORE Construction Services be awarded. Job Order Contracting work order procedures and awards were conducted in accordance with the Illinois Procurement Code.

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 Institutional Funds Operating Budget of the University of Illinois Urbana-Champaign and Auxiliary Facility 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 |
| CORE Construction Services of Illinois, Peoria, IL | $7,332,714 |  |  |
|  |  |  |  |
|  | MBE (AFA) | $182,436 | 2% |
|  | MBE (HA) | $220,450 | 3% |
|  | VOSB | $220,685 | 3% |
|  | WBE | $1,959,297 | 27% |
|  |  | $2,582,868 | 35% |