Approved by the Board of Trustees

November 14, 2024

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Board Meeting

November 14, 2024

ROLL CALL

# APPROVE PROJECT AND AMEND PROFESSIONAL SERVICES CONSULTANT CONTRACT FOR CLARK, BARTON, AND LUNDGREN HALLS - HEATING PIPING REPLACEMENT, URBANA

**Action:** Approve Project and Amend Professional Services Consultant Contract for Clark, Barton, and Lundgren Halls - Heating Piping Replacement

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

University Housing has identified the need to replace heating and piping elements at three buildings: Clark Hall, Barton Hall, and Lundgren Hall. The current heating water risers in these three buildings are from the original 1940 construction. System failures have occurred on numerous occasions due to severe corrosion, resulting in sediment blocking water flow or broken pipes. In system failure, heat loss occurs, impacting the more than 280 residents of Barton and Lundgren Halls and the 80-plus staff working in Clark Hall. As a result, the shared piping network, including returns and a common header corrosion, blockage, or other failures in one building, often impacts the entire system.

The project consists of a heating system renovation in Clark, Barton, and Lundgren Halls, including selective demolition of existing heating systems and installation of new four-pipe fan coil unit systems in the buildings. The project includes removing and replacing existing steam-to-water heat exchangers and pumps and the installation of new chilled water service entrances into Barton and Lundgren Halls. The new fan coil units in Barton and Lundgren Halls will be served by new piping risers originating from reverse-return loops at the basement ceiling. The new fan coil units in Clark Hall will be served by new piping risers originating from reverse-return loops at the second-floor ceiling. The new horizontal piping will be concealed in fabricated metal pipe chases along the walls. The project includes new electrical distribution and new building automation systems to serve the new fan coil units and mechanical room equipment. The project also includes incidental work related to the HVAC installation, including asbestos and lead paint abatement, ceiling removal and replacement, lighting replacement, patching of existing surfaces, and limited fire suppression work. Preliminary design work estimates an expected $20.0 million project budget is required to cover all design, construction, and owner’s expenses costs.

For the project to proceed, it is necessary to amend the professional services consultant contract for the remaining required reimbursable and professional services. The selection of the professional services consultant for this project was in accordance with the requirements and provisions of Public Act 87-673 (Architectural, Engineering, and Land Surveying Qualifications-Based Selection Act).[[1]](#footnote-1)

Accordingly, the chancellor, University of Illinois Urbana-Champaign, and vice president, University of Illinois System, with the concurrence of the appropriate administrative officers, recommends the Clark, Barton, and Lundgren Halls - Heating Piping Replacement project be approved and that Clark Dietz, Inc. of Champaign, Illinois, continue to be employed and their contract be amended for the professional services required for the construction document, bidding, and construction administration phases of the project. The firm’s fees for this project will not exceed $1,180,000.

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 Facility System Repair and Replacement Reserve Funds.

The president of the University of Illinois System concurs.

Table 1: Diverse Business Utilization

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| --- | --- | --- | --- |
| **Awarded Vendor** | **Prime Contract $ / Diverse Subvendor Certification** | **Diverse Subvendor Value** | **Subvendor % of Work** |
| Clark Dietz, Inc., Champaign IL | $1,180,000 |  |  |
|  |  |  |  |
|  |  |  |  |
|  | MBE (ASA) | $129,800 | 11% |
|  | VOSB | $35,400 | 3% |
|  | WBE | $224,200 | 19% |
|  |  | **$389,400** | **33%** |

1. A selection committee consisting of Cheryl Bicknell (Facilities and Services, Capital Programs) *Chair*, Kelly Jo Hoffman (Facilities and Services, Engineering Services), Matthew M. Brown (University Housing Division), Shannon Tucker (University Office of Capital Programs, Real Estate, and Utility Services), and Dale Morrison (Office of Procurement Diversity) interviewed the following firms: Affiliated Engineers Inc., Chicago, IL; Clark Dietz, Inc., Champaign, IL; dbHMS, Chicago, IL; Enercon Ltd. (d/b/a Grumman Butkus Associates), Evanston, IL; Globetrotters Engineering Corporation, Chicago, IL; Henneman Engineering Inc., Champaign, IL; Interface Engineering Inc., Chicago, IL; Senga Architects Inc., Chicago, IL; and Valdes Architecture and Engineering, Lombard, IL. The committee recommended Clark Dietz, Inc., Champaign, IL, as best meeting the criteria for the project. [↑](#footnote-ref-1)