Approved by the Board of Trustees

January 18, 2024

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Board Meeting

January 18, 2024

## ROLL CALL

## APPROVE PROJECT BUDGET AND AWARD CONSTRUCTION CONTRACT FOR ILLINI UNION ROOF REPLACEMENT, URBANA

**Action:** Approve Project Budget and Award Construction Contract for Illini Union Roof Replacement

**Funding:** Auxiliary Facilities System Repair and Replacement Reserve Funds and Institutional Operating Funds Budget (to be reimbursed by future issuance of Auxiliary Facilities System Revenue Bonds)

In March 2023, the Board of Trustees approved the project budget and amended the professional services consultant contract for Illini Union Roof Replacement. The approved budget totaled $15,035,177, which included approximately $11,500,000 in funds available for construction, exclusive of design work and owner’s costs.

Since then, maintenance costs have continued to increase, and repairs are required monthly for the Illini Union roof. The Illini Union Roof Replacement project consists of a complete tear-off and replacement of the existing roofs. In keeping with the iconic exterior aesthetic of the building, the tile used for the replacement is time-tested and beautiful, with an expected life of 100 years. In addition to the roof, the scope will include the window replacement on 78 dormers, including their related trim replacement and masonry needs. The extensive work needed on each section must be performed within the limits of seasonable weather, which requires a phased multi-year approach.

Bids for the construction work were received in November 2023 and were significantly higher than the original project budget, increasing the construction cost to $17,590,509. The increased cost reflects current market conditions and the lack of available labor forces that many of the more specialized areas of this project require. Accordingly, the chancellor, University of Illinois Urbana-Champaign, and the vice president, University of Illinois System, with the concurrence of the appropriate administrative officers, recommends that the Board approve the increase in the project budget to $21,400,177, an increase of $6,365,000.

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 following single-prime contractbe 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 plus the acceptance of alternates 1, 2, and 4:[[1]](#footnote-1)

CCC Holdings, Inc. Base Bid $17,405,000

Tinley Park, IL Alternate 1 $91,760

Alternate 2 $73,582

Alternate 4 $20,167

TOTAL $17,590,509

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 Auxiliary Facilities System Repair and Replacement Reserve Funds and institutional operating funds budget (to be reimbursed by future issuance of Auxiliary Facilities System Revenue Bonds) of the University of Illinois Urbana-Champaign.

The president of the University of Illinois System concurs.

Table 1: Diverse Vendor Participation

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Division | Awarded Vendor | Prime Contract Value | Prime Diversity? | Diverse Subcontractor Contract Value | Diverse Subcontractor % of Work | Diverse Classification |
| Division 1: General | CCC Holdings, Tinley Park, IL | $ 17,590,509 | N/A | $ 3,075,120 | 17% | MBE (HA) |
|  |  |  |  | 1,802,654 | 10% | VBE |
|  |  |  |  | 1,878,088 | 11% | WBE |
|  |  |  |  | 1,400,000 | 8% | WMBE (AFA) |
|  | Division 1: General Total |  |  | $ 8,155,862 |  |  |

1. Description of Alternates: Alternate 1: Masonry chimneys on north and south buildings: instead of re-pointing mortar joints on 25% of total masonry area on each of the chimneys, assume 100% will be re-pointed; Alternate 2: Attic HVAC ductwork: Remove the box, ductwork up to the fan and the fan through the opening that would be left by removing the outlet box and cap the remaining ductwork to be left in place; Alternate 4: Furnish and install PVC membrane roofing system at all roofing areas to be roofed with PVC roofing with the alternate thickness PVC Membrane roofing specified under Paragraph 2.3 of Section 07 54 19 Polyvinyl-Chloride Roofing. [↑](#footnote-ref-1)