Approved by the Board of Trustees

January 26, 2023

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Board Meeting

January 26, 2023

ROLL CALL

# AMEND CONSTRUCTION MANAGEMENT CONTRACT FOR UNDERGRADUATE LIBRARY REDEVELOPMENT, URBANA

**Action:** Amend Construction Management Contract for Undergraduate Library

Redevelopment

**Funding:** Institutional Funds Operating Budget, Academic Facilities Maintenance Fund Assessment, and Gift Funds.

In January 2022, the Board approved the project budget of $50,198,160, and the design for the Undergraduate Library Redevelopment project, 1402 West Gregory Drive, Urbana. The design centers the Undergraduate Library for its new role as the archives and special collections building. In December 2022, the Urbana campus approved a professional services consultant Construction Management contract with CBRE Heery, Inc., of Atlanta, GA.

For the project to proceed, it is necessary to amend the contract for Construction Manager services to include additional phases. The selection of a construction manager for this project was in accordance with the requirements and provisions of the Illinois Procurement Code.[[1]](#footnote-1)

Accordingly, the Chancellor, University of Illinois Urbana-Champaign, and Vice President, University of Illinois, with the concurrence of the appropriate administrative officers, recommends that CBRE Heery, Inc., continue to be employed and their contract amended for the Construction Management services required for the construction administration phase of the project. The current contract for construction management totals $264,890 and covers the construction documents and construction bid and award phases. The requested amendment of $1,744,232 will bring the total amended contract value to $2,009,122 and cover construction administration and post-construction phases. The contract amendment can be broken down as follows: for staff costs on an hourly basis not to exceed $1,499,208 for construction administration and $34,524 for post-construction; and for authorized reimbursable expenses estimated at $210,500.

The Board actions 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, Academic Facilities Maintenance Fund Assessment, and Gift funds.

The President of the University of Illinois System concurs.

Table 1: Diverse Business Utilization – Construction Manager

|  |  |  |  |
| --- | --- | --- | --- |
| **Awarded Vendor** | **CM Fee**  **Agreement $** | **Subcontract Value** | **Subvendor % of Work** |
| CBRE Heery, Inc. | $2,009,122 |  |  |
|  |  |  |
| MBE | $ 529,891 | 26% |
| SDVOSB | $  63,514 | 3% |
| WBE | $ 377,603 | 19% |
|  |  |  |  |
| Total MBE (AFA) | | $ 529,891 | 26% |
| Total SDVOSB | | $ 63,514 | 3% |
| Total WBE | | $377,603 | 19% |
| Total Diversity | | $971,008 | 48% |

1. A selection committee consisting of Cheryl Bicknell (Facilities and Services, Capital Programs|Chair), Ehab Kamarah (Associate Vice Chancellor and Executive Director of Facilities and Services), Sandra Yoo (University Office of Capital Programs and Real Estate Services), Timothy J. Newman (University Library, Client) and Dale Morrison (Office of Procurement Diversity), interviewed the following firms: Berglund Construction, Champaign, IL; CBRE Heery, Inc., Atlanta, GA. The committee recommends CBRE Heery, Inc., Atlanta, GA, as best meeting the criteria for the project. [↑](#footnote-ref-1)