Approved by the Board of Trustees

March 20, 2025

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Board Meeting March 20, 2025

ROLL CALL

APPROVE DESIGN AND AWARD CONSTRUCTION CONTRACT FOR DORIS KELLEY CHRISTOPHER ILLINOIS EXTENSION CENTER, URBANA

**Action:** Approve Design and Award Construction Contract for Doris Kelley Christopher Illinois Extension Center

**Funding:** Gift Funds

In September 2021, the Board of Trustees approved the $40.0 million Doris Kelley Christopher Illinois Extension Center project. The project’s design was approved by the Board in May 2023. Construction bids received in February 2024 exceeded funds available for construction, and a value engineering redesign phase was initiated. The redesign exercise successfully removed $14.0 million of scope while preserving planned program space. Revisions include a reduced site impact, modified mechanical systems, and a redesigned exterior envelope.

For the project to proceed, it is necessary to approve the redesign. The design meets all campus building standards, including the Americans with Disabilities Act, accessibility, and applicable State and Federal standards, and is within the approved budget.

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 Doris Kelley Christopher Illinois Extension Center design be approved.

Pursuant to the donor’s request, a general contractor was selected to serve as a Construction Manager at Risk and provide pre-construction services to facilitate the redesign and bring the project back within the budget. The process was successful, allowing the center to maintain the same programmatic space as the original design, while cutting $14.0 million from the expected cost of construction. As a result of these efforts, the university is prepared to award a Construction Manager at Risk contract to Broeren Russo Builders, Inc. of Champaign, IL with a contract value $29,993,556.

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 construction contract be approved in the amount of $29,993,556.

The Board action recommended in this item complies in all material respects with applicable State and federal laws, University of Illinois *Statues*, *The General Rules Concerning University Organization and Procedure*, the Board of Trustees policies and directives.

Funds for this project are available from gift 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** |
| Broeren Russo Builders, Champaign, Illinois | $29,993,556  |   |   |
|   |   |   |   |
|   | MBE (HA) | $7,810,000 | 26% |
|   | MBE (HA) | $273,750 | 1% |
|   | VOSB | $930,387 | 3% |
|   | WBE | $1,566,320 | 5% |
|   |  | **$10,580,457** | **35%** |