Approved by the Board of Trustees

March 20, 2025

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Board Meeting

March 20, 2025

## ROLL CALL

## APPROVE PROJECT BUDGET AND AWARD CONSTRUCTION CONTRACT FOR UNDERGRADUATE LIBRARY REDEVELOPMENT, URBANA

**Action:** Approve Project Budget and Award Construction Contract for Undergraduate Library Redevelopment

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

In January 2022, the Board of Trustees approved the Undergraduate Library Redevelopment’s design and project budget of $50,198,160. The renovation’s design honors the original and unique aesthetic of the Undergraduate Library as it transitions to its new role as the Archives and Special Collections Building.

In October 2020, a professional services consultant selection process was initiated to begin the conceptualization, schematic design, and design development phases. In July 2021, a professional services consultant contract with RATIO States, LLC d/b/a RATIO States, PLLC, of Champaign, IL, for schematic design and design development phase services was approved. In July 2022, the Board approved an amendment to the RATIO States, LLC d/b/a RATIO States, PLLC professional services contract for the construction document, bidding, and construction administration phases of the project for a total amended contract value of $3,200,918.

In July 2023, bids received for construction work were significantly higher than the project budget and were not awarded. Subsequently, the project team worked to revise the design to reduce cost while still delivering on the Undergraduate Library’s programmatic needs.

In May 2024, bids for the revised scope were received and, for the project to proceed, it is necessary to increase the project budget to $65,198,160, an increase of $15,000,000. 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 increase in the project budget to $65,198,160, an increase of $15,000,000.

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 following single-prime contract be 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, 3, and 4.[[1]](#footnote-1)

Williams Brothers Construction Inc. Base Bid $41,560,000

Peoria Heights, IL Alternate 1 55,000

 Alternate 2 128,000

 Alternate 3 75,000

 Alternate 4 60,000

 Total $41,878,000

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 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 Vendor Participation

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| --- | --- | --- | --- |
| **Awarded Vendor** | **Prime Contract $ / Diverse Subcontractor Certification** | **Diverse Subcontractor Value** | **Subcontractor % of Work** |
| Williams Brothers Construction Inc. Peoria Heights, IL | $41,878,000  |   |   |
|   |   |   |   |
|   | MBE (AFA) | $2,415,000 | 6% |
|   | MBE (HA) | $1,524,100 | 4% |
|   | VOSB | $1,257,000 | 3% |
|   | WMBE (AFA) | $385,000 | 1% |
|   | WBE | $8,269,500 | 20% |
|   |  | **$13,850,600** | **33%** |

1. Description of Alternates: Alternate 1 - Provide movable concrete planters with ornamental trees at Plaza Level; Alternate 2 - Provide new 5 foot benches at the Plaza Level; Alternate 3 - Remove existing pavers at the Lower-Level Courtyard, prep subgrade and provide new pavers; Alternate 4 - Provide two folding glass panel partitions at Room 1020 [↑](#footnote-ref-1)