Approved by the Board of Trustees

March 30, 2023

**22**

Board Meeting

March 30, 2023

ROLL CALL

# APPROVE PROJECT BUDGET AND AMEND PROFESSIONAL SERVICES CONSULTANT CONTRACT FOR ILLINI UNION ROOF REPLACEMENT, URBANA

**Action:** Approve Project Budget and Amend Professional Services Consultant Contract for Illini Union Roof Replacement

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

In the 2009 Roof Condition Assessment report, the Facilities and Services Engineering Department concluded that the North Roof of the Illini Union would become unserviceable by 2020. Maintenance costs continue to increase and repairs are required monthly. The Illini Union roof replacement project will consist of a complete tear-off and replacement of the existing roofs. In addition, the scope will include the window and associated trim replacement at dormers. Considering the extensive work needing to be done on each section within the limits of seasonable weather, a phased multi-year approach is needed.

In September 2022, the University of Illinois Urbana-Champaign approved a professional services consultant contract with Wiss, Janney, Elstner Associates, Inc. of Northbrook, IL. for schematic design and design development services and reimbursable expenses in the amount of $427,739. 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)

For the project to proceed, it is necessary to approve the project budget and to amend the professional services consultant contract for the required remainder of reimbursables and professional services.

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 Wiss, Janney, Elstner Associates, Inc. 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, and that the project budget be approved in the amount of $15,035,177, including a professional services amendment of $764,100, for a total contract value of $1,191,839. The amended contract is broken down as follows: firm’s fixed fee will be $887,200; for on-site observation on an hourly basis not to exceed $138,100; for warranty phase on an hourly basis not to exceed $24,500; for other supplemental services a fixed fee of $49,500; and for authorized reimbursable expenses estimated at $92,539.

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

The President of the University of Illinois System concurs.

Table 1: Diverse Business Utilization

|  |  |  |  |
| --- | --- | --- | --- |
| **Awarded Vendor** | **PSC Agreement $** | **Subcontract Value** | **Subvendor % of Work** |
| Wiss, Janney, Elstner Associates | $1,191,839 |  |  |
| Northbrook, IL |  |  |  |
|  | MBE | $189,525 | 16% |
|  | VOSB | $37,500 | 3% |
|  | WBE | $179,000 | 15% |
|  |  |  |  |
|  |  |  |  |
| Total MBE (AFA) | | $90,500 | 8% |
| Total MBE (ASA) | | $99,025 | 8% |
| Total VOSB | | $37,500 | 3% |
| Total WBE | | $179,000 | 15% |
| Total Diversity | | $406,025 | 34% |

1. A selection committee consisting of Mark Roessler (Facilities and Services, Capital Programs, chair), Donna McClure (Facilities and Services, Engineering Services), Chris Rogan (University Office of Capital Programs and Real Estate Services), and Dale Morrison (Office of Procurement Diversity) interviewed the following firms: Altusworks, Inc., Chicago, IL; Johnson Lasky Kindelin Architects, Chicago, IL; Klein & Hoffman, Inc., Chicago, IL; White and Borgognoni Architects, P.C., Carbondale, IL; and Wiss, Janney, Elstner Associates, Inc., Northbrook, IL. The committee recommended Wiss, Janney, Elstner Associates, Inc., Northbrook, IL, as best meeting the criteria for the project. [↑](#footnote-ref-1)