

**BACKGROUND**

Over the course of the past year, the Senate Committee on Campus Operations (SCCO) has engaged Facilities & Services (F&S) in extensive discussions surrounding the length of time that renovations (especially of laboratory space, but also of instructional and office space) take on our campus. Projects that could be completed in several weeks in the private sector routinely take several months, and sometimes even years, on our campus. Delays in laboratory renovations are especially detrimental to the start-up of new faculty on the tenure track, and at least one faculty member has experienced multiple tenure rollbacks as a result. This situation disadvantages our current faculty, jeopardizes our academic mission, and makes the recruitment of world-class faculty more difficult.

F&S has begun the process of streamlining its internal processes for renovations to focus on delivery time; traditionally, its focus has been more on minimizing risks and costs, even if that incurred substantial delays. At the request of the SCCO, F&S has identified five major impediments to speedy renovations that are caused by internal University policy (above the level of F&S), as well as five major impediments caused by State law. At the recommendation of the SEC, the internal and external impediments have been addressed in two separate resolutions.

Resolution CO.13.02 recommends that the President seek legislative relief to enable more timely renovations, especially in the five areas identified by F&S, and that the Office of Governmental Relations report annually to SCCO on the progress of seeking such relief. The five points in the resolution are motivated by the following:

1. The procurement limits relating to value and separation of work have not been changed in decades, and the current values greatly hinder timely renovations. An increase to these limits is overdue and needs to be addressed.
2. *Design-Build* is a project delivery system that provides responsibility within a single contract for the furnishing of design services as required, as well as labor, materials, equipment and other construction services. This methodology is currently being employed by the Capital Development Board on selected state projects and should be extended to cover the University in order to allow the University to define specific project needs and secure the services of a selected Design-Build contractor.
3. *Construction Manager At-Risk* is a project delivery method where a Construction Manager serves as a General Contractor, assuming risk for the project and providing design phase consultation on cost, schedule and implications of design alternatives. This would allow the University to define needs and secure the services of a recognized Construction Manager to deliver the project.
4. *Single Prime Contractor* is a delivery process that would allow the University to bid contracts for a given project to a single General Contractor, who would then be responsible to secure bid and award contracts within his proposed team. This methodology is currently being employed by the Capital Development Board on selected state projects and should be extended to cover the University.
5. Senate Bill 51 changed the Illinois Procurement Code and has created unintended consequences of increased complexity and cost to projects with the additional steps of review. The law should be amended so that proper oversight is ensured, without inhibiting the ability of F&S to support the University through the timely delivery of mission critical projects.

**UNIVERSITY OF ILLINOIS**  
**URBANA-CHAMPAIGN SENATE**  
Committee on Campus Operations  
(Final; Action)

**CO.13.02 Resolution on Legislative Relief to Expedite Renovations**

WHEREAS the recruitment and retention of world-class faculty is critical to the continued strength of the campus and its academic mission, and

WHEREAS our campus must compete with peer institutions to attract faculty, and

WHEREAS extensive and timely renovations of academic space are critical in many cases to the success of the scholarly efforts of new faculty, and

WHEREAS new faculty contracts are often not concluded until March or April preceding the beginning of the faculty appointment, and

WHEREAS new faculty reasonably expect to begin their scholarly efforts soon after the start of the academic year but are often unable to do so for months or even years due to delays in renovations, and

WHEREAS some units have resorted to rollbacks in the tenure clock to compensate for delays in renovations, and

WHEREAS untimely renovations and rollbacks harm the ability of campus units to attract and retain the best faculty, and

WHEREAS Facilities and Services has taken steps to streamline its internal processes to reduce delays in renovations, and

WHEREAS Facilities and Services has determined that its ability to complete renovations on a timely basis is hampered by limitations in State procurement law,

THEREFORE BE IT RESOLVED THAT the Senate recommends that the President apprise the Governor and State Legislative Leaders of the detrimental impacts of current procurement law on the competitiveness of the University and seek legislative relief, especially in the following five areas:

1. Revise the procurement limits:
  - \* increase Job Order Contracting limit from \$250,000 to \$1,000,000.
  - \* increase Contractor Services limit for a single project from \$74,000 to \$250,000.
  - \* increase Professional Services PO limit from \$25,000 to \$100,000.
  - \* increase non-Professional Services PO limit from \$20,000 to \$100,000.
  - \* increase bid limit for requiring five separate divisions of work from \$250,000 to \$1,000,000.
  - \* allow small divisions of work less than \$100,000 to be assigned to another division.
2. Revise the state procurement law to permit the University to implement a Design-Build Delivery process, which would allow the University to define specific project needs and secure the services of a selected Design-Build contractor.
3. Revise the state procurement law to permit the University to implement a Construction Manager At-Risk Delivery process, which would enable the University to define needs and secure the services of a recognized Construction Manager to deliver the project.
4. Revise the state procurement law to permit the University to implement a Single Prime Contractor Delivery process, which would enable the University to bid contracts for a given project to a single General Contractor.
5. Roll back recently adopted procurement rules, specifically Senate Bill 51. In particular, the oversight by

the State Procurement Officer, the Chief Procurement Officer, and the Procurement Policy Board, should be eliminated for any design or construction contract less than \$1 million or \$2.5 million, respectively.

and BE IT FURTHER RESOLVED THAT the Senate recommends that the President direct the Office of Governmental Relations to report on the progress in seeking this legislative relief to the Senate Committee on Campus Operations on an annual basis,

and BE IT FURTHER RESOLVED THAT the Senate will transmit this resolution to the University Senates Conference.

**Committee on Campus Operations**

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