

APPROVED
OCTOBER 7, 2014

Item #V-13
October 7, 2014

**PUBLIC UNIVERSITY
NON-INSTRUCTIONAL CAPITAL PROJECT APPROVAL**

Submitted for: Action.

Summary: This item recommends approval of the following public university non-instructional capital project:

University of Illinois at Chicago
Softball/soccer recreation fields turf installation \$ 3,987,000

Action Requested: That the Illinois Board of Higher Education approve the non-instructional capital project described in this item.

STATE OF ILLINOIS
ILLINOIS BOARD OF HIGHER EDUCATION

**PUBLIC UNIVERSITY
NON-INSTRUCTIONAL CAPITAL PROJECT APPROVAL**

The University of Illinois at Chicago is seeking Illinois Board of Higher Education approval of the projects presented in this item in order to proceed. This item provides details regarding the projects' scope, cost and funding source, campus input, and schedule.

<u>Institution/Project</u>	<u>Total Estimated Cost</u>
1.) University of Illinois at Chicago: South campus softball/soccer recreation fields synthetic turf installation	\$ 3,987,000

1) University of Illinois at Chicago

South campus softball/soccer recreation fields synthetic turf installation

Project Background & Scope

The University of Illinois at Chicago seeks to install synthetic turf over existing natural field surfaces at intramural softball and soccer recreation fields located between Morgan and Newberry Avenues and 14th Street and 14th Place on the south campus. The project will resurface the two playing fields at a total of roughly 232,000 square feet.

Project Rationale

Recreational and intercollegiate athletic endeavors are an important part of the campus community and serve to bring students together. Maintaining natural playing fields for year around play in the northern part of the state is difficult with the extreme weather conditions presented. Often times due to weather and use, the fields become unsafe and unplayable both immediately after use and for long periods of time. With a synthetic turf field activities will be able to be held at any time of the year without regard to weather and participant load creating a safe and stable playing surface. The new turf installation will include removal of existing turf/soil, design of a new synthetic turf system, including new field drainage system (to meet the requirements of the City of Chicago, Storm Water Management Ordinance), and design of storm water runoff (during heavy rains) to alleviate contributing flooding of the Flames Athletic Center (FAC) tennis courts.

Other considerations are:

- Maximize the synthetic turf area to minimize maintenance;

- Use high quality turf product with long service life;
- Field area to be marked for both intramural soccer and softball;
- One NCAA regulation soccer field marking, if possible; and
- The existing walkway, fencing, spectator stands, restrooms, and lighting will be retained as much as possible.

Project Cost & Financing

Estimates at this time project a total cost of \$3,987,000 for the two campus recreation fields. Maintenance costs are expected to drop significantly. Currently, the campus recreation fields require between \$75,000 and \$100,000 per year for operation and maintenance. While not yet determined, the new operations and maintenance cost is expected to be significantly lower. Auxiliary Facility Systems funds via the operating budgets of the University of Illinois at Chicago campus will be used to fund the project; General Revenue Funds (GRF) and tuition will not contribute.

Bids for the construction work have been solicited, and for the project to proceed, the Chancellor, University of Illinois at Chicago, and Vice President, University of Illinois, with the concurrence of the appropriate administrative officers, recommends that the following contract be awarded. Competitive bidding procedures in accordance with the Illinois Procurement Code were followed; and the award is to the lowest responsible bidder on the basis of its base bid plus the acceptance of indicated alternates¹:

Division 1 – General Work

CCC Holdings Inc.,	Base Bid	\$ 2,333,085.13
dba Chicago Commercial Construction,	Alt. #1	67,106.00
Chicago, IL	Alt. #2	<u>102,825.00</u>
TOTAL		\$ 2,503,016.13

Constituency Input/Decision-Making

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.

The cost for this project does not reach the level for University of Illinois Board of Trustees approval. However, the project did require Board approval for the construction contracts, which was given at the July 24, 2014, meeting. No student fee increases are expected to facilitate this project. The Student Center Board subcommittee has voiced support for the field project.

Project Schedule

The construction phase is anticipated to begin in October 2014 with an interlude taken into account for inclement winter weather. Expected completion is May/June of 2015.

¹ Description of Alternates: Alt. 1 –Expansion of Synthetic Turf, West Field; and Alt. 2—Expansion of Synthetic Turf, East Field.

Recommendation

Staff has reviewed the project presented in this item and found it to be in accordance with the Board's *Noninstructional Capital Project Guidelines*, approved by the Illinois Board of Higher Education in August 2002, and administrative rules. The project is consistent with the mission and scope of the institution; provide needed additional, replacement, or more efficiently utilized space; and are economically feasible, as required by administrative rules.

The staff recommends adoption of the following resolution:

The Illinois Board of Higher Education hereby approves the noninstructional capital project included in this item.

