

Board Meeting
April 11, 2006

ROLL CALL

EMPLOY CONSTRUCTION MANAGER FOR STUDENT DINING/RESIDENTIAL
PROGRAMS BUILDING AND FIRST WING, NEW RESIDENCE HALL PROJECT,
URBANA

Action: Approve Employment of Construction Manager for the Student Dining/Residential Programs Building and First Wing, New Residence Hall, Urbana

Funding: Future Sale of Auxiliary Facilities System Revenue Bonds

In July 2005, the Board approved the construction of the Student Dining and Residential Programs Building and the first wing of a residence hall to accommodate 200 residents (including 26 Beckwith Hall residents) and demolition of the Illini Orange facility, Gregory and Peabody dining halls, and Weston residence hall at a project budget of \$75.7 million. The first phase of a planned multi-phase redevelopment will include consolidation of dining and residential support spaces into a new student dining and residential programs building. In November 2005, Booth Hansen of Chicago, Illinois, was retained to provide architectural and engineering services through the design development phase with the expectation of retaining architects of record for the two building components.

In order for the project to proceed within this structure, it is necessary to employ a construction manager for the preconstruction and construction phases for the entire project.

The selection of the construction manager for this project was in accordance with the requirements and provisions of the Illinois Procurement Code.

Accordingly, the Chancellor at Urbana with the concurrence of the appropriate administrative officers recommends that Turner Construction Co., Chicago, be employed for the construction management services required for preconstruction and construction services for a fixed fee of \$1,420,450 and staff cost on an hourly basis with the total not to exceed \$2,110,757, plus reimbursable expenses estimated to be \$46,463.

Funds are available initially from the operating budget of the University Housing Division of the Urbana campus with anticipated reimbursement from the proceeds of a subsequent revenue bond sale.

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 President of the University concurs.

A schedule of Turner Construction Co.'s hourly rates has been filed with the Secretary of the Board for record.