

Board Meeting
December 2, 2011

ROLL CALL

APPROVE PROJECT AND AMEND PROFESSIONAL SERVICES CONSULTANT
CONTRACT, NATURAL HISTORY BUILDING RENOVATION, URBANA

Action: Approve Project and Amend Professional Services Consultant Contract,
Natural History Building Renovation

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

The Natural History Building, which is located at 1301 West Green Street, Urbana, and officially listed on the National Register of Historic Places, has been on the State Capital Project Request for several years. A result of the discovery of structural inadequacies and the closure of essentially half of the facility, it is now one of the campus' most critical priorities. The building primarily serves the School of Earth, Society, and Environment and the School of Integrative Biology all within the College of Liberal Arts and Sciences.

In late June 2010, the Vice President, University of Illinois and Chancellor, University of Illinois at Urbana-Champaign approved proceeding with the conceptualization phase to determine the scope of this major capital project. Since then, the University and the approved professional services consultant have engaged the stakeholders, developed program information, completed conceptualization efforts, and

developed consensus for implementing near-term and long-range goals for this capital endeavor.

The \$70.0 million proposed renovation will modernize and repurpose approximately 148,000 gross square feet (gsf) of instructional/research laboratory, general assignment/departmental classrooms and offices, while also infilling 6,000 gsf of open courtyard space with multi-story areas for building infrastructure, such as plumbing, laboratory exhaust, electrical systems, code compliant facility requisites, and energy efficient mechanical (heating, ventilation, and air conditioning) systems. Construction cost for this effort is \$310/gsf.

Accordingly, the Vice President/Chancellor with the concurrence of the appropriate administrative officers recommends that the Natural History Building Renovation is approved with a budget of \$70.0 million.

Additionally, in order for the project to proceed, it is necessary to amend the campus approved Professional Services Agreement for architect/engineer services required for the remainder of the project phases through warranty. The selection of the architect/engineer 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).

Accordingly, the Vice President/Chancellor with the concurrence of the appropriate administrative officers recommends that BLDD Architects, Inc., of Champaign, Illinois, continue to be employed for the professional services required for the construction documents, bidding, construction administration, and post construction

phases of the project. The firm's fixed fee will be \$2,807,000; for on-site observation on an hourly basis not to exceed \$273,600; for warranty phase on an hourly basis not to exceed \$100,000; for authorized reimbursable expenses estimated at \$334,000; and for other supplemental services for a fixed fee of \$655,000 and an hourly basis not to exceed \$134,000.

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 the institutional funds operating budget of the Urbana-Champaign campus, Academic Facilities Maintenance Fund Assessment Fund, and gift funds.

The President of the University concurs.