

Board Meeting
January 15, 2009

ROLL CALL

EMPLOY ARCHITECT/ENGINEER FOR HEATING, VENTILATION, AND AIR
CONDITIONING REMEDIATION, KRANNERT ART MUSEUM,
URBANA

Action: Approve Employment of Architect/Engineer for the Heating, Ventilation, and Air Conditioning Remediation, Krannert Art Museum, Urbana

Funding: Certificates of Participation Series 2007A

In September 2008, the Board approved the heating, ventilation, and air conditioning (HVAC) remediation for Krannert Art Museum (KAM) project with a budget of \$3.0 million.

The detailed scope of the work was defined by a recent feasibility study which includes the design and replacement of the existing systems and controls for better temperature and humidity control in the building and connection of KAM to the campus chilled water system. Connection to the campus chilled water system will result in smaller fluctuations in temperature and humidity and more reliable monitoring. The work will also include repairs to the building envelope where immediate correction is crucial. Construction is expected to be completed during the spring of 2011.

In order for the project to proceed, it is necessary to employ an architect/engineer to provide professional services. 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).¹

Accordingly, the Chancellor at Urbana with the concurrence of the appropriate administrative officers recommends that ARUP, Chicago, IL, shall be employed for the professional services required for the construction document, bidding, and construction administration phases of the project. The firm's fixed fee for basic services will be \$180,000; for on-site observation on an hourly basis not to exceed \$20,000; for warranty phase on an hourly basis not to exceed \$5,100; and for authorized reimbursable expenses estimated at \$15,000.

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 the project are available from the Certificates of Participation, Series 2007A.

The President of the University concurs.

¹A selection committee consisting of Fred Hahn, (Facilities and Services); Kathleen Harleman, (Krannert Art Museum); Jim Lev, (Facilities and Services); John Prince, (Facilities and Services); Karen Quinlan, (University Office of Capital Programs and Real Estate Services), interviewed the following firms (listed in ranking order): (1) ARUP, Chicago, IL; (2) Engineering Design Services, Inc., Chicago, IL; and (3) Sebesta Blomberg, Chicago, IL. The committee recommends ARUP, Chicago, IL, as best meeting the criteria for the project.