

Board Meeting
January 15, 2009

ROLL CALL

EMPLOY ARCHITECT/ENGINEER FOR RESIDENCE HALL WEST AND GARNER
HALL DEMOLITION, STANLEY O. IKENBERRY COMMONS PHASES C AND D,
URBANA

Action: Approve Employment of Architect/Engineer for Residence Hall West and Garner Hall Demolition, Stanley O. Ikenberry Commons Phases C and D, Urbana

Funding: Restricted Funds Operating Budget with Anticipated Reimbursement from the Proceeds of a Future Sale of Auxiliary Facilities System Revenue Bonds

In September 2008, the Board approved the Stanley O. Ikenberry Commons Phases C and D, Residence Hall West and Garner Hall Demolition project with a budget of \$46.7 million.

As part of the ongoing Champaign Housing Redevelopment Plan, Phases C and D (construction of Residence Hall West and the demolition of Garner Hall, respectively) will provide for excellence in academic programs through services to the undergraduate students of this campus. The 99,000 square foot building of Residence Hall West will complete the Stanley O. Ikenberry Commons as a single building, which also includes the Dining Hall and the Residence Hall North.

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 4240 Architecture, Inc., 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 \$2,073,000; for on-site observation on an hourly basis not to exceed \$254,030; for warranty phase on an hourly basis not to exceed \$10,665; for supplemental services on a fixed fee basis not to exceed \$93,500; and for authorized reimbursable expenses estimated at \$131,725.

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.

¹A selection committee consisting of Jack Collins and John Humlicek (University Housing); Kevin Duff (University Office of Capital Programs and Real Estate Services); Craig Grant (Facilities and Services); Fred Hahn (Facilities and Services); Sandra Yoo (Facilities and Services), interviewed and ranked as most qualified the following firms: NagleHartrayDankerKaganMcKayPenney Architects, Chicago, IL; White & Borgognoni Architects, Carbondale, IL; and 4240 Architecture, Inc., Chicago, IL. The recommended firm is 4240 Architecture, Inc., Chicago, IL.

Funds for the project are available from the operating budget of the Urbana Housing Division with anticipated reimbursement from the proceeds of a future sale of auxiliary facilities system revenue bonds.

The President of the University concurs.