

Board Meeting  
January 19, 2012

ROLL CALL

EMPLOY CONSTRUCTION MANAGER FOR NATURAL HISTORY BUILDING,  
URBANA

**Action:** Approve the Employment of a Construction Manager for Natural History Building Renovation

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

The Natural History Building, 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.

In December 2011, the Board approved an amendment to the BLDD Architects, Inc., Champaign, professional services contract to include design, bidding, construction, and post construction phases of the project.

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. Construction cost is estimated to be \$310/gsf.

In order for the project to proceed, it is necessary to employ a construction manager for preconstruction and construction phases of the project. The selection of the construction manager for this project was in accordance with the requirements and provisions of the Illinois Procurement Code.<sup>1</sup>

Accordingly, the Vice President/Chancellor at the Urbana-Champaign campus with the concurrence of the appropriate administrative officers recommends that Barton Malow Company of Chicago, Illinois, be employed for the construction management services required for the project for a total cost of \$3,843,740 which includes fixed fees and staff costs on an hourly basis not to exceed \$3,363,200 and reimbursable expenses estimated to be \$480,540.

The Board action recommended in this item complies in all material respects with applicable State and federal laws, University of Illinois *Statutes, The*

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<sup>1</sup>Competitive bidding procedures in accordance with the Illinois Procurement Code were followed.

*General Rules Concerning University Organization and Procedure*, and Board of Trustees policies and directives.

Funds for the 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.

The firm's hourly rates schedule will be filed with the Secretary of the Board for record.