

Board Meeting
July 13, 2006

ROLL CALL

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

Action: Approve Employment of Architect/Engineer 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 construction of the Student Dining and Residential Programs Building and the first wing of a residence hall for a project budget of \$75.7 million. This 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 and the construction of a new wing for student residents. In November 2005, the Board approved the employment of Booth Hansen, Chicago, as design architect for the professional services required for the schematic design and the design development phases of the projects. In April 2006, the Board approved the employment of Turner Construction Company as the construction manager for the project, with the understanding that the two project components, the Student Dining/Residential Programs and the Residence Hall Wing, would be constructed simultaneously with each component having an Architect of Record.

As the next step, the selection of the Architect of Record for the Student Dining/Residential Programs component of this project is necessary for the project to proceed. The selection of the architect/engineer for this component of the project was in accordance with the requirements and provisions of Public Act 87-673 (Architectural, Engineering, and Land Surveying Qualifications-Based Selection Act).¹

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.

Accordingly, the Chancellor at Urbana with the concurrence of the appropriate administrative officers recommends that the firm of Nagle Hartray Danker Kagen McKay Penney Architects Ltd., Chicago, be employed for the professional architectural/engineering services required for construction documents, bidding, and construction administration for a fixed fee of \$2,553,305; for warranty phase on an hourly basis not to exceed \$97,500; and for authorized reimbursable expenses estimated at \$251,900. The selection of the Architect of Record for the Residence Hall Wing will be presented for action at a future meeting.

¹A selection committee consisting of Clif Carey and Ed Scopel (Facilities and Services), John E. Collins (Housing Division), and Mark Inglert (University Office for Facilities Planning and Programs) interviewed the following firms (listed in ranking order): (1) Nagle Hartray Danker Kagen McKay Penney Architects Ltd., Chicago; (2) DeStefano and Partners, Ltd., Chicago, and (3) Austin AECOM, Chicago. The committee recommends Nagle Hartray Danker Kagen McKay Penney Architects Ltd., Chicago, as best meeting the criteria for the project.

Initial funds for the project are available from the operating budget of the University Housing Division of the Urbana campus with anticipated reimbursement from the proceeds of a sale of Auxiliary Facilities Revenue Bonds.

The President of the University concurs.

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