

Board Meeting
July 13, 2006

ROLL CALL

EMPLOY ARCHITECT/ENGINEER FOR PENNSYLVANIA AVENUE RESIDENCE
HALL DINING ROOMS AND DINING SERVICES, URBANA

Action: Employ Architect/Engineer for Pennsylvania Avenue Residence Hall
Dining Rooms and Dining Services, Urbana

Funding: Auxiliary Facilities System Funds

In March 2005, the architecture firm of Thompson Ventulett Stainback & Associates, Inc., was employed to provide professional services to evaluate the feasibility of remodeling the dining hall and the exterior courtyard of the dining room, the entryway, the servery, and the kitchen at the Pennsylvania Avenue Residence Hall (PAR) on the Urbana campus. The proposed renovation will serve both the residents of PAR and the Florida Avenue Residence Halls (FAR) with a marketplace dining concept that includes attractive food stations, each specializing in a different cuisine. In January 2006, the Board approved the project with a budget of \$12.0 million. This project was approved by the Board of Higher Education as a non-instructional improvement to the Urbana campus in April 2006.

In order for the project to proceed, it is necessary to employ an architect/engineer for the required 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 DeStefano and Partners, Ltd., Chicago, Illinois, be employed for the professional services required for the conceptualization through warranty phases of the project. The firm's fees through the construction administration phase will be a fixed fee of \$935,000; for conceptualization, on-site observation, and warranty phases on an hourly basis, the fee is not to exceed \$245,000; and for authorized reimbursable expenses, an estimated amount of \$120,000.

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 Auxiliary Facilities Systems funds of the Urbana campus.

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.

¹A selection committee consisting of Clif Carey (Facilities and Services), John Collins (Housing Division), Mark Inglert (University Office for Facilities Planning and Programs), and Ed Scopel (Facilities and Services), evaluated the following firms (listed in ranking order): (1) DeStefano and Partners, Ltd., Chicago; (2) Perkins & Will, Chicago; and (3) Ross Barney & Jankowski, Inc., Chicago. The committee recommends DeStefano and Partners, Ltd., Chicago, as best meeting the criteria for the project.