

Board Meeting  
July 19, 2012

ROLL CALL

EMPLOY ARCHITECT/ENGINEER FOR STANLEY O. IKENBERRY COMMONS--  
RESIDENCE HALL NO. 3, URBANA

**Action:** Approve Employment of Architect/Engineer for Stanley O. Ikenberry Commons--Residence Hall No. 3

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

On March 15, 2012, the Board approved the Stanley O. Ikenberry Commons--Residence Hall No. 3 project with a budget of \$80.0 million, and on May 31, 2012, approved the employment of a construction manager. With three phases of the Stanley O. Ikenberry Commons complete, Nugent Residence Hall nearing completion this summer, and Residence Hall No. 2 slated to open its doors to students in the fall of 2013, University Housing received approval to proceed with planning and construction of Residence Hall No. 3. This next phase of work is to include building a new 155,000 gross square feet residence hall in the current location of Forbes Hall; demolition of Taft and Van Doren Residence Halls; a new storm water detention system within the playing fields west of South First Street; and all associated site work.

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).<sup>1</sup>

Accordingly, the Vice President, University of Illinois, and Chancellor, University of Illinois at Urbana-Champaign with the concurrence of the appropriate administrative officers recommends that FGM Architects, Oak Brook, Illinois, be employed for the professional services required for the construction documents, bidding, and construction administration phases of the project. The firm's fixed fee will be \$3,610,030; for on-site observation on an hourly basis not to exceed \$350,000; for warranty phase on an hourly basis not to exceed \$17,500; for authorized reimbursable expenses estimated at \$250,000; and for other supplemental services for a fixed fee of \$766,500.

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.

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<sup>1</sup> A selection committee consisting of Sandra Yoo (Facilities and Services), Jack Collins (University Housing), Kevin Duff (University Office of Capital Programs and Real Estate Services), Fred Hahn (Facilities and Services), and Elizabeth Stegmaier (Facilities and Services), interviewed the following firms: Cordogan Clark & Assoc., Aurora, IL; Design Organization, Inc., Chicago, IL; FGM Architects, Inc., Oak Brook, IL; Ratio Architects, Indianapolis, IN, and Champaign, IL; and White & Borgognoni Architects, P.C., Carbondale, IL. The committee recommends FGM Architects, Oak Brook, IL, as best meeting the criteria for the project.

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

The President of the University concurs.

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