

Board Meeting  
July 23, 2015

ROLL CALL

EMPLOY PROFESSIONAL SERVICES CONSULTANT FOR CLASSROOM  
RENOVATION, TURNER HALL, URBANA

**Action:** Employ Professional Services Consultant for Classroom Renovation,  
Turner Hall

**Funding:** Institutional Funds Operating Budget and Gift Funds

In January 2015, the Board approved the Turner Hall, Classroom Renovation project with a budget of \$15.0 million. The Departments of Crop Sciences and Natural Resources and Environmental Sciences (NRES) in the College of Agricultural, Consumer and Environmental Sciences have experienced significant growth in their educational programs over the past several years and are anticipating progressive increases in student enrollment. This growth will place considerable strain on the College's facilities in Turner Hall. A recently completed feasibility study analyzed the space needs for instructional space in Turner Hall and proposed renovations and upgrades to the existing facilities to address the indicated shortfalls.

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 Chancellor, University of Illinois at Urbana-Champaign, and Vice President, University of Illinois with the concurrence of the appropriate administrative officers recommends that Legat Architects of Chicago, IL, 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 \$823,000; for on-site observation on an hourly basis not to exceed \$40,000; for warranty phase on an hourly basis not to exceed \$5,760; for authorized reimbursable expenses estimated at \$96,000; and for other supplemental services for a fixed fee of \$377,335.

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 the project are available from institutional funds operating budget of the Urbana-Champaign campus and gift funds.

The President of the University concurs.

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<sup>1</sup> A selection committee consisting of Kevin Duff (University Office of Capital Programs and Real Estate Services), Fred Hahn (Facilities and Services), Jim Sims (Facilities and Services), and Doug Wolters (Director of Operations-ACES), interviewed the following firms: Legat Architects, Chicago, IL; Lothan Van Hook DeStefano Architecture, Chicago, IL; Rada Architects, Chicago, IL; and Ross Barney Architects, Chicago, IL. The committee recommends Legat Architects, Chicago, IL, as best meeting the criteria for the project.