

Board Meeting  
July 23, 2009

## ROLL CALL

### EMPLOY ARCHITECT/ENGINEER FOR FIRST FLOOR SOUTH REMODELING, RICHARD J. DALEY LIBRARY, CHICAGO

**Action:** Approve Employment of Architect/Engineer for First Floor South Remodeling, Richard J. Daley Library, Chicago

**Funding:** Academic Facilities Maintenance Fund Assessment Funds, Gift Funds, and IT/Library Assessment Fee

In March 2009, the Board approved the \$3,484,000 remodeling project of the first floor south of the Richard J. Daley Library to develop a Learning Commons with a construction cost per gross square foot of \$142.47. The Learning Commons is intended to be a focal point of the Daley Library. It will encompass approximately 15,475 square feet (room 1-320 and adjacent spaces) and comprise a high-tech, state-of-the-art interactive learning space for students that would support 24-hour access. As such, the design will need to have a contemporary, high-tech image that both complements and softens the Netsch infrastructure. Some design concepts for this project have been suggested by students and will be the basis for the design as it develops.

The Learning Commons will provide ready access to reference and technology help, computers and software applications, group and individual workspaces, classrooms, a seminar room, and comfortable seating. By integrating information

resources, technology, and expertise, the Learning Commons is intended to maximize the learning and social environment for Chicago campus students. It will create a single point of access to multiple services, including learning, writing, research, and technology, and it will foster cross-disciplinary collaborations.

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 at Chicago with the concurrence of the appropriate administrative officers recommends that David Woodhouse Architects, LLC, Chicago, IL be employed for the professional services required for the project. The firm's fixed fees for basic services will be \$193,000; for supplemental services on an hourly basis not to exceed \$76,000; and authorized reimbursable expenses estimated at \$8,000.

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>A selection committee consisting of Clarence Bridges (Facilities Management); Gráinne Cassidy (Office for Capital Programs); Kevin Duff (University Office of Capital Programs and Real Estate Services); John Hiltcher (Office for Capital Programs); Jay Lambrecht (University Library); and Dave Taeyaerts (Campus Learning Environment) interviewed and ranked as most qualified the following firms: David Woodhouse Architects, LLC, Chicago, IL; Gensler Architecture, Design & Planning, P.C., Chicago, IL; Hammond Beeby Rupert Ainge, Inc., Chicago, IL; and Studio Gang Architects, Chicago, IL. The committee recommends David Woodhouse Architects, LLC, Chicago, IL, as best meeting the criteria for the project.

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

Funds for this project are available from Academic Facilities Maintenance Fund Assessment Funds, Gift Funds, and IT/Library Assessment Fee.

The President of the University concurs.

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