

Board Meeting  
July 22, 2009

## ROLL CALL

### EMPLOY CONSTRUCTION MANAGER FOR RESIDENCE HALL WEST AND GARNER HALL DEMOLITION, STANLEY O. IKENBERRY COMMONS PHASES C AND D, URBANA

- Action:** Approve Employment of Construction Manager for Residence Hall West and Garner Hall Demolition, Stanley O. Ikenberry Commons Phases C and D, Urbana
- Funding:** Restricted Funds Operating Budget with Anticipated Reimbursement from the Proceeds of a Future Sale of Auxiliary Facilities System Revenue Bonds

In September 2008, the Board approved the Stanley O. Ikenberry Commons Phases C and D, Residence Hall West and Garner Hall Demolition project with a budget of \$46.7 million. As part of the ongoing Champaign Housing Redevelopment Plan, Phases C and D (construction of Residence Hall West and the demolition of Garner Hall, respectively) will provide for excellence in academic programs through services to the undergraduate students of this campus. The 99,000 square foot building of Residence Hall West will complete the Stanley O. Ikenberry Commons as a single building, which also includes the Dining Hall and the Residence Hall North. In January 2009, the Board approved the employment of 4240 Architecture, Inc., Chicago, to provide professional services through the construction administration phase of the project.

In order for the project to proceed, it is necessary to employ a construction manager for the preconstruction and construction phases of the project. The selection of the construction manager for this project was in accordance with the requirements and provisions of the Illinois Procurement Code.<sup>1</sup>

Accordingly, the Chancellor at Urbana with the concurrence of the appropriate administrative officers recommends that Turner Construction Company, Chicago, Illinois, be employed for the construction management services required for the project for a fixed fee of \$634,000 and staff cost on an hourly basis with the total not to exceed \$1,535,000 plus reimbursable expenses estimated to be \$587,000.

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

The President of the University concurs.

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

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<sup>1</sup>Competitive bidding procedures in accordance with the Illinois Procurement Code were followed.