

Board Meeting  
July 24, 2008

ROLL CALL

EMPLOY ARCHITECT/ENGINEER FOR LIFE SAFETY AND FINISH UPGRADES,  
PHASE II, PENNSYLVANIA AVENUE RESIDENCE HALL, URBANA

**Action:** Approve Employment of Architect/Engineer for Life Safety and Finish Upgrades, Phase II, Pennsylvania Avenue Residence Hall Urbana

**Funding:** Auxiliary Facility System Repair and Replacement Reserve Budget and Auxiliary Facilities System Fund Budget of the Urbana Campus

In July 2007, the Board approved the first of two phases for life safety and finish upgrades for the Pennsylvania Avenue Residence Hall; Phase I focused on the first floor Lounge building as well as Blaisdell and Carr Residence Halls. In March 2008, the Board approved Phase II that provides installation of sprinkler systems in the Babcock and Saunders Residence Halls in accordance with the requirements of the Fire Sprinkler Dormitory Act (110 ILCS 471) and fire alarm devices with a project budget of \$2.2 million. The finish upgrades include flooring replacement, painting, and other finishes.

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 Urbana with the concurrence of the appropriate administrative officers recommends that BRiC Partnership, LLC, of Belleville 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 \$139,188; for on-site observation on an hourly basis not to exceed \$39,000; for warranty phase on an hourly basis not to exceed \$4,143; and for 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 General Rules Concerning University Organization and Procedure*, and Board of Trustees policies and directives.

Funds for the project are available from the Auxiliary Facility System Repair and Replacement Reserve Budget and the Auxiliary Facilities System Fund Budget 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.

---

<sup>1</sup>A selection committee consisting of Craig Grant (Facilities and Services), Fred Hahn (Facilities and Services), John Humlicek (Housing Division), Karen Quinlan (University Office for Facilities Planning and Programs), and Sandra Yoo (Facilities and Services) interviewed the following firms (listed in ranking order): (1) BRiC Partnership, LLC, Belleville, IL; (2) Schirmer Engineering Corporation, Glenview, IL; and (3) HOH Architects, Inc., Chicago, IL. The committee recommends BRiC Partnership, LLC, Belleville, IL, as best meeting the criteria for the project.