

Board Meeting  
March 15, 2017

ROLL CALL

EMPLOY CONSTRUCTION MANAGER FOR RENOVATION AND ADDITION,  
DINING FACILITY, ILLINOIS STREET RESIDENCE HALL, URBANA

**Action:** Employ Construction Manager for Renovation and Addition, Dining Facility, Illinois Street Residence Hall

**Funding:** Institutional Funds Operating Budget and Anticipated Reimbursement from the Proceeds of a Future Sale of Auxiliary Facilities System Revenue Bonds

In January 2012, a conceptualization study received campus approval to evaluate the renovation and possible expansion of the existing dining services building at the Illinois Street Residence Hall. The location of this complex, close to the College of Engineering, serves as a tour destination for prospective students, making this facility strategically important to University Housing. The conceptualization phase was completed in May 2013, proposing a renovation and expansion of the facility that includes increasing the seating capacity in the Dining Facility to meet current needs; expanding the facility for Residential Life in the complex; and updating existing infrastructure, heating, ventilation and air conditioning, plumbing and electrical systems, building accessibility, facility visibility, and the building exterior. In November 2016, the Board approved a budget increase to support the design and construction, increasing the project budget to \$69,760,000.

In order for the project to proceed, it is necessary to employ a construction manager for the design development, construction documents, bidding, 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, University of Illinois at Urbana-Champaign, and Vice President, University of Illinois with the concurrence of the appropriate administrative officers recommends that Turner Construction Company, Chicago, IL, be employed for the construction management services required for the project for a fixed fee of \$1,222,297 and staff cost on an hourly basis with the total not to exceed \$1,923,417 plus reimbursable expenses estimated to be \$328,200.

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 this project are available from the institutional funds operating budget of the University of Illinois at Urbana-Champaign and anticipated reimbursement from the proceeds of a future sale of Auxiliary Facilities System Revenue bonds.

The President of the University concurs.

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<sup>1</sup> A selection committee consisting of Dawn Aubrey (Housing), John Humlicek (Housing), Alma Sealine (Housing), Qu Kim (University Office of Capital Programs and Real Estate Services), Clarence Odom (Facilities and Services), and Elizabeth Stegmaier (Facilities and Services) interviewed the following firms: Gilbane Building Company, Chicago, IL; Mortenson Construction, Elk Grove Village, IL; and Turner Construction Company, Chicago, IL. The committee recommends Turner Construction Company, Chicago, IL, as best meeting the criteria for the project.