

Board Meeting
May 17, 2007

ROLL CALL

EMPLOY ARCHITECT/ENGINEER FOR SCHOOL OF SOCIAL WORK
BUILD-OUT, URBANA

Action: Approve Employment of Architect/Engineer for School of Social Work
Build-Out, Urbana

Funding: Institutional Funds Operating Budget

In January 2007, the Board approved the lease of approximately 37,200 rentable square feet for office and classroom space at the East Commercial Center Phase II also known as Gregory Place, 700 South Gregory Street, as well as the build-out of the entire second floor for the School of Social Work and a limited amount of space for campus surge. The School of Social Work is currently housed in several antiquated buildings; this space will allow them to consolidate into one location accommodating all their office functions, research efforts, and instructional needs.

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).¹

Accordingly, the Chancellor at Urbana with the concurrence of the appropriate administrative officers recommends that Moorhead-Gruber Architects, Inc., of Champaign, Illinois, be employed for the professional services required through the warranty phase of the project. The firm's fees through the construction phase will be a fixed fee of \$150,000; for on-site observation on an hourly basis not to exceed \$20,000; for warranty services on an hourly basis not to exceed \$5,000; and for authorized reimbursable expenses estimated at \$10,000.

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 this project are available from the institutional funds operating 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.

¹A selection committee consisting of William Beard (Facilities and Services); Carrie Denton-West (Facilities and Services); Steve Hesselschwerdt (Facilities and Services); and Wynne Korr (School of Social Work) evaluated the following firms (listed in ranking order): (1) Moorhead-Gruber Architects, Inc., Champaign, IL; (2) Doyle & Associates, Inc., Rockford, IL; and (3) Gorski, Reifsteck Architects, Inc., Champaign, IL. The committee recommends Moorhead-Gruber Architects, Inc., Champaign, as best meeting the criteria for the project.