

ROLL CALL

EMPLOY PROFESSIONAL SERVICES CONSULTANT FOR RENOVATION,
TOWNSEND HALL AND WARDALL HALL, ILLINOIS STREET RESIDENCE
HALLS, URBANA

Action: Employ Professional Services Consultant for Renovation, Townsend Hall and Wardall Hall, Illinois Street Residence Halls

Funding: Institutional Funds Operating Budget with Anticipated Reimbursement from the Proceeds of a Future Sale of Auxiliary Facilities System Revenue Bonds and Auxiliary Facility System Repair and Replacement Reserve Budget

In January 2018, the Board approved the Renovation, Townsend Hall and Wardall Hall, Illinois Street Residence Halls project with a budget of \$55.5 million. This project will renovate 220,767 gross square feet of residential housing space currently serving 629 students in Townsend Hall and 550 students in Wardall Hall along with upgraded building infrastructure including mechanical systems, electrical systems, plumbing systems, new windows, and new single occupant showers. The renovation will address accessibility issues as well.

In order for the project to proceed, it is necessary to employ a professional services consultant for the required professional services. The selection of the professional services consultant 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, University of Illinois at Urbana-Champaign, and Vice President, University of Illinois with the concurrence of the appropriate administrative officers recommends that Cannon Design of Chicago, IL, 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 \$2,739,763; for on-site observation on an hourly basis not to exceed \$229,664; for warranty phase on an hourly basis not to exceed \$37,347; for authorized reimbursable expenses estimated at \$316,209; and, for other supplemental services for a fixed fee of \$549,982.

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 with anticipated reimbursement from the proceeds of a future sale of Auxiliary Facilities System revenue bonds and Auxiliary Facility System Repair and Replacement reserve budget.

¹ A selection committee consisting of Doug Reddington (Facilities and Services, Capital Programs), Jim Sims (Facilities and Services, Engineering & Construction Services), Alma Sealine (Director, University Housing), and Chris Rogan (University Office of Capital Programs and Real Estate Services), interviewed the following firms: Booth Hansen, Chicago, IL; Cannon Design, Chicago, IL; FGM Architects, Chicago, IL; and White & Borgognoni, PC., Carbondale, IL. The committee recommends Cannon Design of Chicago, IL, as best meeting the criteria for the project.

The President of the University concurs.