

Board Meeting  
May 22, 2008

ROLL CALL

EMPLOY ARCHITECT/ENGINEER FOR HUFF HALL NORTH ADDITION,  
URBANA

**Action:** Approve Employment of Architect/Engineer for Huff Hall North Addition, Urbana

**Funding:** Institutional Funds Operating Budget and Proceeds from the Future Sale of Certificates of Participation

In January 2008, the Board approved the Huff Hall North Addition with a budget of \$15.0 million. This project would provide approximately 36,000 gross square feet of new LEED Silver-Certified interdisciplinary research areas, and associated support spaces. A recent architectural feasibility study recommended that the north addition to Huff Hall, which is consistent with the original building design and Campus Master Plan, be completed as a first step in addressing these 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).<sup>1</sup>

Accordingly, the Chancellor at Urbana with the concurrence of the appropriate administrative officers recommends that Ratio Architects, Inc., Champaign, 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 \$735,775; for on-site observation on an hourly basis not to exceed \$123,500; for warranty phase on an hourly basis not to exceed \$24,607; and for authorized reimbursable expenses estimated at \$90,000; and for other supplemental services for a fixed fee of \$80,750.

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 institutional funds operating budget and a future sale of Certificates of Participation. Any project planning and construction cost incurred prior to the sale of the certificates of participation will be

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<sup>1</sup>A selection committee consisting of Anthony Battaglia (Planner, Facilities and Services), Kevin Duff (University Office for Facilities Planning and Programs), William Goodman (Assistant Dean for Administration and Technology—College of Applied Health Sciences), Fred Hahn (Facilities and Services), and Melvyn Skvarla (Campus Historic Preservation Officer), interviewed the following firms (listed in ranking order): (1) Ratio Architects, Inc., Champaign, IL; (2) BLDD Architects, Inc., Champaign, IL; (3) PSA-Dewberry, Inc., Peoria, IL; and (4) Holabird & Root, LLC, Chicago, IL. The committee recommends Ratio Architects, Inc., Champaign, IL, as best meeting the criteria for the project.

funded initially from the institutional funds operating budget with anticipated reimbursement from the proceeds of a subsequent Certificates of Participation sale.

The President of the University concurs.

A schedule of the hourly rates for Ratio Architects, Inc., has been filed with the Secretary of the Board for record.