

Board Meeting
May 29, 2013

ROLL CALL

APPROVE PROJECT, AMEND PROFESSIONAL SERVICES CONSULTANT CONTRACT AND CONSTRUCTION MANAGER CONTRACT, AND APPROVE DESIGN FOR RENOVATION AND ADDITION, ASSEMBLY HALL, URBANA

Action: Approve Project, Amend Professional Services Consultant Contract and Construction Manager Contract, and Approve Design for Renovation and Addition, Assembly Hall

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

In December 2011, the Board of Trustees approved the employment of AECOM of Chicago, Illinois, for the professional services required for programming and schematic design phases of the Assembly Hall Renovation and Addition project on the Urbana-Champaign campus. In March 2013, the Board of Trustees approved an amendment for the professional services required for the design development phase of the project. The programming phase and schematic design phase for the project are now complete, the project is in the design development phase, and the Division of Intercollegiate Athletics is ready for the project to move into the construction document phase.

An appropriate scope of work for the Professional Services Consultant and the Construction Manager for the construction document phase and construction

administration phase has been determined and in order for the project to proceed, it is necessary to amend the professional services agreements for the architect/engineer and construction manager 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) and the selection of the construction manager for this project was in accordance with the requirements and provisions of Illinois Procurement Code¹.

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 AECOM Services of Illinois, Inc., of Chicago, Illinois, continue to be employed and their contract amended for the professional services required for the construction document and construction administration phases of the project. The firm's total fixed fee for the construction documents and construction administration phases will be \$8,435,000; for supplemental services a total fixed fee of \$1,557,500; for other supplemental services on an hourly basis not to exceed a total of \$2,532,000; and for authorized total reimbursable expenses estimated at \$590,000 for a total amended contract amount of \$13,114,500.

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, of Chicago, Illinois, continue to be employed and their contract amended for the construction

¹ Competitive bidding procedures in accordance with the Illinois Procurement Code were followed.

management services required for the construction document and construction administration phases of the project. The firm's total fixed fee for the project will be \$3,476,458; and staff cost on an hourly basis with the total not to exceed \$4,690,670; plus reimbursable expenses estimated to be \$1,325,000 for a total amended contract amount of \$9,492,128.

This \$165.0 million 431,340 gross square foot proposed renovation and addition project will enhance amenities to improve the experience for attendees and participants during events at the Assembly Hall. Major elements of the renovation work may include the addition of guest suites, new bowl seating, added restroom facilities, replacement of mechanical systems and controls to include air conditioning of the facility, replacement of building lighting and controls, replacement of the electrical distribution system, addressing code and Americans with Disabilities Act (ADA) requirements and enlarging the concourse for added circulation, restroom, and concession space. A grand west entry addition and an east entry addition featuring new administrative offices may also be included.

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 the Assembly Hall Renovation and Addition be approved with a budget of \$165.0 million.

Additionally, in order for the project to proceed, it is necessary to approve the design. The design meets all campus building standards, including ADA accessibility and applicable State and federal standards and is within the proposed budget.

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 the design be approved.

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 institutional funds operating budget of the Urbana-Champaign campus with anticipated reimbursement from the proceeds of a future sale of auxiliary facilities system revenue bonds and gift funds. The maximum principal amount of the bonds expected to be issued for this project is \$165.0 million.

The President of the University concurs.