

Board Meeting
May 29, 2013

ROLL CALL

APPROVE DESIGN, BUDGET INCREASE, AND AMEND PROFESSIONAL
SERVICES CONSULTANT CONTRACT FOR STANLEY O. IKENBERRY
COMMONS – RESIDENCE HALL NO. 3, URBANA

Action: Approve Design, Budget Increase, and Amend Professional Services Consultant Contract for Stanley O. Ikenberry Commons-Residence Hall No. 3

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

In March 2012, the Board approved the \$80.0 million Stanley O. Ikenberry Commons No. 3 Residence Hall project. The project includes building a new residence hall in the current location of Forbes Hall; demolition of Taft and Van Doren Residence Halls; a new storm water detention system within the west playing fields on First Street; and associated site work. Site work includes storm water improvements along First Street and resurfacing the grass at the east half of the playing field with artificial turf, once the underground storm detention system has been installed. Subsequent to this approval, an agreement was made to provide a contribution towards the First Street storm water improvement and Campus Recreation has requested increasing the installation of the artificial turf to include the west half of the playing field. The artificial turf installation would allow use of the field year round. Campus Recreation's contribution to

the project will pay for the full installation of the turf. The increased funds would also support contingencies and the necessary construction management and professional services fees associated with this work.

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 Board approve the increase in project budget to \$83.17 million, an increase of \$3.17 million.

Along with the budget increase, it is necessary to amend the professional services agreement for architect/engineer services for the site work associated with the budget increase described above.

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 FGM Architects of Oak Brook, Illinois, have their contract be amended to include additional services required for the design phase and construction administration phase of the aforementioned site work. The firm's fixed fee for the construction documents and construction administration phases will be increased by \$130,000, for a total of \$3,740,030.

Additionally, in order for the project to proceed, it is necessary to approve the design. The design meets all campus building standards, including Americans with Disabilities Act accessibility and applicable State and federal standards and the exterior design of this new residence hall reflects that of recently completed buildings, with similar proportions of brick, stone trim, windows, and curtain wall.

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-Champaign campus and the operating budget of the Urbana-Champaign campus Housing Division with anticipated reimbursement from the proceeds of a future sale of auxiliary facilities system revenue bonds.

The President of the University concurs.