

Board Meeting
May 31, 2012

ROLL CALL

EMPLOY CONSTRUCTION MANAGER FOR STANLEY O. IKENBERRY
COMMONS--RESIDENCE HALL NO. 3, URBANA

Action: Employ Construction Manager for Stanley O. Ikenberry Commons--
Residence Hall No. 3

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

In March 2012, the Board approved the Stanley O. Ikenberry Commons--
Residence Hall No. 3 project with a budget of \$80.0 million. With three phases of the
Stanley O. Ikenberry Commons complete, Nugent Residence Hall nearing completion
this summer, and Residence Hall No. 2 slated to open its doors to students in the fall of
2013, University Housing received approval to proceed with planning and construction of
Residence Hall No. 3. This next phase of work is to include 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 all associated site work. The \$80.0 million proposed north addition and associated
work will provide 155,000 gross square feet of residence hall.

In order for the project to proceed, it is necessary to employ a construction
manager for the preconstruction and construction phases of the project. The selection of

the construction manager for this project was in accordance with the requirements and provisions of the Illinois Procurement Code.¹

Accordingly, the Vice President, University of Illinois, and Chancellor, University of Illinois at Urbana-Champaign with the concurrence of the appropriate administrative officers recommends that Turner Construction Company, Chicago, Illinois, be employed for the construction management services required for the project for a fixed fee of \$1,075,001 and staff cost on an hourly basis with the total not to exceed \$2,060,195, plus reimbursable expenses estimated to be \$333,760.

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

The President of the University concurs.

The firm's hourly rates schedule are filed with the Secretary of the Board for record.

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