

Board Meeting
November 10, 2016

ROLL CALL

INCREASE PROJECT BUDGET AND AMEND PROFESSIONAL SERVICES CONSULTANT CONTRACT FOR RENOVATION AND ADDITION, DINING FACILITY, ILLINOIS STREET RESIDENCE HALL, URBANA

- Action:** Increase Project Budget and Amend Professional Services Consultant Contract for Renovation and Addition, Dining Facility, Illinois Street Residence Hall
- Funding:** Institutional Funds Operating Budget and Anticipated Reimbursement from the Proceeds of a Future Sale of Auxiliary Facilities System Revenue Bonds

In January 2012, a conceptualization study received campus approval to evaluate the renovation and possible expansion of the existing dining services building at the Illinois Street Residence Hall. The location of this complex, close to the College of Engineering, serves as a tour destination for prospective students, making this facility strategically important to University Housing. The conceptualization phase was completed in May 2013, proposing a renovation and expansion of the facility that includes increasing the seating capacity in the Dining Facility to meet current needs; expanding the facility for Residential Life in the complex; and updating existing infrastructure, heating, ventilation and air conditioning, plumbing and electrical systems, building accessibility, facility visibility, and the building exterior. Based on the conceptualization phase results, the cost to complete this project, including the design and construction, will require a budget increase of \$69,440,000.

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 for this project to \$69,760,000, an increase of \$69,440,000.

In order for the project to proceed, it is necessary to amend the Professional Services Consultant contract 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 Booth Hansen, LTD, Chicago, IL, continue to be employed and their contract amended for the professional services required for the schematic design, design development, construction documents, bidding, and construction administration phases of the project. The firm's total fixed fee will be \$3,193,555; for on-site observation on an hourly basis not to exceed \$222,250; for warranty phase on an hourly basis not to exceed \$26,980; for other supplemental services a fixed fee of \$693,207; for other supplemental services on an hourly not to exceed basis of \$109,000; and for authorized reimbursable expenses estimated at \$224,200 for a total amended contract of \$4,469,192 (an increase of \$4,170,942).

¹A selection committee consisting of Sandra Yoo (Facilities and Services), Kevin Duff (University Office of Capital Programs and Real Estate Services), John Humlicek (University Housing) and Donna McClure (Facilities and Services), interviewed the following firms: Architectural Expressions, LLP, Champaign, IL; BLDD Architects, Inc., Champaign, IL; Booth Hansen, LTD, Chicago, IL; Cannon Design, Chicago, IL; Nagle Hartray Architecture, LTD, Chicago, IL. The committee recommends Booth Hansen, LTD, Chicago, IL, as best meeting the criteria for the project.

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 and anticipated reimbursement from the proceeds of a future sale of Auxiliary Facilities System Revenue bonds.

The President of the University concurs.