

ROLL CALL

APPROVE PROJECT BUDGET FOR RENOVATION, ALTGELD HALL AND  
REPLACEMENT, ILLINI HALL, URBANA

**Action:** Approve Project Budget for Renovation, Altgeld Hall and Replacement, Illini Hall

**Funding:** Institutional Funds Operating Budget and State Capital Appropriations

In March 2019, the Board of Trustees approved the professional services consultant selection of CannonDesign, of Chicago, Illinois, to complete conceptualization and schematic design phases of the Altgeld Hall Renovation and Illini Hall Replacement project for a fixed fee of \$4,448,756. A comprehensive renovation and restoration of Altgeld Hall will be completed to provide state-of-the-art classrooms and administrative spaces in the iconic building. A new building will be located on the corner of South Wright and East John Streets to replace the existing Illini Hall. The location recommended by the site selection committee constitutes a change to the 2017 Campus Master Plan, which contemplated a renovation of Illini Hall rather than demolition and new construction. The new facility will provide new administrative and classroom spaces as well as an innovative digital science center, at the heart of campus.

The University has employed the professional services consultant, CannonDesign, of Chicago, Illinois, from the conceptualization phase through partial schematic design phase of the work. The University has selected Gilbane Building Company of Chicago, Illinois, as the Construction Manager. These selections were in accordance with the requirements and provisions of Public Act 87-673 (Architectural, Engineering, and Land Surveying Act), and the Illinois Procurement Code. The State of Illinois Capital Development Board accepted these selections on October 8, 2019. The Capital Development Board will negotiate the fees for the professional services consultant for completing design phases forward, will negotiate fees for the entirety of the construction manager contract, and will manage the project.

With Board approval of the CannonDesign award, the project budget was \$4.65 million, below Board delegated approval level. Based on the completed conceptualization design, the total project budget is currently estimated to be \$188.0 million. At this time, and in anticipation of the release of state capital appropriation funding, the university is requesting approval of a project budget of \$35.0 million, an increase of \$30,350,000, to proceed with completion of the professional services outlined above to prepare the project for construction. This funding commitment is required to provide sufficient funding to cover all professional services, fees, owner's costs, and other associated project costs. As the design is completed and once full funding is released from the state, the project will require full budget approval by the Board.

Accordingly, the Chancellor, University of Illinois at Urbana-Champaign, and Vice President, University of Illinois with the concurrence of the appropriate

administrative officers, recommends the Renovation, Altgeld Hall and Replacement, Illini Hall project be approved with a budget of \$35.0 million to allow the Capital Development Board to continue 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 institutional funds operating budget of the University of Illinois at Urbana-Champaign and State capital appropriations.

The President of the University concurs.