

Board Meeting  
September 10, 2009

ROLL CALL

EMPLOY ARCHITECT/ENGINEER FOR STANLEY O. IKENBERRY COMMONS –  
RESIDENCE HALL NO. 2, PHASE E, AND FORBES HALL DEMOLITION,  
PHASE G, URBANA

**Action:** Approve Employment of Architect/Engineer for Stanley O. Ikenberry Commons – Residence Hall No. 2, Phase E, and Forbes Hall Demolition, Phase G, Urbana

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

On May 21, 2009, the Board approved the Stanley O. Ikenberry Commons – Residence Hall No. 2, Phase E, and Forbes Hall Demolition, Phase G with a budget of \$78.1 million. This new LEED Silver building would offer approximately 450 suites or semi-suites configured rooms. In addition to student living spaces, floor lounges, public meeting spaces, professional staff apartments, laundry, mailroom facilities with appropriate storage, and staff offices would also be provided. Once the new Residence Hall No. 2 is complete, Forbes Hall will be demolished which will allow for continued development of Stanley O. Ikenberry Commons. The \$78.1 million proposed project will provide approximately 180,000 gross square feet (\$296 construction cost per gross square foot) of residence hall.

In order for the project to proceed, it is necessary to employ an architect/engineer for the required professional 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).<sup>1</sup>

Accordingly, the Chancellor at Urbana with the concurrence of the appropriate administrative officers recommends that FGM Architects of Oak Brook, IL, be employed for the professional services required for the construction documents, bidding, and construction administration phases of the project. The firm's fixed fee will be \$3,195,000; for on-site observation on an hourly basis not to exceed \$299,520; for warranty phase on an hourly basis not to exceed \$15,500; and for authorized reimbursable expenses estimated at \$150,000; and for other supplemental services for a fixed fee of \$615,300.

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.

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<sup>1</sup> A selection committee consisting of Jack Collins (Director of University Housing); Fred Hahn (Facilities and Services); John Humlicek (Associate Director of University Housing); Karen Quinlan (University Office for Capital Programs and Real Estate Services); and Sandra Yoo (Facilities and Services) interviewed and ranked as most qualified the following firms: Bailey Edward Architecture, Champaign, IL; FGM Architects, Oak Brook, IL; OWP/P, Chicago, IL; Perkins & Will, Chicago, IL; and Ross Barney Architects, Chicago, IL. The committee recommends FGM Architects, Oak Brook, IL, as best meeting the criteria for the project.

Funds for the project are available from the operating budget of the Urbana Housing Division with anticipated reimbursement from the proceeds of a subsequent sale of auxiliary facilities system revenue bonds.

The President of the University concurs.

The firm's hourly rates schedule has been filed with the Secretary of the Board of record.