

Board Meeting
September 10, 2009

ROLL CALL

EMPLOY CONSTRUCTION MANAGER FOR STANLEY O. IKENBERRY
COMMONS—RESIDENCE HALL NO. 2, PHASE E, AND FORBES HALL
DEMOLITION, PHASE G, URBANA

Action: Employ Construction Manager 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

In May 2009, the Board approved the Stanley O. Ikenberry Commons –
Residence Hall No. 2, Phase E, and Forbes Hall Demolition, Phase G project with a
budget of \$78.1 million. As part of the ongoing Champaign Housing Redevelopment
Plan, 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, and 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 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 Chancellor at Urbana with the concurrence of the appropriate administrative officers recommends that Clayco, St. Louis, Missouri, be employed for the construction management services required for the project for a fixed fee of \$869,620 and staff cost on an hourly basis with the total not to exceed \$2,041,727, plus reimbursable expenses estimated to be \$416,128.

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 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.

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