

Board Meeting
September 11, 2008

ROLL CALL

EMPLOY ARCHITECT/ENGINEER FOR HEATING, VENTILATION, AIR
CONDITIONING, AND ELECTRICAL REMEDIATION, DAVID KINLEY HALL,
URBANA

Action: Approve Employment of Architect/Engineer for Heating, Ventilation, Air Conditioning, and Electrical Remediation, David Kinley Hall, Urbana

Funding: Certificates of Participation Series 2007A and Academic Facilities Maintenance Fund Assessment

In March 2008, the Board approved the David Kinley Hall (DKH) Heating, Ventilation, Air Conditioning (HVAC), and Electrical Remediation project with a budget of \$4.5 million and in July 2008, a budget increase was approved for a total project budget of \$6.4 million.

The scope of this deferred maintenance project will include HVAC system and electrical design services to serve the first, second, third, and fourth floors and installation of mechanical and electrical systems to serve the first and second floors of DKH. The project will also address life safety deficiencies throughout the building and exterior repairs.

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).¹

Accordingly, the Chancellor at Urbana with the concurrence of the appropriate administrative officers recommends that Environmental Systems Design of Chicago, Illinois, 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 \$345,750; for on-site observation on an hourly basis not to exceed \$36,480; for warranty phase on an hourly basis not to exceed \$10,000; for supplemental services on a fixed fee basis \$50,875; and for authorized reimbursable expenses estimated at \$40,000.

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 sale proceeds of the Certificates of Participation Series 2007A and Academic Facilities Maintenance Fund Assessment.

The President of the University concurs.

¹A selection committee consisting of Kevin Duff (University Office Capital Programs and Real Estate Services), Robert Halverson (Facilities and Services), Al Marx (Facilities and Services), and Doris Reeser (Facilities and Services) interviewed the following firms (listed in ranking order): (1) Environmental Systems Design Inc., Chicago, IL; (2) KJWW Engineering Consultants, Rock Island, IL; and (3) Affiliated Engineers Inc., Chicago, IL. The committee recommends Environmental System Design Inc., Chicago, IL, as best meeting the criteria for the project.

