

Board Meeting
September 8, 2005

ROLL CALL

EMPLOY CONSTRUCTION MANAGER FOR
INSTRUCTIONAL FACILITY, COLLEGE OF BUSINESS, URBANA

Action: Approve Employment of Construction Manager for the Instructional Facility, College of Business, Urbana

Funding: Gift Funds and Future Sale of Certificates of Participation

In July 2005, the board approved the Instructional Facility, College of Business project and approved the employment of Phillips Swager & Associates (with Cesar Pelli & Associates) for professional services through construction administration. The proposed new \$62.0 million state-of-the-art facility of approximately 153,900 gross square feet for the College of Business will accommodate the MBA Program, the Undergraduate Affairs Program, and the Accountancy Program, as well as off-campus guests. The new building will address both quantitative and qualitative space needs to support modern instructional styles. All program elements embody the college's long-standing commitment to excellence in scholarship, teaching and service.

In order for the project to proceed, it is necessary to employ a construction manager for the required services. The selection of the construction manager for this

project was in accordance with the requirements and provisions of Illinois Procurement Code for Professional Services¹.

Accordingly, the Chancellor at Urbana with the concurrence of the appropriate administrative officers recommends that Gilbane Building Company, Chicago, Illinois, be employed for the professional services required. The firm's fee through the construction phase will be a fixed fee of \$2,295,188, including reimbursables.

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 contract are available from gift funds and the future sale of certificates of participation.

The President of the University concurs.

¹ A selection committee consisting of, Jim Spese (Facilities & Services), Ed Scopel (Facilities & Services), Jean Ascoli (Facilities and Services), Kent Reifsteck (Facilities & Services), George Freeman (College of Business) and Chris Rogan (University Office for Planning and Programs) interviewed the following firms (listed in ranking order): 1) Gilbane Building Company, Chicago; 2) Turner Construction Company, Chicago; and 3) The McClier Corporation d/b/a/McClier, Chicago. The committee recommends Gilbane Building Company, Chicago, as best meeting the criteria for the project.