

Board Meeting
January 23, 2014

ROLL CALL

APPROVE PROJECT, AMEND PROFESSIONAL SERVICES CONSULTANT CONTRACT, AND APPROVE DESIGN FOR STUDENT UNION, SPRINGFIELD

Action: Approve Project, Amend Professional Services Consultant Contract, and Approve Design for Student Union

Funding: Institutional Funds Operating Budget with Anticipated Reimbursement from the Proceeds of a Future Sale of Auxiliary Facilities System Bonds and Gift Funds

The University of Illinois at Springfield is planning to construct its first Student Union. Originally founded as Sangamon State University in 1969, the campus historically catered to upper-classmen and graduate-level students. Following its integration into the University of Illinois in 1995, the school has grown and the culture has shifted towards a more traditional four-year model. Given the continued evolution of the campus, UIS lacks a critical component of campus life that is so prominent at other higher education institutions: a Student Union.

In May 2013, the Chancellor, University of Illinois at Springfield, and Vice President, University of Illinois approved proceeding with the programming, conceptualization, and schematic design phase of the proposed Student Union. Since then, the University and the approved Professional Services Consultant have engaged the stakeholders, developed program information, completed the programming,

conceptualization, and schematic design efforts, and developed a consensus for implementing near-term and long-range goals for this capital endeavor.

The \$21,750,000 new facility will be located at the south end of the campus quadrangle in accordance with the Campus Master Plan. It will house a Student Leadership Center, campus food service, entertaining and event venues, open lounge space, a convenience store/spirit shop, coffee shop, and a variety of teaming, collaboration, and meeting spaces. This 50,000 gross square feet project is being designed to achieve LEED Gold certification.

Accordingly, the Chancellor, University of Illinois at Springfield, and Vice President, University of Illinois with the concurrence of the appropriate administrative officers recommends that the Student Union project be approved with a budget of \$21,750,000.

Additionally, in order for the project to proceed, it is necessary to amend the professional services agreement for architect/engineer services required for the remainder of the project phases through the conclusion of construction administration. 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).

Accordingly, the Chancellor, University of Illinois at Springfield, and Vice President, University of Illinois with the concurrence of the appropriate administrative officers recommends that Dewberry Architects, Inc., of Peoria, Illinois, continue to be employed and their contract amended for the professional services required for the design

development, construction documents, bidding, construction administration, and post construction phases of the project. The increase to the firm's professional services agreement for fixed basic services fee will be \$929,858; for on-site observation on an hourly basis not to exceed a total of \$170,800; for authorized reimbursable expenses estimated at \$127,300; and for other supplemental services for a fixed fee of \$315,276 for a total of \$1,543,234.

Additionally, in order for the project to proceed, it is necessary to approve the design. The design meets all campus building standards, including the Americans with Disabilities Act accessibility and applicable State and federal standards and is within the approved budget.

Accordingly, the Chancellor, University of Illinois at Springfield, and Vice President, University of Illinois with the concurrence of the appropriate administrative officers recommends that the design be approved.

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 the institutional funds operating budget of the Springfield campus with anticipated reimbursement from the proceeds of a future sale of Auxiliary Facilities System revenue bonds, and gift funds.

The President of the University concurs.