

Board Meeting
January 24, 2013

ROLL CALL

EMPLOY PROFESSIONAL SERVICES CONSULTANT FOR RENOVATION,
NATURAL HISTORY BUILDING, URBANA

Action: Employ Professional Services Consultant for Renovation, Natural History Building

Funding: Institutional Funds Operating Budget, Academic Facilities Maintenance Fund Assessment Fund, and Gift Funds

The Natural History Building, located at 1301 West Green Street, Urbana, and officially listed on the National Register of Historic Places, has been on the State Capital Project Request for several years. A result of the discovery of structural inadequacies and the closure of essentially half of the facility, it is now one of the campus' most critical priorities. The building primarily serves the School of Earth, Society, and Environment (SESE), and the School of Integrative Biology all within the College of Liberal Arts and Sciences.

In late June 2010, the Vice President, University of Illinois and Chancellor, University of Illinois at Urbana-Champaign approved proceeding with the conceptualization phase to determine the scope of this major capital project. This subsequent pre-design phase engaged the stakeholders, developed program information, completed conceptualization efforts, and developed consensus for implementing near-term and long-range goals for this capital endeavor.

In December 2011, at the conclusion of the conceptualization study, the Board approved the \$70.0 million project to modernize and repurpose approximately 148,000 gross square feet (gsf) of instructional research laboratory and general assignment/departmental classrooms and offices, while also infilling 6,000 gsf of open courtyard space with new multi-story areas for building infrastructure. Improvements and upgrades to infrastructure include plumbing, laboratory exhaust, electrical systems, code compliant facility requisites, and energy efficient mechanical (heating, ventilation, and air conditioning) systems. At that time, the Board also approved an amendment to a Professional Services Consultant contract with BLDD Architects, Inc. While the Board remains committed to the project, approval of the contract amendment is rescinded.

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 Vice President, University of Illinois and Chancellor, University of Illinois at Urbana-Champaign with the concurrence of the appropriate administrative officers recommends that LCM Architects of Chicago, IL be employed for

¹ A selection committee consisting of James Lev (Facilities and Services), Donna McClure (Facilities and Services), Scott Moore (SESE), and Karen Quinlan (University Office of Capital Programs and Real Estate Services), interviewed the following firms: Cannon Architects, Chicago, IL; Harley Ellis Devereau Architects, Chicago, IL; LCM Architects, Chicago, IL; Legat Architects, Chicago, IL; and Trivers Associates, Granite City, IL. The committee recommends LCM Architects, Chicago, IL, as best meeting the criteria for the project.

the professional services required for the design, construction documents, bidding, and construction administration phases of the project.

The firm's fixed fee will be \$2,995,000; for on-site observation on an hourly basis not to exceed \$300,000; for warranty phase on an hourly basis not to exceed \$100,000; for authorized reimbursable expenses estimated at \$250,000; and for other supplemental services for a fixed fee of \$598,720, and for an hourly basis not to exceed \$369,191 for a total of \$4,612,911.

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 institutional funds operating budget of the Urbana-Champaign campus, Academic Facilities Maintenance Fund Assessment Fund, and gift funds.

The President of the University concurs.