

Approved by the Board of Trustees  
July 13, 2017

Board Meeting  
July 13, 2017

## ROLL CALL

### INCREASE PROJECT BUDGET AND EMPLOY CONSTRUCTION MANAGER FOR RENOVATION AND EXPANSION, CIVIL ENGINEERING HYDROSYSTEMS LABORATORY, URBANA

**Action:** Increase Project Budget and Employ Construction Manager for Renovation and Expansion, Civil Engineering Hydrosystems Laboratory

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

In January 2015, the Board approved the \$12,012,500 Civil Engineering Hydrosystems Laboratory Renovation and Expansion project. Subsequent to project approval by the Board, a conceptualization study was completed which revealed extreme challenges faced in achieving the desired program with 15,000 new and 32,000 renovated square feet in space. In March 2017, the Board approved a \$19,987,500 budget increase bringing the budget to \$32,000,000. Additional funding of \$1,570,000 has been provided to renovate existing restrooms in Newmark Civil Engineering Laboratory to address deferred maintenance, improve accessibility and gender equity, and provide code compliance.

Accordingly, the Chancellor, University of Illinois at Urbana-Champaign, and Vice President, University of Illinois with the concurrence of the appropriate administrative officers recommends that the Board approve the increase in project budget

for this project to \$33,570,000, an increase of \$1,570,000.

Additionally, in order for the project to proceed, it is necessary to employ a construction manager for the design development, construction documents, bidding, 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.<sup>1</sup>

Accordingly, the Chancellor, University of Illinois at Urbana-Champaign, and Vice President, University of Illinois with the concurrence of the appropriate administrative officers recommends that Berglund Construction Company, Chicago, IL, be employed for the construction management services required for the project for a fixed fee of \$599,000 and staff cost on an hourly basis with the total not to exceed \$959,960 plus reimbursable expenses estimated to be \$190,440.

The Board actions 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 University of Illinois at Urbana-Champaign, Academic Facilities

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<sup>1</sup> A selection committee consisting of James L. LaFave (Department of Civil and Environmental Engineering), Timothy J. Prunkard (Department of Civil and Environmental Engineering), Chris Rogan (University Office of Capital Programs and Real Estate Services), Greg Larson (College of Engineering), Dick Drew (Facilities and Services), and Elizabeth Stegmaier (Facilities and Services) interviewed the following firms: Berglund Construction Company, Chicago, IL, and Gilbane Building Company, Chicago, IL. The committee recommends Berglund Construction Company, Chicago, IL, as best meeting the criteria for the project.

Maintenance Fund Assessment Fund, and gift funds.

The President of the University concurs.