

Board Meeting
May 22, 2008

ROLL CALL

EMPLOY ARCHITECT/ENGINEER FOR LIFE SAFETY AND HEATING,
VENTILATION, AND AIR CONDITIONING REMEDIATION, FOREIGN
LANGUAGES BUILDING, URBANA

Action: Approve Employment of Architect/Engineer for Life Safety and Heating, Ventilation, and Air Conditioning Remediation, Foreign Languages Building, Urbana

Funding: Academic Facilities Maintenance Fund Assessment

This project will address life safety items noted in the Vanderweil Facility Advisors, LLC, report for the Foreign Languages Building. The proposed budget is \$1.9 million. The project includes the installation of life safety components including: a fire suppression (sprinkler) system in the atrium and upper four floors; an upgraded or extended fire alarm system to provide visual and audible notification; improvements to stairways and corridors for egress; additional signage; emergency lighting; door hardware; and the addition of fire stopping. The project also includes minor heating and cooling remediation (adding valves) to improve comfort control.

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 BRiC Partnership, LLC, of Belleville, IL, 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 \$122,000; for on-site observation on an hourly basis not to exceed \$45,600; for warranty phase on a fixed fee of \$5,000; for supplemental services on a fixed fee of \$6,000; and for authorized reimbursable expenses estimated at \$8,000.

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 Academic Facilities Maintenance Fund Assessment.

The President of the University concurs.

A schedule of the hourly rates for BRiC Partnership, LLC, has been filed with the Secretary of the Board for record.

¹A selection committee consisting of Kevin Duff (University Office for Facilities Planning and Programs), Craig Grant (Facilities and Services), Fred Hahn (Facilities and Services), Kelly Pfeifer (Facilities and Services), and John Prince (Facilities and Services) interviewed the following firms (listed in ranking order): (1) BRiC Partnership, LLC, Belleville, IL; (2) KJWW Engineering Consultants, Rock Island, IL; and (3) ESD Environmental Systems Design, Inc., Chicago, IL. The committee recommends BRiC Partnership, LLC, Belleville, as best meeting the criteria for the project.