

ROLL CALL

EMPLOY CONSTRUCTION MANAGER FOR RENOVATION AND ADDITION,  
MECHANICAL ENGINEERING BUILDING, URBANA

**Action:** Employ Construction Manager for the Renovation and Addition,  
Mechanical Engineering Building

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

In October 2012, a project for the conceptualization phase for the renovation and addition of the Mechanical Engineering Building project was approved. The conceptualization phase was completed in December 2015. In July 2016, the Board approved a budget increase to support the design and construction, an increase to the current project budget of \$35,434,041. The proposed renovation of the existing south building is intended to provide better utilization of space to meet current programmatic needs and include significant improvements to the building envelope to reduce energy consumption. The project consists of a new addition to the east end of the existing south building along Green Street and Goodwin Avenue, at the southeast corner of the site. The addition will provide new state-of-the-art instructional facilities including a number of large “active learning classrooms” with new audio-visual systems. It will also house the Innovation and Design Commons and an open student collaboration space. An infill

of the existing facility's exterior courtyard (between the main south and north buildings) is also proposed, which is intended to expand the existing facility's basement level, creating a new Senior Design Studio.

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 Gilbane Building Company, Chicago, IL, be employed for the construction management services required for the project for a fixed fee of \$609,855 and staff cost on an hourly basis with the total not to exceed \$1,244,967 plus reimbursable expenses estimated to be \$184,030.

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.

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<sup>1</sup> A selection committee consisting of Damon McFall (College of Engineering), Daniel Maier (College of Engineering), Chris Rogan (University Office of Capital Programs and Real Estate Services), Brian Bundren (Facilities and Services), and Sandra Yoo (Facilities and Services) interviewed the following firms: Gilbane Building Company, Chicago, IL; Turner Construction Company, Chicago, IL; and Berglund Construction, Chicago, IL. The committee recommends Gilbane Building Company, Chicago, IL, as best meeting the criteria for the project.

Funds for the project are available from Academic Facilities Maintenance Fund Assessment Fund, institutional funds operating budget of the University of Illinois at Urbana-Champaign and gift funds.

The President of the University concurs.