

Approved by the Board of Trustees
November 14, 2019

Board Meeting
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ROLL CALL

APPROVE PROJECT BUDGET AND AMEND PROFESSIONAL SERVICES CONSULTANT CONTRACT FOR PARKING, CENTRAL CAMPUS PARKING STRUCTURE(S), URBANA

Action: Approve Project Budget and Amend Professional Services Consultant Contract for Parking, Central Campus Parking Structure(s)

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

In August of 2016, a project for the conceptualization phase for the Central Campus Parking Structure(s), project was approved by the Facilities and Services department at Urbana-Champaign. The conceptualization phase was completed in September of 2019 that proposes a restoration of central campus parking structures C7 and C10 to extend their service lives to continue to provide parking for the University of Illinois in the heart of campustown. Based on the conceptualization phase design, the estimated cost to successfully complete this project including the design and construction, will require a budget of \$21.3 million.

The proposed scope of work for the project includes the abandonment of the existing post-tensioning system and installation of a supplemental steel beam support system, repairs to concrete delamination and spalls, repairs and restorations to the

building façade through the replacement of coping stones and flashing, various brick repairs, installation of self-harm protection screening at the top level and all exterior above grade openings on all levels of both structures. In addition, the project scope includes application of new waterproofing systems, various stair repairs, restoration of the C7 elevator, installation of a new elevator at C10, and major upgrades and maintenance to mechanical, electrical, and plumbing systems.

In order for the project to proceed, it is necessary to amend the Professional Services Consultant contract for the required professional services. The selection of the Professional Services Consultant 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, University of Illinois at Urbana-Champaign, and Vice President, University of Illinois with the concurrence of the appropriate administrative officers recommends the Parking, Central Campus Parking Structure(s) project be approved with a budget of \$21.3 million and that Walker Parking Consultants, of Chicago, Illinois, continue to be employed and their contract amended for the professional services required for the construction documents, bidding, and construction administration phases of the project. The current contract for professional services

¹ A selection committee consisting of Kelly Jo Hoffmann (Facilities and Services), Chris Rogan (University Office of Capital Programs and Real Estate Services), Michelle Wahl and Michael Wise (Parking Department), and Roland White (Facilities and Services), interviewed the following firms: Desman Associates, Chicago, IL; Walker Parking Consultants, Chicago, IL; and, Carl Walker, Lombard, IL. The committee recommended Walker Parking Consultants, Chicago, IL, as best meeting the criteria for the project.

totaled \$177,880. With the requested amendment of \$1,276,820, for a total amended contract of \$1,454,700. The amended contract is broken down as follows: firm's fixed fee will be \$805,000; for on-site observation on an hourly basis not to exceed \$86,100; for warranty phase on an hourly basis not to exceed \$15,000; for other supplemental services a fixed fee of \$315,480; for other supplemental services on an hourly not to exceed basis of \$25,000; and for authorized reimbursable expenses estimated at \$208,120.

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 institutional funds operating budget of the University of Illinois at Urbana-Champaign and anticipated reimbursement from the proceeds of a future sale of Auxiliary Facilities System revenue bonds.

The President of the University concurs.

Table 1: Diverse Business Utilization

Professional Services Consultant	PSC Agreement \$	Subcontract Value	Subvendor % of Work
Walker Parking Consultants	\$1,454,700		
	MBE	\$32,800	2%
	VOSB	\$59,380	4%
	WBE	\$270,425	19%
Total Awarded	\$1,454,700		
Total MBE (AFA)		\$0	0%
Total MBE (ASA)		\$32,800	2%
Total MBE (HA)		\$0	0%
Total VOSB		\$59,380	4%
Total WBE		\$270,425	19%
Total Diversity		\$362,605	25%