

ROLL CALL

EMPLOY CONSTRUCTION MANAGER FOR RENOVATION, TOWNSEND HALL
AND WARDALL HALL, ILLINOIS STREET RESIDENCE HALLS, URBANA

Action: Employ Construction Manager for Renovation, Townsend Hall and Wardall Hall, Illinois Street Residence Halls

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

In January 2018, the Board approved the Illinois Street Residence Townsend and Wardall Halls Renovation project with a budget of \$55.5 million. This project will renovate 220,767 gross square feet of residential housing space serving 629 students in Townsend and 550 students in Wardall Hall, address accessibility issues and upgrade building infrastructure including mechanical systems, electrical systems, plumbing systems, new windows, and new single occupant showers.

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 a construction manager for this project was in

accordance with the requirements and provisions of the Illinois Procurement Code.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 that Turner Construction Company, Chicago, IL, be employed for the construction management services required for the project for a fixed fee of \$1,013,733 and staff cost on an hourly basis with the total not to exceed \$2,093,635 plus reimbursable expenses estimated to be \$205,604.

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 this project are available from the institutional funds operating budget of the University of Illinois at Urbana-Champaign with anticipated reimbursement from the proceeds of a future sale of Auxiliary Facilities System revenue bonds and Auxiliary Facility System Repair and Replacement reserve budget.

The President of the University concurs.

¹ A selection committee consisting of Sandy Yoo (Facilities and Services, Capital Programs), Arlene Vespa (Facilities and Services, Capital Programs), Doug Reddington (Facilities and Services, Capital Programs), John Humlicek (University Housing), Dale Wise (University Housing), and Chris Rogan (University Office of Capital Programs and Real Estate Services), interviewed the following firms: Berglund Construction, Chicago, IL, and Turner Construction Company, Chicago, IL. The committee recommends Turner Construction Company of Chicago, IL, as best meeting the criteria for the project.