

Board Meeting  
July 23, 2015

## ROLL CALL

### APPROVE PROJECT, AMEND PROFESSIONAL SERVICES CONSULTANT AGREEMENT, AND EMPLOY CONSTRUCTION MANAGER FOR UNIVERSITY HALL FAÇADE REPAIR PROJECT, CHICAGO

**Action:** Approve Project, Amend Professional Services Consultant Agreement, and Employ Construction Manager, University Hall Façade Repair Project

**Funding:** Institutional Funds Operating Budget

This \$24,656,000 project is for the comprehensive repair and restoration of the exterior façade of University Hall located at 601 South Morgan Street, Chicago. The purpose of the project is to repair areas of damage, stabilize the building exterior to mitigate against future deterioration, and to restore the exterior appearance of the building. University Hall is a 28-story office building that was constructed in 1963 as part of the original Circle Campus development. The exterior of the building was constructed with an exposed cast-in-place concrete structural frame with precast concrete window panel infill. The cast-in-place concrete frame has experienced numerous areas where the reinforcing steel has corroded, causing the concrete cover to crack and spall off exposing the reinforcing steel. A protective canopy has been in place at the base of the building since the fall of 2008.

The proposed scope of work includes repairing and restoring the exposed concrete frame, re-roofing the projecting gallery ledges at floors 3 through 28 to prevent water infiltration, and the replacement of the deteriorated pre-cast window wall at the 28<sup>th</sup> floor. The exterior of the building will be cleaned as part of the restoration process. A conceptualization phase report was completed in December of 2014 outlining the proposed work and estimating the cost of the repair work.

Accordingly, the Chancellor, University of Illinois at Chicago, and Vice President, University of Illinois with the concurrence of the appropriate administrative officers recommends that the University Hall Façade Repairs project be approved with a budget of \$24,656,000.

In March 2013, the campus approved proceeding with a Qualifications Based Selection process to secure the services of a professional services consultant for the conceptualization phase of the proposed project. The conceptualization phase established the scope of the façade renovation work and established a budget for this work.

Additionally, in order for the project to proceed, it is necessary to amend the campus approved professional services agreement for architect/engineer services required for the remainder of the project phases through warranty. The selection of the architect/engineer for this project was in accordance with the requirements and provisions of the Public Act 86-673 (Architectural, Engineering and Land Surveying Qualifications-Based Selection Act).

Accordingly, the Chancellor, University of Illinois at Chicago, and Vice President, University of Illinois with the concurrence of the appropriate administrative officers recommends that RATIO Architects, Inc., of Chicago, Illinois,

continue to be employed and their contract amended for the professional services required for the construction documents, bidding, construction administration, and post construction phases of the project. The firm's fee for the additional phases of work will be \$1,118,000, including reimbursables.

Additionally, in order for the project to proceed, it is necessary to employ a construction manager for construction management services. 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 Chicago, and Vice President, University of Illinois with the concurrence of the appropriate administrative officers recommends that Berglund Construction Company of Chicago, Illinois, be employed as the construction manager for a fixed fee of \$1,245,477, including reimbursables.

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 Chicago campus.

The President of the University concurs.

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<sup>1</sup> A selection committee consisting of William Bradford (Office for Capital Programs); Mark Donovan (Office of the Vice Chancellor for Administrative Services); Chris Rogan (University Office of Capital Programs and Real Estate Services); Michael Molnar (Office for Capital Programs); and David Taeyaerts (Campus Learning Environment) interviewed the following firms: Berglund Construction Company, Chicago, IL; Bulley & Andrews, Chicago, IL; and Heery International Inc., Chicago, IL. The committee recommends Berglund Construction Company, Chicago, IL, as best meeting the criteria for the project.