Approved by the Board of Trustees

July 21, 2022

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Board Meeting

July 21, 2022

ROLL CALL

# AMEND PROFESSIONAL SERVICES CONSULTANT CONTRACT FOR UNDERGRADUATE LIBRARY REDEVELOPMENT, URBANA

**Action:** Amend Professional Services Consultant Contract for Undergraduate

Library Redevelopment

**Funding:** Institutional Funds Operating Budget, Academic Facility Maintenance

Fund Assessment, and Gift Funds

In January 2022, the Board approved the project budget of $50,198,160 and the design for the Undergraduate Library Redevelopment project. The redesign honors the original, unique design of the Undergraduate Library as it transitions to its new role as the archives and special collections building.

In October 2020, a professional services consultant selection process was initiated to begin the Conceptualization, Schematic Design, and Design Development phases. On July 23, 2021, the University of Illinois Urbana-Champaign approved a professional services consultant contract with RATIO States, LLC dba/RATIO States, PLLC, of Champaign, IL, for Schematic Design and Design Development phase services.

For the project to proceed, it is necessary to amend the Professional Services Consultant contract for required reimbursables and 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]](#footnote-1)

Accordingly, the Chancellor, University of Illinois Urbana-Champaign, and Vice President, University of Illinois System with the concurrence of the appropriate administrative officers recommends RATIO States, LLC dba/RATIO States, PLLC continue to be employed and their contract be amended for the professional services required for the construction document, bidding, and construction administration phases of the project. The current contract for professional services totals $986,560. The firm’s fixed fees for these phases will be $1,861,814, for the warranty phase on an hourly basis not to exceed $8,319, for onsite observation on an hourly basis not to exceed $70,000, for other supplemental services for a fixed fee of $199,225, and for authorized reimbursable expenses estimated at $75,000. The requested amendment of $2,214,358 will bring the total amended contract value to $3,200,918.

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 Urbana-Champaign, Academic Facility Maintenance Fund Assessment, and Gift funds.

The President of the University of Illinois System concurs.

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| Table 1: Diverse Business Utilization | | | |
| **Awarded Vendor** | **PSC Agreement $** | **Subcontract Value** | **Subvendor % of Work** |
| Ratio States, PLLC | $3,200,918 |  |  |
|  |  |  |
| MBE | $284,944 | 9% |
| VOSB | $105,800 | 3% |
| WBE | $356,390 | 11% |
|  |  |  |  |
| Total MBE (ASA) | | $284,944 | 9% |
| Total VOSB | | $105,800 | 3% |
| Total WBE | | $356,390 | 11% |
| Total Diversity | | $747,134 | 23% |

1. A selection committee consisting of Cheryl Bicknell (Facilities and Services, Capital Programs, Chair), Bradley Klein (Facilities and Services, Deferred Maintenance), Jim Sims (Facilities and Services, Engineering Services), Sandra Yoo (University Office of Capital Programs and Real Estate Services), Timothy J. Newman (University Library, Client) and Dale Morrison (Office of Procurement Diversity), interviewed the following firms: RATIO States, LLC dba/RATIO States, PLLC, Champaign, IL; Bailey Edward Design, Chicago, IL; CannonDesign, Chicago, IL; Cordogan, Clark, and Associates, Aurora, IL; Eckenhoff Saunders Architects, Chicago, IL; HBRA Architects, Chicago, IL; and JLK Architects, Chicago, IL. The committee recommends RATIO States, LLC dba/RATIO States, PLLC, Champaign, IL, as best meeting the criteria for the project. [↑](#footnote-ref-1)