Approved by the Board of Trustees

March 20, 2025

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Board Meeting

March 20, 2025

ROLL CALL

# APPROVE PROJECT BUDGET AND DESIGN, AMEND PROFESSIONAL SERVICES CONSULTANT AND CONSTRUCTION MANAGER CONTRACTS FOR JEFFERSON HALL AND HENRY HALL RENOVATIONS, CHICAGO

**Action:** Approve Project Budget and Design, Amend Professional Services Consultant and Construction Manager Contracts for Jefferson Hall and Henry Hall Renovations

**Funding:** Institutional Funds Operating Budget

In May 2023, the University of Illinois Chicago approved the Jefferson Hall and Henry Hall Renovations project with a preliminary budget of $2,608,500. The project involves a complete renovation of Jefferson Hall and Henry Hall, including all interior spaces and select exterior components. Exterior upgrades will encompass entry areas, first-floor storefronts, selective window replacements on the second and third floors, concrete patching, and roof replacement.

Inside, the renovation will modernize all building systems and components, including architectural features, HVAC, electrical, AV, IT infrastructure, plumbing, and life safety systems. These upgrades will create contemporary, functional learning spaces designed to support active and hybrid learning for the School of Theatre and Music (STM) and undergraduate degree in Computer Science and Design (CS+Design). Additionally, the project will provide office spaces for the College of Architecture, Design, and the Arts (CADA). The renovation aims to achieve a minimum of LEED Silver certification, and a cost estimate has been prepared.

Accordingly, the chancellor, University of Illinois Chicago, and vice president, University of Illinois System, with the concurrence of the appropriate administrative officers, recommends that the Board of Trustees approve the Jefferson Hall and Henry Hall Renovation project with a budget of $23,984,100.

In February 2024, Krueck & Sexton Architects, LTD d/b/a Krueck Sexton Partners of Chicago, IL was employed to provide partial design services for the project. For the project to proceed, it is also necessary to amend the Professional Service Consultant contract with Krueck & Sexton Architects, LTD d/b/a Krueck Sexton Partners for the required 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-2)

Accordingly, the chancellor, University of Illinois Chicago, and vice president, University of Illinois System, with the concurrence of the appropriate administrative officers, recommends that Krueck & Sexton Architects, LTD d/b/a Krueck Sexton Partners continue to be employed and their contract amended for the professional services required through the completion of this project. The firm’s fixed fee will be increased by $830,461 for a total amended contract of $1,829,095. Supplemental work performed by the firm to address emergent issues, including water infiltration in the building envelope and the study of alternate design options for the second floor of Henry Hall, totaled $493,246.

In May 2024, Gilbane Building Company of Chicago, IL was employed to provide construction management services for the project. For the project to proceed, it is also necessary to amend the construction management contract with Gilbane Building Company for the required services. The selection of the Construction Management consultant for this project was in accordance with the requirements and provisions of Illinois Procurement Code.[[2]](#footnote-3)

Accordingly, the chancellor, University of Illinois Chicago, and vice president, University of Illinois System with the concurrence of the appropriate administrative officers, recommends that Gilbane Building Company continue to be employed and their contract amended for the professional services required through the completion of this project. The firm’s fixed fee will be increased by $250,277 for a total amended contract of $1,020,172.

For the project to proceed, it is also necessary to approve the design. The design meets all campus building standards, including the Americans with Disabilities Act and applicable State and federal standards, and is within the anticipated budget included herein for approval. Accordingly, the chancellor, University of Illinois Chicago, and vice president, University of Illinois System, with the concurrence of the appropriate administrative officers, recommends that the design be approved.

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 Chicago.

The president of the University of Illinois System concurs.

Table 1: Diverse Vendor Participation

Professional Services Consultant

|  |  |  |  |
| --- | --- | --- | --- |
| **Awarded Vendor** | **Prime Contract $ / Diverse Subvendor Certification** | **Diverse Subcontractor Value** | **Subvendor % of Work** |
| Krueck & Sexton Partners d/b/a Krueck Sexton Partners, Chicago, Illinois | $1,829,095 |  |  |
|  |  |  |  |
|  |  |  |  |
|  | MBE (ASA) | $609,710 | 33% |
|  | VOSB | $100,803 | 6% |
|  | WBE | $76,449 | 4% |
|  |  | **$786,962** | **43%** |

Construction Manager

|  |  |  |  |
| --- | --- | --- | --- |
| **Awarded Vendor** | **Prime Contract $ / Diverse Subvendor Certification** | **Diverse Subcontractor Value** | **Subvendor % of Work** |
| Gilbane Building Company, Chicago, Illinois | $1,020,172 |  |  |
|  |  |  |  |
|  |  |  |  |
|  | MBE (ASA) | $311,033 | 30% |
|  | VOSB | $45,888 | 4% |
|  | WBE | $0 | 0% |
|  |  | **$356,921** | **35%** |

1. A selection committee consisting of Stewart Hicks (UIC College of Architecture, Design, and the Arts); Dina Taylor (UIC College of Architecture, Design, and the Arts); William Bradford (UIC Planning, Sustainability and Project Management (PSPM)); Jonathan Fair (PSPM); Sandeep Kulkarni (PSPM); A. Elizabeth Ortner (PSPM); and Dale Morrison (Office of Procurement Diversity) evaluated the following firms (listed in ranking order): 1) Krueck & Sexton Architects, LTD d/b/a Krueck Sexton Partners Chicago IL; 2) Ross Barney Architects, Inc., Chicago, IL; 3) Gensler, Chicago, IL; 4) Solomon Cordwell Buenz, Chicago, IL; and 5) HBRA Architects Incorporated, Chicago, IL. The committee recommended Krueck Sexton Partners as best meeting the criteria for the project. [↑](#footnote-ref-2)
2. A selection committee consisting of Stewart Hicks (UIC College of Architecture, Design, and the Arts); Dina Taylor (UIC College of Architecture, Design, and the Arts); William Bradford (UIC Planning, Sustainability and Project Management (PSPM)); Sandeep Kulkarni (PSPM); A. Elizabeth Ortner (PSPM); Sandra Yoo (University Office for Capital Programs, Real Estate, and Utility Services); and Dale Morrison (Office of Procurement Diversity) evaluated the following firms (listed in ranking order): 1) Gilbane Building Company, Chicago, IL; 2) Berglund Construction Company, Chicago, IL; 3) Mortenson, Chicago, IL, 4) CORE Construction Services of Illinois, Inc., Chicago, IL. The committee recommended Gilbane Building Company as best meeting the criteria for the project. [↑](#footnote-ref-3)