Approved by the Board of Trustees

May 16, 2024

**14**

Board Meeting

May 16, 2024

ROLL CALL

# APPROVE PROFESSIONAL SERVICES CONSULTANT CONTRACT FOR UI HEALTH MASTER FACILITIES PLAN, CHICAGO

**Action:** Approve Professional Services Consultant Contract for UI Health Master Facilities Plan

**Funding:** Restricted Funds Operating Budget

In May 2008, the Board approved the selection of an architect to perform a design study specific to UI Health. This study was subsequently incorporated into University of Illinois Chicago Master Plans approved by the Board in November 2010 and November 2018.

In 2021, the University of Illinois Hospital and Clinics adopted a strategic plan to guide its future activities. The proposed UI Health Master Facilities Plan, which will focus on certain existing UI Health facilities, will align the goals outlined in the hospital’s 2021 Strategic Plan with the facility needs to grow the healthcare delivery enterprise and fulfill the increasing demand for patient care services.

In May 2023, the University commenced a professional services consultant selection process. For the project to proceed, employing an architect/engineer for the required professional services is necessary. The selection of the architect/engineer for this project was completed 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 Perkins & Will of Chicago, IL, be employed for the professional services required for this project. The firm’s fees for this project will not exceed a fee of $2,464,950, including reimbursable expenses. The professional services contract is broken down as follows: the firm’s fixed fee for basic design services will be $2,454,950; and an estimated fee of $10,000 for authorized reimbursable expenses.

Funds for this project are available from the operating budget of the University of Illinois Hospital.

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.

The president of the University of Illinois System concurs.

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| Table 1: Diverse Vendor Participation | | | |  | |  |  |  |  |
| Awarded Consultant | | Prime Contract Value | Prime Diversity? | | Diverse Subvendor Contract Value | | Diverse Subvendor % of Work | Diverse Classification |
| Perkins & Will, Chicago, IL | | $2,464,950 | N/A | | $494,176 | | 20% | MBE |
|  | |  |  | | $75,000 | | 3% | VBE |
|  | |  |  | | $247,150 | | 10% | WBE |
| Professional Services Total | |  |  | | $816,326 | | 33% |  |
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| Total MBE (ASA) |  | $247,088 | 10% |
| Total MBE (HA) |  | $247,088 | 10% |
| Total VBE |  | $75,000 | 3% |
| Total WBE |  | $247,150 | 10% |
| Total Diversity |  | $816,326 | 33% |

1. A selection committee consisting of Walter Hainsfurther (Planning, Sustainability and Project Management); Pamela Hill (Planning, Sustainability and Project Management); Michael Zenn (UI Health); Julia Louie (UI Health); Dale Morrisson (Office of Procurement Diversity); Ebone White (University Office of Capital Programs, Real Estate and Utility Services) evaluated the following firms (listed in ranking order): (1) Perkins + Will., Chicago IL; (2) Perkins Eastman PDC, New York, NY; (3) Skidmore, Owings & Merrill, LLP, Chicago, IL [↑](#footnote-ref-2)