Approved by the Board of Trustees

May 16, 2024

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Board Meeting

May 16, 2024

ROLL CALL

# APPROVE PROJECT AND EMPLOY ARCHITECT/ENGINEER FOR

# SCIENCE AND ENGINEERING SOUTH FAÇADE REPAIRS, CHICAGO

# (Capital Development Board Project)

**Action:** Approve Project and Employ Architect/Engineer for Science and Engineering South Façade Repairs

**Funding:** State Appropriated Funds and Institutional Funds Operating Budget

In April 2013, the University of Illinois Chicago (UIC) employed a retainer architect to perform an analysis of the building envelope of the Science and Engineering South building. The analysis concluded the building envelope had severely deteriorated and should be repaired through a capital project. In 2019, the State released $10.0 million for the project to supplement $2.75 million originally appropriated in 2018 and to begin the initial design.

In August 2021, the State engaged Bauer Latoza Studio, LTD to provide architectural and engineering services related to the project. A conceptual design was prepared for the project to repair or replace deteriorated brick and concrete, underlying steel supports, windows, and roofs.

In February 2024, the State released an additional $23,242,713 necessary to address all of the major deficiencies with the building roof, façade, and windows. Based on the conceptual design, the total project budget is estimated at $37.2 million. The University will fund the remaining $1,207,287 of the total project budget.

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 Science and Engineering South Façade Repairs project be approved with a budget of $37.2 million.

In August 2021, the Capital Development Board commenced a professional services consultant selection process. For the project to proceed, it is necessary to employ an architect/engineer for the required professional services. The selection of the architect/engineer for this project was in accordance with the requirements and provisions of the Public Act 87-673 (Architectural, Engineering, and Land Surveying Qualifications-Based Selection Act).[[1]](#footnote-1)

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 request the Capital Development Board to employ Bauer Latoza Studio, LTD., Chicago, IL, for the professional services required for this project. The Capital Development Board will negotiate the professional fees for the firm employed in accordance with its procedures.

Funds for this project are available from the institutional funds operating budget of the University of Illinois Chicago and State of Illinois capital appropriations.

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 Procedures*, and Board of Trustees policies and directives.

The president of the University of Illinois System concurs.

1. A selection committee consisting of Walter Hainsfurther (planning, sustainability and project management); Brent Lance (Capital Development Board); Michaela Vidana (Capital Development Board); Duncan MacGibbon (Capital Development Board); Dan Bielski (Capital Development Board) and Chris Zahn (Capital Development Board) evaluated the following firms (listed in ranking order): (1) Bauer/Latoza Studio, LTD., Chicago IL; (2)Klein and Hoffman, Inc., Chicago IL; (3) Wiss Jenney Elstner Associates, Chicago IL. The committee recommended Bauer/Latoza Studio to the Capital Development Board, as best meeting the criteria for the project. The CDB Board ratified the selection at its October 12, 2021 Board Meeting. [↑](#footnote-ref-1)