Approved by the Board of Trustees

May 18, 2023

23

Board Meeting

May 18, 2023

ROLL CALL

# APPROVE PROFESSIONAL SERVICES CONSULTANT CONTRACT FOR RENOVATE TAFT HALL, CHICAGO

**Action:** Approve Professional Services Consultant Contract for Renovate Taft Hall

**Funding:** Academic Facilities Maintenance Fund Assessment Fund

In February 2022, the University of Illinois Chicago approved the $4,048,900 Renovate Taft Hall project. The project consists of renovating the entirety of Taft Hall, including all interior spaces and exterior components, the facade/envelope, and the roof. It will also include a comprehensive remodeling of all building components and systems, including but not limited to architectural, HVAC, electrical, AV, and IT-related infrastructure, plumbing, and life safety. This project will also seek to remove and replace the existing exterior wall system. Renovating Taft Hall will provide the university with contemporary, functional learning spaces that support active learning and are flexible for hybrid learning. This project will achieve a minimum of LEED Gold certification.

In October 2022, 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 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 Interim Chancellor, University of Illinois Chicago, and Vice President, University of Illinois System, with the concurrence of the appropriate administrative officers, recommends that Gensler Architecture, Design & Planning, P.C. 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 $2,161,463, including reimbursable expenses. The professional services contract is broken down as follows: the firm’s fixed fee for basic design services will be $1,376,418; for on-site observation, a fixed fee of $234,150; for interior design and coordination of furniture, fixtures, and equipment, a fixed fee of $41,561; for post-construction/warranty services, a fixed fee of $7,500; for all other supplemental services, a fixed fee of $437,279; for hourly services not-to-exceed $38,000; and for authorized reimbursable expenses estimated at $26,555.

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 Academic Facilities Maintenance Fund Assessment Fund.

The President of the University of Illinois System concurs.

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Table 1: Diverse Vendor Participation | | | |  | |  |  |  |  |
| Awarded Consultant | | Prime Contract Value | Prime Diversity? | | Diverse Subvendor Contract Value | | Diverse Subvendor % of Work | Diverse Classification |
| Gensler Architecture, Design & Planning, P.C., Chicago, IL | | $2,161,463 | N/A | | $554,711 | | 26% | MBE (ASA) |
|  | |  |  | | $93,728 | | 4% | WBE |
|  | |  |  | | $153,145 | | 7% | VBE |
| Professional Services Total | |  |  | | $801,584 | | 37% |  |
|  |  | | |  | |  |  |  |  |

|  |  |  |  |
| --- | --- | --- | --- |
| Total Awarded | $2,161,463 |  |  |
| Total MBE (ASA) |  | $554,711 | 26% |
| Total WBE |  | $93,728 | 4% |
| Total VBE |  | $153,145 | 7% |
| Total Diversity |  | $801,585 | 37% |

1. A selection committee consisting of: William D. Bradford (Planning, Sustainability and Project Management (PSPM)); Kevin Sheehan (PSPM); Cynthia Mueller (PSPM); Sandeep G. Kulkarni (PSPM); Jonathan Fair (PSPM); Dale J. Morrison (Office of Procurement Diversity); and Sandra E. Yoo (University Office for Capital Programs and Real Estate Services) interviewed and ranked as most qualified the following firms: Bailey Edward Design, Inc., Chicago, IL; Gensler Architecture, Design & Planning, P.C., Chicago, IL; Krueck & Sexton Architects, Ltd., Chicago, IL; Ross Barney Architects, Chicago, IL; and Smith Group, Inc., Chicago, IL. The committee recommends Gensler Architecture, Design & Planning, P.C., Chicago, IL, as best meeting the criteria for the project. [↑](#footnote-ref-2)