

ROLL CALL

INCREASE PROJECT BUDGET AND EMPLOY CONSTRUCTION MANAGER,
MODULAR DESIGN BUILDING, COLLEGE OF ENGINEERING, CHICAGO

Action: Increase Project Budget and Employ Construction Manager, Modular Design Building, College of Engineering

Funding: Institutional Funds Operating Budget

In May 2016, the campus approved proceeding with a Qualifications Based Selection process to secure the services of a Professional Services Consultant for the conceptualization phase of the proposed project, including planning, programming, partial schematic design, utility analysis, and sustainable building systems review. The conceptualization phase is currently underway and helped established the program and budget for this new building. The selection of the architect/engineer for this project was in accordance with the requirements and provisions of the Public Act 86-673 (Architectural, Engineering and Land Surveying Qualifications-Based Selection Act).

The College of Engineering Modular Design Building will be located at the southeast corner of Morgan and Taylor Streets and will be situated directly west of the Science and Engineering South Building located at 845 West Taylor Street. This new building is for the College of Engineering which is experiencing significant growth in its undergraduate and graduate programs that cannot be adequately accommodated in existing facilities. New space is envisioned to be constructed for the Chemical

Engineering, Civil and Materials Engineering, and Mechanical and Industrial Engineering departments. Additionally, student workshop and “maker” spaces will be constructed to support instruction across all departments within the College.

The building is expected to be approximately 70,000 gross square feet in size and is intended to support a high-bay structural testing laboratory, wet labs, dry labs, student workshops, offices, and classroom space. The building will feature design elements such as modular laboratory bays to maximize flexibility to support future programs. It is also anticipated to feature modular construction components such as pre-fabricated architectural panels to help reduce costs and speed construction. The project will be designed to LEED Silver at a minimum with LEED Gold as an aspirational goal.

Accordingly, the Chancellor, University of Illinois at Chicago, and Vice President, University of Illinois with the concurrence of the appropriate administrative officers recommends that the College of Engineering Modular Design Building project budget be increased to a full budget of \$34,000,000.

Additionally, in order for the project to proceed, it is necessary to employ a construction manager for construction management services, including scope, schedule, and budget management. The selection of the construction manager for this project was in accordance with the requirements and provisions of the Illinois Procurement Code.¹

¹ A selection committee consisting of William Bradford (Office for Capital Programs); Chris Rogan (University Office of Capital Programs and Real Estate Services); Eric Luchetta-Stendel (Office for Capital Programs); Gregory Quinn (Office for Capital Programs); and Dale Morrison (University Office of Procurement Diversity) interviewed the following firms: Berglund Construction Company, Chicago, IL; Gilbane Building Company, Chicago, IL; and STV Construction Inc., Chicago, IL. The committee recommends Berglund Construction Company, Chicago, IL, as best meeting the criteria for the project.

Accordingly, the Chancellor, University of Illinois at Chicago, and Vice President, University of Illinois with the concurrence of the appropriate administrative officers recommends that Berglund Construction Company of Chicago, IL, be employed as the construction manager for a fixed fee of \$1,354,658, plus authorized reimbursable expenses estimated at \$149,915.

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 at Chicago.

The President of the University concurs.