16

Board Meeting

September 18, 2025

ROLL CALL

Approve Project and Amend PROFESSIONAL SERVICES CONSULTANT Contract FOR INTEGRATED BIOPROCESSING RESEARCH LABORATORY ADDITION (IBRL 2.0), URBANA

**Action:** Approve Project and Amend Professional Services Consultant Contract for Integrated Bioprocessing Research Laboratory Addition (IBRL 2.0)

**Funding:** Federal and State Grant Funds and Institutional Funds Operating Budget

The existing Integrated Bioprocessing Research Laboratory (IBRL) at the University of Illinois Urbana-Champaign has experienced rapid growth since its opening in 2018. It plays a vital role in providing pilot-scale services and workforce development in the growing bioprocessing market, having served over 100 companies and trained more than 350 individuals since its inception seven years ago. The facility’s flexible design and business model allow companies to access world-class pilot-scale services quickly and affordably, supported by outstanding technical staff, all while maintaining control over their intellectual property. The staff has grown to 64 employees. Strong partnerships with clients and equipment vendors offering cutting-edge technologies have resulted in a facility that is now over capacity, with increasing lead times for access.

Due to its excellent reputation and high demand, users are seeking an expansion of the original IBRL structure to better serve the industry and support companies on their path to commercial success. The new facility has been in the planning and early design stage since December 2022. IBRL is coordinating an effort to develop East Central Illinois into a bioprocessing hub through the Illinois Fermentation and Agriculture Biomanufacturing (iFAB) initiative, which was recently designated as a Tech Hub by the Economic Development Administration (EDA). This project will expand the existing IBRL facility onto the adjacent empty lot to the east, supporting continued programmatic growth. The design will reflect a similar architectural style to the existing IBRL, with minor improvements based on lessons learned over the past seven years. The total new area is expected to be 37,249 square feet, including approximately 17,000 square feet for research, 13,000 square feet for office/conference/classroom space, and the remainder for circulation and infrastructure, with a net-to-gross efficiency of 72 percent.

In August 2025, a professional services consultant was employed to provide services for the schematic design, initial design development, interior design, and related supplemental services for the Integrated Bioprocessing Research Laboratory Addition (IBRL 2.0). The intent is to amend the contract for full professional services now so that design can be completed.

For the project to proceed, it is necessary to amend the professional services contract. 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-1)

Accordingly, the chancellor, University of Illinois Urbana-Champaign, and vice president, University of Illinois System, with the concurrence of the appropriate administrative officers, recommends the IBRL addition (IBRL 2.0) project be approved and that Ross Barney Architects, P.C. of Chicago, Illinois, continues to be employed and their contract amended for remaining design development, construction documents, bidding, construction and post-construction phases of the project, and associated supplemental services. The firm’s fees will not exceed $2,491,612.

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 federal and State grants and institutional funds operating budget of the University of Illinois Urbana-Champaign.

The president of the University of Illinois System concurs.

Table 1: Diverse Vendor Participation

|  |  |  |  |
| --- | --- | --- | --- |
| **Awarded Vendor** | **Vendor Contract $ / Diverse Subvendor Certification** | **Diverse Subvendor Value** | **Subvendor % of Work** |
| Ross Barney Architects, P.C., Chicago, IL | $2,491,612 |  |  |
|  |  |  |  |
|  | MBE (AFA) | $82,828 | 3% |
|  | MBE (ASA) | $196,797 | 8% |
|  | MBE (HA) | $840,875 | 34% |
|  | VOSB | $143,503 | 6% |
|  | WBE | $1,185,349 | 48% |
|  |  | **$2,449,352** | **98%** |

1. 1 A selection committee consisting of Tarun Kumar (Facilities and Services, capital projects, chair), James Sims (Facilities and Services, engineering and construction services), Douglas Wolters (senior director of operations, College of Agricultural, Consumer and Environmental Sciences), Douglas Reddington (interim director for capital delivery, System Office of Capital Programs, Real Estate, and Utility Services), and Tenea Harris (supplier diversity manager, Office of Procurement Diversity) interviewed the following firms: Bailey Edward Design, Inc., Champaign, IL; Clark & Enersen, Inc., Kansas City, MO; Ross Barney Architects, P.C., Chicago, IL; and Woolpert Architecture, LLC, Fairview Heights, IL. The committee recommends Ross Barney Architects, P.C., Chicago, IL, as best meeting the criteria for the project. [↑](#footnote-ref-1)