Approved by the Board of Trustees

September 21, 2023

**09**

Board Meeting

September 21, 2023

ROLL CALL

APPROVE CONSTRUCTION MANAGER CONTRACT FOR

RENOVATE TAFT HALL, CHICAGO

**Action:** Approve Construction Manager Contract for Renovate Taft Hall

**Funding:** Academic Facilities Maintenance Fund Assessment

In February 2022, the University of Illinois Chicago approved the Renovate Taft Hall project with a preliminary budget of $4,048,900. In July 2023, the university approved a budget increase of $942,900 to fund all expected professional services and construction manager costs, bringing the professional services project budget to $4,991,800. This approved budget will cover professional, architectural, and construction management services to complete the project’s design and provide a fully informed estimate of construction costs. A comprehensive project budget will be presented to the Board of Trustees when established. The project plan includes renovating the entirety of Taft Hall, including all interior spaces and exterior components, the façade/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 May 2023, the Board of Trustees approved the award of a professional services contract to Gensler Architecture, Design & Planning, P.C. of Chicago, IL, for the professional services required for this project.

For the project to proceed, it is necessary to employ a construction manager to coordinate the execution of design development, construction documents, bidding, and construction phases. The selection of the construction manager for this project was in accordance with the requirements and provisions of the Illinois Procurement Code.[[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 Berglund Construction Company of Chicago, IL, be employed for the construction management services required for the project. The firm’s fee for this project will not exceed a fee of $1,992,731.52, including reimbursable expenses, and is included in the currently approved $4,991,800 budget. The contract is broken down as follows: the firm’s fixed fee will be $780,505.00; staff cost on an hourly basis with the estimated total not to exceed $1,007,977.02; and for authorized reimbursable expenses estimated at $204,249.50.

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 funds.

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 |
| Berglund Construction Company, Chicago, IL | | $1,992,732 | N/A | |  | |  |  |
|  | |  |  | | $599,667 | | 30% | WBE |
|  | |  |  | | $62,851 | | 3% | VBE |
| Construction Manager Total | |  |  | | $662,518 | | 33% |  |
|  |  | | |  | |  |  |  |  |

|  |  |  |  |
| --- | --- | --- | --- |
| Total Awarded | $1,992,732 |  |  |
| Total WBE |  | $599,667 | 30% |
| Total VBE |  | $62,851 | 3% |
| Total Diversity |  | $662,518 | 33% |

1. A selection committee consisting of William Bradford (UIC Planning, Sustainability, and Project Management (PSPM)), Kevin Sheehan (PSPM), Sandeep Kulkarni (PSPM), Eric Luchetta-Stendel (PSPM), Jonathan Fair (PSPM), Sandra Yoo (University of Illinois System Office of Capital Programs, Real Estate and Utility Services), and Dale Morrison (UIC Office of Procurement Diversity) interviewed the following firms: Gilbane Building Company, Chicago, IL; Core Construction Services of Illinois, Peoria, IL; STV Construction, Inc., Chicago, IL; and Berglund Construction Company, Chicago, IL. The committee recommends Berglund Construction Company, Chicago, IL, as best meeting the criteria for the project. [↑](#footnote-ref-1)