Approved by the Board of Trustees

September 22, 2022

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September 22, 2022

Board Meeting

ROLL CALL

# APPROVE PROJECT AND EMPLOY ARCHITECT/ENGINEER FOR THE COLLEGE OF MEDICINE EAST TOWER FAÇADE REPAIRS, CHICAGO

# (Capital Development Board Project)

**Action:** Approve Project and Employ Architect/Engineer for the College of Medicine East Tower Façade Repairs

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

In July 2020, the University of Illinois Chicago (UIC) employed a retainer architect to perform a critical analysis of the building envelope of the College of Medicine East Tower. The analysis concluded the building envelope had exceeded its useful life, was severely deteriorated, and should be repaired through a capital project. A conceptual design was prepared for the project to repair or replace deteriorated brick and limestone masonry, underlying steel supports, windows, and roofs.

Based on the conceptual design, the total project budget is estimated at $20.7 million. In Spring 2022, the State released $20.0 million towards this project. The University will fund the remaining $700,000 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 College of Medicine East Tower Façade Repairs project be approved with a budget of $20.7 million.

In May 2022, 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 Johnson Lasky Kindelin Architects, Inc., Chicago, 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.

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 the Board of Trustees policies and directives.

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 President of the University of Illinois System concurs.

1. A selection committee consisting of Walter Hainsfurther (Planning, Sustainability and Project Management,UIC); Lance Brent (Capital Development Board); Robert Stowell (Capital Development Board); Micaela Vidana (Capital Development Board); and Chris Zahn (Capital Development Board) evaluated the following firms (listed in ranking order): (1) Johnson Lasky Kindelin Architects, Inc., Chicago, IL; (2) Koo LLC, Chicago, IL; (3) Muller + Muller, LTD, Chicago, IL, and (4) Wiss, Janney, Elstner Associates, Chicago, IL. The committee recommended Johnson Lasky Kindelin to the Capital Development Board, as best meeting the criteria for the project. The CDB ratified the selection at its August 9, 2022, Board Meeting. [↑](#footnote-ref-1)