Approved by the Board of Trustees

September 22, 2022

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Board Meeting

September 22, 2022

ROLL CALL

# APPROVE PROFESSIONAL SERVICES CONSULTANT CONTRACT FOR UI HOSPITAL CLINICAL DECISION UNIT AND CANCER CARE EXPANSION, UNIVERSITY OF ILLINOIS HOSPITAL, CHICAGO

**Action:** Approve Professional Services Consultant Contract for UI Hospital Clinical

Decision Unit and Cancer Care Expansion, University of Illinois Hospital

**Funding:** UI Hospital Self-Supporting Funds

In July 2020, the University of Illinois Chicago (UIC) employed a retainer architect/engineer to perform a feasibility study for constructing a Clinical Decision Unit (CDU) in the southeast plaza of the University of Illinois Hospital. The study recommended constructing an 18,750 square foot addition for the CDU and a 4,250 square foot renovation of the Emergency Department administration spaces on the first floor and a Hematology/Sickle Cell Clinic on the second floor.

In October 2021, UIC approved a project to begin the design of the CDU and an expansion of cancer care facilities. Obtaining designation as a Comprehensive Cancer Center from the National Cancer Institute is part of the University’s strategic goals. A portion of the North Tower of the existing Outpatient Care Center will be remodeled to double the outpatient oncology care capacity effectively. It is anticipated that two floors of this building will receive significant remodeling, while the remaining three will receive minor improvements.

These projects require a Certificate of Need to be granted by the Illinois Healthcare Facilities and Services Review Board. Application for the Certificate will be made after the Schematic Design Phase. The total project budget will be established at that time, and complete project budget approval will be sought. The entire construction project is expected to be funded by a $65.0 million appropriation the State has made for the project.

In November 2021, the University 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 engagement 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 Interim Chancellor, University of Illinois Chicago, and Vice President, University of Illinois with the concurrence of the appropriate administrative officers recommends that Gensler Architecture and Planning, P.C., Chicago be employed for the professional services required for this project. The firm’s fees for this project will not exceed $1,306,947, including reimbursable expenses.

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 operating budget of the University of Illinois Hospital, Chicago.

The President of the University of Illinois System concurs.

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| Table 1: Diverse Business Utilization | | | |
| **Awarded Vendor** | **PSC Agreement $** | **Subcontract Value** | **Subvendor % of Work** |
| Gensler | $1,306,947 |  |  |
|  |  |  |  |
|  | MBE | $392,590 | 30% |
|  | VOSB | $39,000 | 3% |
|  | WBE | $67,000 | 5% |
|  |  |  |  |
| Total MBE (AFA) | | $31,490 | 2% |
| Total MBE (ASA) | | $243,200 | 19% |
| Total MBE (HA) | | $117,900 | 9% |
| Total VOSB | | $39,000 | 3% |
| Total WBE | | $67,000 | 5% |
| Total Diverse Business Utilization | | $498,590 | 38% |

1. 1. A selection committee consisting of William Bradford (Planning, Sustainability and Project Management, UIC); Walter Hainsfurther (Planning, Sustainability and Project Management, UIC); David Loffing (UI Health); Scott Jones (UI Health); Dale Morrison (Office of Procurement Diversity); and Chris Rogan (University Office of Capital Programs) evaluated the following firms (listed in ranking order): (1) Gensler Architecture and Planning, P.C., Chicago, IL; (2) Harley Ellis Deveraux Corp, Chicago, IL; (3) Moody Nolan, Inc., Chicago, IL; and (4) Shive Hattery, Inc./Zimmer Gunsel Frasca Architects, LLC, Chicago, IL/Portland, OR. The committee recommends Gensler Architecture and Planning P.C., Chicago, IL, as best meeting the criteria for the project.

   [↑](#footnote-ref-1)