

Request for Professional Services Qualifications (QBS): Altgeld and Illini Hall Renovation Feasibility Study

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Project Description:

The University of Illinois at Urbana Champaign is seeking a Professional Services Consultant (PSC) with Architectural, Engineering, Landscape and Historical expertise to conduct a feasibility study for Altgeld Hall and Illini Hall. The selected firm, or firm team, will participate in actively engaging a range of stake holders, on behalf of the University, to discuss development strategies, and ensure that departmental, pedagogical, and design/spatial goals are addressed. The PSC will review configuration of spaces within the buildings, occupant circulation and travel patterns, student, staff and faculty needs, and then plot a course of action that will help the university realize the most efficient use of the buildings. Investigations must support long and short term alternatives including potential disruptions to program and surrounding sites, phasing and temporary swing space, and conceptual cost estimates. They will also assess other physical attributes of the two buildings, both in terms of space utilization and infrastructure. These spaces primarily serve the Department of Mathematics and include the Mathematics Library, meeting / collaboration spaces, and instructional / classroom functions in both facilities. The feasibility study may also consider the possibility of utilizing nearby buildings for swing space and temporary displacement of departmental personnel. A comprehensive renovation plan is desired for both Altgeld Hall (ca 1897), which is listed on the National Register of Historic Places, and Illini Hall (ca 1907), which is considered eligible for registration.

Project Goals:

The Goal of the study is to investigate the means by which the University can restore Altgeld and Illini Halls to a level consistent with a world class academic enterprise based upon programmatic requirements that explore current functions and future alternatives. The classrooms must be reconfigured, the library refurbished, faculty offices improved, and computer labs, common areas and meeting rooms comprehensively modernized. Both facilities suffer from the absence or inadequate utilization of mechanical ventilation or conditioned air, have significant life safety and ADA accessible compliance deficiencies, and have insufficient electrical distribution and telecommunications systems. Many ancillary, but essential, building elements such as roofing, masonry, flooring, ceilings and windows, are in need of restoration and must brought up to modern standards for occupant comfort, safety, and progressive instructional practices. Evaluations must, therefore, be conducted with a historic preservation emphasis balanced with programmatic requisites. Landscaping will be addressed, as will many deferred maintenance elements and deficiencies that have been identified in the campus wide facilities condition audit.

Project Deliverables:

Deliverables may include: Conceptual drawings of the building floor plans as required to identify areas of work, and proposed phasing sequence; A phasing matrix to serve as a master plan to identify and implement the execution of near term and long range remodeling projects; A condition report of existing utility infrastructure related data and structural systems with any pertinent remedial actions; A facility audit of existing HVAC, temperature / humidity monitor / control, electrical and plumbing equipment with recommendations for and priority of installation

/ replacement / energy efficiency; A building code, life safety, and ADA accessibility analysis with recommended corrective measures (including toilet room fixture counts, accessibility and physical barriers, and occupancy loading to identify the required exiting components and fixtures); A detailed programming analysis of the spatial reorganization features proposed for the facility in this and previous studies with recommendations for implementation; a historic investigation summary identifying materials and significant hidden or exposed features that are important in defining the historic character of a property, whether for repair or replacement; An opinion of probable construction costs associated with each of the identified phased restoration, remodeling or renovation projects. The outcome of the study process will be a professional quality report that documents all of the analyses, findings, and relevant background information.

Project Area: GSF: 130,000 (combined total)

Project Area: NASF: 87,000 (combined total)

Project Budget: TBD

Construction Budget: TBD

Project Fee Classification: Feasibility Study

A) Minimum Qualifications:

Only those firms which meet the following qualifications will be considered for selection:

1. Licensed to practice as an Architect, Engineer, or Landscape Architect in the State of Illinois.
2. Prequalified with the State of Illinois Capital Development Board.
3. Registered and authorized to do business in the State of Illinois.
4. In good standing with the State of Illinois.
5. Certificate of Registration with the State Board of Elections.
6. Utilization of AutoCAD compatible system.
7. Utilization of the Owner's web-based project management system, PRZM. PRZM was developed to maximize the potential of the Internet in allowing project team members to access and exchange project information. PRZM supports team collaboration in management and interaction, as well as team member empowerment on a multi-layer security system. Minimum PRZM user requirements are as follows:
 - a. Personal Computer: Microprocessor speed of 100mhz or higher, 32Mb RAM, and a monitor capable of at least 800 x 600 pixel resolution.
 - b. Internet Browser: Microsoft Internet Explorer version 4.0 or higher is recommended.
 - c. E-mail: PRZM requires the user to have a valid e-mail account.
 - d. Software: At various stages of PRZM, users will be required to attach their documents to PRZM.
 - e. Computer-Aided Drawing (CAD) viewer.

B) Agreement and Statutory Compliance:

Compliance with all statutory certifications and provisions within the standard Professional Services Agreement is required. Statutory certifications and provisions include but are not limited to recently enacted requirements that vendors register with the State of Illinois' Board of Elections. Acceptance of the terms and conditions of the University of Illinois' standard Professional Service Agreement, Errors and Omissions Policy and Scope and Fee Negotiation Policy is required. The agreements and policies can be found online at the following locations:

1. Sample agreement:
<https://przm.apps.uillinois.edu/usdcc/usdccc14.nsf/Print+PSA?OpenForm> .
2. Errors and Omissions Policy:
http://www.obfs.uillinois.edu/manual/central_p/sec17-4.html
3. Scope and Fee Negotiation Policy:
<http://www.uocpres.uillinois.edu/docs/UI/manual/cpsfnp.pdf>

If you have any questions or concerns regarding the agreement or policies, please call the contact person listed prior to the submittal due date.

C) Professional Services Consultant Submittal:

Firms should submit:

1. A letter of interest.
2. A completed University of Illinois Work-in-Progress/Work History form for the Professional Services Consultant and all sub-consultants (*attachment to advertisement*).
3. A copy of your CDB prequalification letter.
4. A completed CDB SF 255 form (section 8 should be modified to include additional information of relevant projects).
5. A copy of the following sections of the your current CDB prequalification applications:
 - a. Section 7: MAFBE information.
 - b. Section 7A: MAFBE certification.
 - c. Sections 12 and 13: Prequalification category and supporting work experience.
6. A completed Attachment A: Disclosures and Potential Conflicts of Interests Form (*attachment to advertisement*).
7. A copy of your Certificate of Registration with the State Board of Elections if required by Public Act 95-971. The Act is available at:
<http://www.ilga.gov/legislation/publicacts/fulltext.asp?Name=095-0971&GA=095>. Any firm or individual that wishes to submit in response to this advertisement must provide a copy of their certificate and complete the relevant sections in Attachment A (*attachment to advertisement*). If you do not provide the certificate, your submittal, by law, cannot be accepted by the University. Information and forms to register with the State Board of Elections is available at www.elections.il.gov .
8. Information on all consultants anticipated to perform a significant role within the proposed team of professional consultants.

D) Submittal Information:

1. Qualifications and supporting materials will be accepted at the address below until 4:00 p.m., Tuesday, November 10, 2009

F&S Planning Division

1501 South Oak Street

Attention: Anthony M. Battaglia, ambattag@illinois.edu ,(217-333-8262)

Champaign, Illinois 61820

2. Firms should submit six (6) packets in hard copy format to the address noted above. (The CDB SF255 form can be found on the CDB website at <http://www.cdb.state.il.us/forms/download/255form-03.doc>)
3. The electronic copy of the packet shall be submitted in pdf format, using the URL <http://przm.apps.uillinois.edu/prism/ocpweb.nsf/projectsuiuc> to complete and submit the information. **The electronic copy should be submitted using the web at the URL listed and should not be submitted via email.**

E) Evaluation Criteria

Selection will be consistent with the Architectural, Engineering, and Land Surveying Qualifications Based Selection Act (30 ILCS 535/1). The following project-related criteria will be used to evaluate the firms requesting consideration for selection:

1. Current commitments of firm, proposed staff and consultants.
2. Prior experience of the proposed project staff in the design and construction of similar projects.
3. Prior experience with projects of similar scope at the university level.
4. Overall design quality of the relevant projects submitted.
5. MAFBE participation of Professional Service Consultant and sub-consultants.
6. Firms experience in selecting the appropriate design approaches and functional solutions for renovation / restoration projects.
7. Prior experience with renovation / restoration projects that involve historically significant structures and sites.
8. Cumulative quality, expertise and chemistry of the proposed team of individuals and consultants.

The University of Illinois encourages the participation of minority- and female-owned firms and consultants.