

Board Meeting
May 11, 2017

ROLL CALL

INCREASE PROJECT BUDGET AND AMEND PROFESSIONAL SERVICES AGREEMENT, RESEARCH LABORATORIES, MEDICAL SCIENCES BUILDING, CHICAGO

Action: Increase Project Budget and Amend Professional Services Agreement, Research Laboratories, Medical Sciences Building

Funding: Restricted Funds Operating Budget and Institutional Funds Operating Budget

In March 2016, the Board approved the Research Laboratories, Medical Sciences Building project with a budget of \$13,557,200. The project will build state-of-the-art research laboratories on the fifth floor of the Medical Sciences Building located at 835 South Wolcott Street, Chicago, IL. The existing teaching laboratories are obsolete, underused, and in a state of disrepair. The ultimate goal of this project is to redevelop these laboratories into state-of-the-art research labs to accommodate innovative research programs and attract leading investigators. This project also supports the educational mission of the UIC College of Medicine. This project is the first phase of a multi-phased project anticipating installation of these laboratories in multiple floors of the building. The scope of work will consist of upgrading the building envelope and building mechanical, electrical, and plumbing systems to support the laboratories to be installed initially on the fifth floor.

During the conceptual design phase, it was determined that to maximize the size of the laboratory suite in the Medical Sciences Building for an appropriate number of principal investigators, the administrative spaces supporting the labs would need to be moved into an adjacent and contiguous suite in the College of Medicine West Tower. This programmatic change would allow the College of Medicine to accommodate up to eight principal investigators as required for the project. In order to accommodate the renovation of this office suite, the project scope and budget must be increased. It is anticipated that build-out of the 8,000 square foot administrative suite could be phased, with approximately 67 percent constructed in the initial phase. It is envisioned that some program components of the administrative suite may be developed as “shell” spaces, and that additional future phases will complete the program when additional funding becomes available.

Accordingly, the Chancellor, University of Illinois at Chicago, and Vice President, University of Illinois with the concurrence of the appropriate administrative officers recommends that the Board approve the increase in project budget for this project to \$15,557,200, an increase of \$2,000,000.

In order for the project to proceed, it is necessary to amend the Professional Services Consultant contract for the required professional services. 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).

Accordingly, the Chancellor, University of Illinois at Chicago, and Vice President, University of Illinois with the concurrence of the appropriate administrative

officers, recommends that Moody Nolan Incorporated of Chicago, Illinois, continue to be employed and their contract amended for the professional services required through the completion of this project. The firm's fixed fee will be increased by \$225,000 for a total amended contract of \$1,214,500.

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 restricted funds operating budget of the College of Medicine at the University of Illinois at Chicago and institutional funds operating budget of the University of Illinois at Chicago.

The President of the University concurs.