Approved by the Board of Trustees

January 20, 2022

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Board Meeting

January 20, 2022

ROLL CALL

## APPROVE PROJECT BUDGET AND AMEND PROFESSIONAL SERVICES CONSULTANT CONTRACT FOR NEUROPSYCHIATRIC INSTITUTE FAÇADE REPAIR, CHICAGO

**Action:** Approve Project Budget and Amend Professional Services Consultant

Contract for Neuropsychiatric Institute Façade Repair

**Funding:** Institutional Funds Operating Budget and Academic Facility

Maintenance Fund Assessment

In 2009, a critical façade examination was conducted at the Neuropsychiatric Institute (NPI) located at 912 South Wood Street, Chicago. The façade examination identified façade elements that would require future restoration and also implemented measures to stabilize areas of immediate concern.

In 2019, AltusWorks, Inc. was employed to assess the exterior condition of NPI and prepare a report with recommended repairs. The report identified several areas that require immediate attention, such as masonry repairs throughout the entire structure, window replacement, roof replacement, exterior door replacement, exterior lighting, new fall protection, new lightning protection, and improved Americans with Disabilities Act (ADA) access to the building. In 2021, the University approved an amendment to AltusWorks’ contract to prepare construction documents. The construction documents are 95 percent complete, and a cost estimate for the repair work has been prepared.

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 approve the Neuropsychiatric Institute Façade Repair project with a budget of $20.5 million.

For the project to proceed, it is also necessary to amend the Professional Services Consultant contract with AltusWorks, Inc. for the required 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 Chicago, and Vice President, University of Illinois System with the concurrence of the appropriate administrative officers, recommends that AltusWorks, Inc. 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 $481,557 for a total amended contract of $1,313,916.

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 the Academic Facility Maintenance Fund Assessment.

The President of the University concurs.

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| Table 1: Diverse Vendor Participation | | | |  |  |
| Professional Services Consultant | Contract Value | Prime Diversity? | Subcontractor Contract Value | Subcontractor % of Work | Diverse Classification |
| AltusWorks, Inc. | $ 1,313,916 | WBE | $ 15,850 | 1% | MBE (AFA) |
|  |  |  | 34,800 | 3% | VOSB |
|  |  |  | 955,016 | 73% | WBE |
| Total Diverse Utilization |  |  | $ 1,005,666 | 77% |  |