

Board Meeting
March 15, 2018

ROLL CALL

INCREASE PROJECT BUDGET AND AMEND PROFESSIONAL SERVICES CONSULTANT CONTRACT FOR RENOVATION AND ADDITION, SMALL ANIMAL SURGERY, VETERINARY TEACHING HOSPITAL, URBANA

Action: Increase Project Budget and Amend Professional Services Consultant Contract for Renovation and Addition, Small Animal Surgery, Veterinary Teaching Hospital

Funding: Institutional Funds Operating Budget

In May 2017, the Board approved the \$7,854,500 Veterinary Teaching Hospital Small Animal Surgery Renovation and Addition project, which will provide 6,000 new gross square feet and renovate approximately 7,600 square feet of surgery, critical care spaces, and associated support spaces.

During the program verification phase of the schematic design, it was revealed that patient census has increased significantly. This requires larger facilities for the primary project components of the Emergency Room, Intensive Care Unit, and Surgery. The new program has added 2,200 gross square feet to the renovated areas and 2,370 new gross square feet to the addition. A budget increase of \$2,490,000 is necessary to amend design services and provide additional construction budget for the added scope, which will also include the audio/visual system that was not originally contemplated.

Accordingly, the Chancellor, University of Illinois at Urbana-Champaign, and Vice President, University of Illinois with the concurrence of the appropriate administrative officers, recommends that the Board approve an increase in the project budget to \$10,344,500, an increase of \$2,490,000.

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)¹.

Accordingly, the Chancellor, University of Illinois at Urbana-Champaign, and Vice President, University of Illinois with the concurrence of the appropriate administrative officers recommends that Tilton, Kelly + Bell, LLC, Chicago, IL, continue to be employed and their contract amended for the professional services required for the construction documents, bidding, and construction administration phases of the project. The firm's fixed fee will be \$609,736; for on-site observation on an hourly basis not to exceed \$116,699; for warranty phase on an hourly basis not to exceed \$8,200; for other supplemental services on an hourly basis not to exceed \$315,325; and for authorized reimbursable expenses estimated at \$97,400, for a total amended contract of \$1,147,360,

¹ A selection committee consisting of Doug Reddington (Facilities and Services), Qu Kim (University Office of Capital Programs and Real Estate Services), Anna Lee Fenger (College of Veterinary Medicine), and Tom Keller (Facilities and Services), interviewed the following firms: BLDD Architects, Inc., Champaign, IL; Cordogan Clark & Associates, Aurora, IL; Ross Barney Architects, Chicago, IL; Tilton, Kelly + Bell, LLC, Chicago, IL. The committee recommends Tilton, Kelly + Bell, LLC, Chicago, IL, as best meeting the criteria for the project.

an increase of \$161,870.

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 institutional funds operating budget of the University of Illinois at Urbana-Champaign.

The President of the University concurs.