Approved by the Board of Trustees

November 17, 2022

**17**

Board Meeting

November 17, 2022

ROLL CALL

# APPROVE PROJECT BUDGET AND AMEND PROFESSIONAL SERVICES CONSULTANT CONTRACT FOR SCHOOL OF PUBLIC HEALTH AND PSYCHIATRIC INSTITUTE BUILDING ENVELOPE REPAIR, CHICAGO

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

Contract for School of Public Health and Psychiatric Institute Building

Envelope Repair

**Funding:** Institutional Funds Operating Budget and Academic Facilities Maintenance

Fund Assessment Fund

In April 2021, Specialty Consulting, Inc., was employed to perform a critical analysis of the building envelope of the School of Public Health and Psychiatric Institute (SPHPI). The analysis concluded the building envelope had exceeded its useful life, was severely deteriorated, and should be repaired. Construction documents have been prepared for the project to rebuild damaged brick, tuckpoint the entire façade, replace all 14 roof areas, replace 626 windows, seal the existing curtain wall, and replace the storefront at the west end and south end of the building. In May 2022, the University approved an amendment to Specialty Consulting’s contract to prepare construction documents. The construction documents are 50 percent complete, and a cost estimate for the repair work has been prepared.

Accordingly, the Interim 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 School of Public Health and Psychiatric Institute Building Envelope Repair project with a budget of $21.7 million.

For the project to proceed, it is also necessary to amend the Professional Services Consultant contract with Specialty Consulting, 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).[[1]](#footnote-1)

Accordingly, the Interim Chancellor, University of Illinois Chicago, and Vice President, University of Illinois System with the concurrence of the appropriate administrative officers, recommends that Specialty Consulting, 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 $607,544 for a total amended contract of $1,597,498.

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 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 Academic Facilities Maintenance Fund Assessment Fund.

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** |
| Specialty Consulting, Inc. | $1,597,498 |  |  |
|  |  |  |
| MBE | $1,397,074 | 87% |
| VOSB | $47,925 | 3% |
| WBE | $59,380 | 4% |
|  |  |  |  |
| Total MBE (AHA) | | $1,382,634 | 86% |
| Total MBE (ASA) | | $14,440 | 1% |
| Total VOSB | | $47,925 | 3% |
| Total WBE | | $59,380 | 4% |
| Total Diversity | | $1,504,379 | 94% |

1. A selection committee consisting of Saulo Barrera (UIC School of Public Health); William Bradford (UIC Planning, Sustainability and Project Management); Matthew Edmonson (University Office of Capital Programs); Eric Luchetta-Stendel (UIC Planning, Sustainability and Project Management); and Dale Morrison (Office of Procurement Diversity) evaluated the following firms (listed in ranking order): (1) Specialty Consulting Inc., Chicago, IL; (2) AltusWorks, Inc., Chicago, IL; (3) Lothan Van Hook DeStefano Architecture LLC, Chicago, IL; (4) Legat Architects, Inc., Chicago, IL; (5) Holabird and Root LLC, Chicago, IL; and (6) Globetrotters Engineering Corporation, Chicago, IL. The committee recommended Specialty Consulting, Inc., as best meeting the criteria for the project. [↑](#footnote-ref-1)