

Board Meeting
January 18, 2007

ROLL CALL

AMEND PROFESSIONAL SERVICES AGREEMENT AND CONSTRUCTION
MANAGER CONTRACT FOR SOUTH CAMPUS MIXED USE DEVELOPMENT,
CHICAGO

Action: Approve Amendment of Professional Services Agreement and Construction Manager Contract for South Campus Mixed Use Development, Chicago

Funding: Proceeds from Auxiliary Facilities System Revenue Bonds, Series 2005A, 2005B, and 2006

In July 2004, the Board approved a mixed use development project that includes a 750-bed residence hall with dining facilities and support services; a convocation center with a 3,000-seat auditorium or a 1,000-seat banquet facility; and 40,000 square feet for a retail and office space component. As approved in July, the project was implemented via two design paths representing multiple construction contracts. The first design firm, Hellmuth, Obata + Kassabaum (HOK), Inc., of Chicago, was approved to provide professional services through warranty for the convocation center component in July 2004. In September 2004, the Board approved the second design firm, Vasilko, Hauserman and Associates, Inc., of Chicago, to provide professional services through warranty for the housing and retail/office component and the Construction Manager, Power Construction Company of Schaumburg. In November 2004, the Board approved the Commissioning Engineer, BSA Life Structures, Chicago.

Additional professional services are necessary for the design and construction management for the extension of the high temperature hot water and chilled water infrastructure piping to connect and loop with the East Side Chilled Water Distribution project.

Accordingly, the Chancellor at Chicago with the concurrence of the appropriate administrative officers recommends that the professional services agreement and construction manager contract be amended as follows:

1. Increase the fixed fee for Vasilko, Hauserman and Associates, Inc., by \$83,750 for a total contract value of \$4,426,400.
2. Increase the fixed fee for Power Construction Company by \$134,640 and reimbursable expenses \$141,200 for blueprinting costs for a revised total contract value of \$6,525,560.

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 the project will be made available from the proceeds of the Auxiliary Facilities System Revenue Bonds, Series 2005A, 2005B, and 2006.

The President of the University concurs.