

Board Meeting  
May 17, 2007

ROLL CALL

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

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

**Funding:** Institutional Funds Operating Budget and 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., 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., 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.

Due to circumstances beyond the control of the University, the project's contemplated date of completion must be extended to the end of the calendar year. To accommodate this extended schedule, additional professional services are necessary for the architect and construction management components of the project. In addition to this time extension, HOK and Vasilko Architects & Associates, Inc.,<sup>1</sup> in the coordination of the project have agreed to modify their respective scope of work to delete the Event Center from HOK's agreement and to incorporate the Event Center to Vasilko Architects & Associates, Inc.'s agreement.

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

1. Increase the Professional Services Agreement of HOK for hourly services for this extended period not to exceed \$130,000 and decrease the agreement by \$70,340 for the modified scope of work. This results in a revised total contract value of \$2,803,574.
2. Increase the Professional Services Agreement of Vasilko Architects & Associates, Inc., by \$70,340 for the increased scope of work. This results in a revised total contract value of \$4,496,740.

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<sup>1</sup>Subsequent to the University's original agreement with the professional services consultant, Vasilko, Hauserman and Associates, Inc., changed its name to Vasilko Architects & Associates, Inc.

3. Increase the construction manager contract for Power Construction Company for hourly services for this extended period not to exceed \$397,000 plus additional reimbursable expenses of \$56,000. This results in a revised total contract value of \$6,978,560.

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, and the institutional funds operating budget of the Chicago campus.

The President of the University concurs.