

Approved by the Board of Trustees
November 10, 2005

Board Meeting
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ROLL CALL

APPROVE AMENDMENT OF CONSTRUCTION MANAGER CONTRACT FOR SOUTH CAMPUS MIXED USE DEVELOPMENT, CHICAGO

- Action:** Approve Amendment of Construction Manager Contract for South Campus Mixed Use Development Project, Chicago
- Funding:** Restricted Funds Operating Budget and Future Sale of Auxiliary Facilities System Revenue Bonds

In July 2004, the board approved a mixed use development project on the east side of the Chicago campus 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.

In September 2004, the University awarded a construction manager contract to Power Construction Company, Schaumburg, to provide construction management services to coordinate the construction packages for this project. An amendment to their contract in the amount of \$360,770 is required to increase reimbursables for additional geotechnical investigation, site analysis, and for bid document printing costs. The additional geotechnical investigation was required to respond to City of Chicago requirements for additional caisson liners. The results of the tests resulted in a reduction in the request for additional caisson liners at a savings of

more than \$75,000. Contingency funds will be used to cover the cost. The increase in reimbursables to cover printing costs resulted from a decision to consolidate management of bid document printing under the construction manager. Funds for printing are already allocated within the project. This amendment does not require additional project funds.

Accordingly, the Chancellor at Chicago with the concurrence of the appropriate administrative officers recommends that an amendment to the construction management with Power Construction Company, Schaumburg, in the amount of \$360,770 to the construction manager contract be approved.

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 are available from the proceeds of future Auxiliary Facilities System Revenue Bonds. Any project planning costs incurred prior to the sale of the revenue bonds will be funded initially from other Campus Auxiliary operating funds with anticipated reimbursement from the subsequent proceeds of a revenue bond sale.

The President of the University concurs.