

Board Meeting  
November 9, 2006

ROLL CALL

AMEND PROFESSIONAL SERVICES AGREEMENT FOR SOUTH CAMPUS  
ADAPTIVE REUSE PROJECTS, CHICAGO

**Action:** Approve Amendment of Professional Services Agreement for South Campus Adaptive Reuse Projects, Chicago

**Funding:** South Campus Development Project Revenue Bond Series 1999 and Series 2000 and from City of Chicago Funds

As part of the overall program for redevelopment of the south campus at the University of Illinois at Chicago a comprehensive project for South Campus Adaptive Reuse was approved by the Board in October 1999 with a budget of \$22,650,000. The project involves planning, design, and implementation of an adaptive reuse program for individual facilities within the South Campus Development located on Halsted Street south of Roosevelt Road and Maxwell Street. The project includes reconstructing six facades salvaged during the demolition of existing buildings at the outset of the South Campus initiative; constructing new structures onto which the reconstructed facades will be placed; and creating new interior spaces for retail operations and offices.

In March 2000, the Board approved the employment of WTW/HPZS Joint Venture, Chicago, to provide a broad range of professional services including review of program, budget, and schedule constraints; review of current adaptive reuse program; development of master plan for reuse of existing buildings and facades and for

development of a unified retail image; preparation of plans, specifications, and estimates for demolition, new construction and renovation of existing buildings and for facade removal and reuse on new structures; and provision of professional services required for bidding, construction, and warranty management.

Due to a revision in the scope of the project, it is now necessary for WTW/HPZS Joint Venture to provide a variety of additional professional services resulting from changes created by University tenant requirements, along with additional required field supervision on the construction site; additional due diligence will be undertaken to ensure that build-out of interior spaces does not impact original design requirements; and modifications to the permanent exhibit and additional delivery expense for crate sculpture delivery at the site.

Accordingly, the Chancellor at Chicago with the concurrence of the appropriate administrative officers recommends a fee increase of \$136,688.19 to the professional services agreement with WTW/HPZS Joint Venture of Chicago for a total revised contract value of \$1,799,078.84.

Funds are available from the South Campus Development Project Revenue Bond Series 1999 and Series 2000 and from City of Chicago Funds.

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.

The President of the University concurs.