

Approved by the Board of Trustees,
September 9, 2004

Board Meeting
September 9, 2004

ROLL CALL

EMPLOYMENT OF ARCHITECT/ENGINEER AND CONSTRUCTION MANAGER FOR SOUTH CAMPUS MIXED USE DEVELOPMENT, CHICAGO

Action: Approve Employment of Architect/Engineer for Housing and Retail/Office Component and Construction Manager for South Campus Mixed Use Development, Chicago

Funding: Institutional Funds and Future Sale of Auxiliary Facilities System Revenue Bonds

The Chicago campus administration has proposed a program that would support the continued development of the UIC Campus Housing Program; the development of much-needed convocation space for commencements, conferences, and major events; and the satisfaction of terms and conditions of the redevelopment agreement previously entered into by the City of Chicago and the University.

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 will be implemented via two design paths representing multiple construction contracts. The first design firm was approved and the second firm Vasilko, Hauserman & Associates, Inc., Chicago, has now been identified in accordance with the requirements and provisions of the Architectural, Engineering, and

Land Surveying Qualifications-Based Selection Act (30 ILCS 535/1)¹ to provide related professional services for design through warranty phases of the housing and retail/office component.

As previously reported, the University has also advertised for construction management services to coordinate the construction packages for this project. The selection of the construction manager was made in accordance with service procurement procedures of the Illinois Procurement Code.

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.

Accordingly, the Chancellor at Chicago with the concurrence of the appropriate administrative officers recommends the following actions:

1. Vasilko, Hauserman & Associates, Inc., Chicago, be employed to provide professional services through warranty for the housing and retail/office component for a fixed fee of \$4,202,650 and reimbursable expenses not to exceed \$140,000; and
2. Power Construction Company, Schaumburg, be employed to provide construction management services for a fixed fee of \$5,565,447 and reimbursable expenses not to exceed \$300,000.

The President of the University concurs.

¹Committee consisted of: Mike Landek (Associate Vice Chancellor for Auxiliary Facilities); Rob Rouzer (Director, Campus Unions); Ron Giles (Director, Office for Capital Programs); Boyd Black (Director, Office for Capital Programs); Mark Donovan (Office of Facilities Planning); Mark Inglert (University Office for Facility Planning and Programming); Ken Buric (Director, Utility Operations).

The project will be funded 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.