

Approved by the Board of Trustees,  
November 11, 2004

Board Meeting  
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## ROLL CALL

### EMPLOY COMMISSIONING ENGINEER FOR THE SOUTH CAMPUS MIXED USE DEVELOPMENT PROJECT, CHICAGO

**Action:** Approve Employment of Commissioning Engineer for the South Campus Mixed Use Development Project, 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, HOK, Inc., Chicago, was approved in July 2004. In September 2004, the board approved the second design

firm, Vasilko, Hauserman & Associates, Inc., Chicago, and the Construction Manager, Power Construction Company, Schaumburg.

The Commissioning Engineer, BSA Life Structures, 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)<sup>1</sup> to provide related commissioning engineering services for the South Campus Mixed Use Development Project.

Accordingly, the Chancellor at Chicago with the concurrence of the appropriate administrative officers, recommends that BSA Life Structures, Inc., Chicago, be employed to provide commissioning services for a fixed fee of \$467,625 and reimbursable expenses not to exceed \$160,000.

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.

The board action recommended in this item complies in all material respects with applicable State and federal laws, University of Illinois *Statutes, The*

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<sup>1</sup>Committee consisted of: Mike Landek (Associate Vice Chancellor, Auxiliary Facilities); Ron Giles (Director, Office for Capital Programs); Boyd Black (Director, Office for Capital Programs); Mark Donovan (Executive Director for Facilities Management and Capital Programs); Chris Rogan (Manager of Capital Program Administration); Ken Buric (Director, Utility Operations); Waleed D'Keidek (Commissioning Engineer, Project Manager, Office for Capital Programs); Jim Gimpel (Director and Executive Architect); and Ronald Schon (Associate Director, Office for Capital Programs).

General Rules Concerning University Organization and Procedure, and Board of Trustees policies and directives.

The President of the University concurs.