

EXHIBIT 00 01 00-1, AE MINIMUM LIST OF DELIVERABLES (FOR FEE NEGOTIATIONS)

**Conceptualization - Written Submission, Drawings and Plans
(May be Fixed or Hourly Not to Exceed – not a part of Basic Services)**

1. Project Description
2. Master Plan Impact and Options
3. Major Project Goals; Objectives; and Design Requirements
4. Program Summary
5. Program Study
6. Special Conditions
7. Room Type Alternative Concepts
8. Identification of Applicable Codes
9. Identification of Applicable Permits
10. Site Requirements including as applicable:
 - Relocations
 - Abandonments
 - Demolition
 - Site Clearing
 - Chilled Water
 - Steam
 - Water
 - Sanitary
 - Storm
 - Gas
 - Electrical
 - Telecom/Data
 - Fire Alarm
11. Peak Load Estimate for Each Utility
12. Maintenance Budget & Energy Budget for Sustainability
13. LEED Version _____ Prerequisites Narrative
14. LEED Minimum Gold or better Certification Narrative (Capital Projects >= \$5million; Major Remodels or New Construction)
15. Final Program Statement
16. Preliminary Design Concepts
17. Construction Cost Estimate (area; volume; unit costs)
18. Project Schedule
19. Written Response to Review Comments

Schematic Design – Written Submission (Basic Services – Fixed Fee)

1. Building Systems Narrative
 - Building Systems (All)
 - Site Utilities (All)
 - Telecom/Data Systems
2. Code Analysis (Complete)
3. Soil Borings (Complete)
4. Site Survey (Complete)
5. Asbestos and Lead Survey and Recommendations (Complete)
5. Storm water Runoff Rate Calculations and Water Detention
6. AE shall submit for all required EPA permits early in design, preferably in the SD phase of the project, even if applications submitted are not complete. EPA has 90 days to respond, and submitting permit applications too close to 95 % CDs will likely delay the project schedule.
7. AV Basis of Design, Including Design Criteria and Cost Estimate
8. Preliminary Outline Specifications (CSI format)
9. Proof of Compliance with Energy Standards (Preliminary)
10. Harmonic Analysis Report for VFDs (Preliminary)
11. Emergency Generator Load Calculations (Preliminary)
12. Extensions of Primary Electrical Distribution (Preliminary)
13. Review Load Calculations – Transformer (Preliminary)
14. Preliminary Energy Model - Provide documentation as required in ASHRAE 90.1-2001 11.1.5.a-d
15. LEED Version _____ Prerequisites
16. LEED Minimum Gold or better Certification (Capital Projects >= \$5million; Major Remodels or New Construction)
17. Energy Budget
18. Preliminary Construction Cost Estimate (area; volume; unit costs)
19. Project Schedule (Update)
20. Written Response to Review Comments

Schematic Design – Drawings and Plans (Basic Services – Fixed Fee)

1. Rendering
2. Model
3. Site Plan
4. Storm Water Detention Plan
5. Utility Plan, including as applicable:
 - Relocations
 - Abandonments
 - Demolition
 - Site Clearing
 - Chilled Water

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- Steam
- Water
- Sanitary
- Storm
- Electrical
- Gas
- Telecom/Data
- Fire Alarm
- 6. Landscape Plan
- 7. Floor Plans
- 8. Life Safety Plan
- 9. Roof Plan
- 10. Building Elevation Options
- 11. Transverse and Longitudinal Sections
- 12. Fire Alarm Plan
- 13. Preliminary Foundation Plan
- 14. Typical Floor Framing Plan
- 15. Preliminary Telecom/Data Communications Systems
- 16. Architectural Review Committee (ARC)
- 17. Chancellor's Design Advisor Committee (CDAC)
- 18. President Presentation
- 19. Board of Trustees (BOT) Design Presentation
- 20. BOT Brochures
- 21. Illinois History Preservation Agency (IHPA)
- 22. Other

Design Development – Written Submission (Basic Services – Fixed Fee)

- 1. Front End Documents (Preliminary)
- 2. Recommend Possible Bid Alternates and Estimate of Each
- 3. Itemized Area Analysis Comparing the Net-to-Gross Square Feet
- 4. Storm water Runoff Rate Calculations and Storm Water Detention (Approx 50% Complete)
- 5. Storm Water Pollution Prevention Plan (Approx 50% Complete)
- 6. Proof of Compliance with Energy Standards (Complete)
- 7. Installed Lighting Power Density Calculations (Output from COMcheck Software or Similar Format) Showing Compliance with Energy Codes and Standards
- 8. Harmonic Analysis Report for VFDs (Complete)
- 9. Emergency Generator Load Calculations (Complete)
- 10. Extensions of Primary Electrical Distribution (Complete)
- 11. Review Load Calculations – Transformer (Complete)
- 12. Energy Model as required in ASHRAE 90.1-2001 11.1.5.a-d. (Approx 50% Complete)
- 13. LEED Version _____ Prerequisites (Approx 50% Complete)

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14. LEED Minimum Gold or better Certification (Capital Projects >= \$5million; Major Remodels or New Construction) (Approx 50% Complete)
15. Maintenance Budget & Energy Budget for Sustainability (Approx 50% Complete)
16. Technical Specifications (Approx 50% Complete)
17. FF&E Catalog Cut Sheets (Approx 50% Complete)- organized in binder with proposed finishes shown
18. FF&E Outline Specification (Preliminary)
19. Utilities (Complete)
20. Mechanical - Plumbing (Complete)
21. Mechanical - Fire Protection (Complete)
22. Mechanical - Heating (Complete)
23. Mechanical - Refrigeration (Complete)
24. Mechanical - Ventilation (Complete)
25. Mechanical - HVAC Controls (Complete)
26. Electrical - General (Complete)
27. Electrical - Building Systems (Complete)
28. Electrical - Lighting (Complete)
29. Electrical - Elevators (Complete)
30. Electrical - Fire Alarms (Complete)
31. Voice/Data Communications Systems (Complete)
32. AV Systems, Including Requirements For Associated Cooling, Power, Grounding, Data & Telecomm, Acoustics & Noise Control, and Lighting (Complete)
33. Construction Cost Estimate - Quantity Takeoff in CSI Format (Complete)
34. Project Schedule (Update)
35. Written Response to Review Comments

Design Development – Drawings and Plans (Basic Services – Fixed Fee)

1. Title Sheet (Approx 50% Complete)
2. Site Plan (Approx 50% Complete)
3. Storm Water Detention Plan (Substantially Complete)
4. Utility Site Plan and Details (Approx 50% Complete)
5. Landscape Plan (Approx 50% Complete)
6. Floor Plans (Approx 50% Complete)
7. Roof Plan (Approx 50% Complete)
8. Building Elevations - Exterior Large Scale with Critical Building Components (Preliminary)
9. Building Elevations - Exterior (Preliminary)
10. Transverse and Longitudinal Sections (Approx 50% Complete)
11. Floor Plans - Large Scale (Preliminary)
12. Wall Sections - All Major Exterior (Preliminary)
13. Reflected Ceiling Plan (Approx 50% Complete)
14. Interior Elevations (Preliminary)
15. Door/Hardware; Room Finish; and Equipment Schedules (Approx 50% Complete)
16. Interior Partition Types; Door and Window Details (Preliminary)

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17. Interior Signage (Preliminary)
18. FF&E Plans (Approx 50% Complete)
19. Foundation Plan (Approx 50% Complete)
20. Floor and Roof Framing Plan (Approx 50% Complete)
21. Plumbing Symbols and Abbreviations (Complete)
22. Plumbing Floor Plans (Preliminary)
23. Plumbing Sanitary, Vent, Storm, Water Riser Diagram (Substantially Complete)
24. Plumbing Details (Preliminary)
25. Plumbing Fixture Schedule (Approx 50% Complete)
26. Sprinkler System Symbols and Abbreviations (Complete)
27. Sprinkler System Floor Plans (Preliminary)
28. Sprinkler System Flow and Riser Diagrams (Substantially Complete)
29. Sprinkler System Equipment Schedule (Approx 50% Complete)
30. Heating and A/C Symbols and Abbreviations (Complete)
31. Heating and A/C Floor Plans (Preliminary)
32. Heating and Cooling Piping Isometrics/Flow Diagrams (Substantially Complete)
33. Heating and A/C Equipment Schedule (Approx 50% Complete)
34. Heating and A/C Details and Sections (Preliminary)
35. Ventilation Symbols and Abbreviations (Complete)
36. Ventilation Floor Plans (Preliminary)
37. Ventilation Air Flow Diagrams (Substantially Complete)
38. Ventilation Details and Sections (Preliminary)
39. Ventilation Equipment Schedule (Approx 50% Complete)
41. Electrical Symbols and Abbreviations (Complete)
42. Electrical Floor Plans w/ Devices (Preliminary)
43. Electrical Lighting Plans; Power Plans (Preliminary)
44. Electrical Primary Feed Diagrams (Substantially Complete)
45. Electrical Feeder Schedule (Approx 50% Complete)
46. Electrical Secondary Riser Diagrams (Substantially Complete)
47. Electrical Power Distribution Schedule (Approx 50% Complete)
48. Electrical Grounding Riser Diagram (Approx 50% Complete)
49. Electrical Details (Preliminary)
50. Electrical Fixture Schedule and Equipment (Approx 50% Complete)
51. Fire Alarm Floor Plans (Preliminary)
52. Fire Alarm Riser Diagrams and Connections (Approx 50% Complete)
53. Telecom/Data Floor Plans w/ Devices (Preliminary)
54. Telecom/Data Riser Diagram (Substantially Complete)
55. AV Equipment Layouts, Including Sightlines, Projection Throw Distances, Equipment Locations and Presentation Orientations. (Preliminary)
56. AV Drawings Showing AV Signal Conduit and Backbox Layouts.
57. Building Automation Floor Plans (Preliminary)

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58. Building Automation Control Diagrams, Points List (Diagrammatical or Spreadsheet), Device Schedule, and Sequence of Operation (Preliminary)
59. Access Control Floor Plans (Preliminary)
60. Access Control Logic Diagrams, Points Lists and Device Schedule (Preliminary)
61. Binder(s) and/or finish board(s) representing interior and exterior material finishes.

50% Constructions Documents - Written Submission (Basic Services – Fixed Fee)

1. Front End Documents (Substantially Complete)
2. Bid Alternates Recommendations and Estimates (Approx 50% Complete)
3. Itemized Area Analysis Comparing the Net-to-Gross Square Feet
4. Storm water Runoff Rate Calculations and Water Detention (Complete)
5. Storm Water Pollution Prevention Plan (Complete)
6. Energy Model as required in ASHRAE 90.1-2001 11.1.5.a-d. (Complete)
7. Average and Peak Flows for the entire building that were used to size the domestic water piping.
8. Point-by-Point Exterior Lighting Calculations Showing Compliance with IESNA Recommendations for Walkways, Plazas, Parking Lots and Athletic Facilities
9. Point-by-Point Interior Lighting Calculations for Each Typical Space (Office, Corridor, Classroom, etc.)
10. LEED Version _____ Prerequisites (Substantially Complete)
11. LEED Minimum Gold or better Certification (Capital Projects >= \$5million; Major Remodels or New Construction) (Substantially Complete)
12. Maintenance Budget & Energy Budget for Sustainability ((Substantially Complete)
13. Technical Specifications (Substantially Complete)
14. FF&E Catalog Cut Sheets (Substantially Complete)
15. FF&E Outline Specification (Approx 50% Complete)
16. AV System Requirements, Including Millwork, Power and Grounding, Data/Telecomm, Room Acoustics, Lighting Design. Cables Identified by Manufacturer/Model Number. (Approx. 50% Complete)
17. Construction Cost Estimate - Quantity Takeoff in CSI Format (Complete)
18. Project Schedule (Update)
19. Written Response to Review Comments

50% Constructions Documents - Drawings and Plans (Basic Services – Fixed Fee)

1. Title Sheet (Substantially Complete)
2. Site Plan (Substantially Complete)
3. Storm Water Detention Plan and Details (Complete)
4. Utility Site Plan and Details (Substantially Complete)
5. Landscape Plan (Substantially Complete)
6. Floor Plans (Substantially Complete)
7. Roof Plan (Substantially Complete)
8. Building Elevations - Exterior (Complete)

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9. Transverse and Longitudinal Sections (Substantially Complete)
10. Floor Plans - Large Scale (Approx 50% Complete)
11. Wall Sections - All Major Exterior (Approx 50% Complete)
12. Exterior Wall and Roof Details (Approx 50% Complete)
13. Reflected Ceiling Plan (Substantially Complete)
14. Interior Elevations and Details (Approx 50% Complete)
15. Door/Hardware; Room Finish; and Equipment Schedules (Substantially Complete)
16. Interior Partition Types; Door and Window Details (Substantially Complete)
17. Interior Signage (Approx 50% Complete)
18. Fixed Equipment; Casework; and Millwork (Approx 50% Complete)
19. FF&E Plans and Details (Substantially Complete)
20. Bid Alternates - Drawn (Approx 50% Complete)
21. Foundation Plan and Details (Complete)
22. Floor and Roof Framing Plans and Details (Complete)
23. Plumbing Symbols and Abbreviations (Complete)
24. Plumbing Floor Plans and Roof Plan (Approx 50% Complete)
25. Plumbing Sanitary, Vent, Storm, and Water Riser Diagram (Complete)
26. Plumbing Details and Sections (Approx 50% Complete)
27. Plumbing Fixture Schedule (Substantially Complete)
28. Sprinkler System Symbols and Abbreviations (Complete)
29. Sprinkler System Floor Plans (Approx 50% Complete)
30. Sprinkler System Flow and Riser Diagrams (Complete)
31. Sprinkler/Fire Pump Room Large Scale Plan (Approx 50% Complete)
32. Sprinkler System Equipment Schedule (Complete)
33. Sprinkler System Details and Sections (Approx 50% Complete)
34. Heating and A/C Symbols and Abbreviations (Complete)
35. Heating and A/C Floor Plans (Approx 50% Complete)
36. Heating and Cooling Piping Isometrics/Flow Diagrams (Complete)
37. Heating and A/C Large Scale Mechanical Room Plans (Approx 50% Complete)
38. Heating and A/C Equipment Schedule (Complete)
39. Heating and A/C Details and Sections (Approx 50% Complete)
40. Ventilation Symbols and Abbreviations (Complete)
41. Ventilation Floor Plans (Approx 50% Complete)
42. Ventilation Air Flow Diagrams (Complete)
43. Ventilation Large Scale Mechanical Room Plans (Approx 50% Complete)
44. Ventilation Details and Sections (Approx 50% Complete)
45. Ventilation Equipment Schedule (Complete)
46. Electrical Symbols and Abbreviations (Complete)
47. Electrical Floor Plans w/ Devices for Power (Approx 50% Complete)
48. Electrical Lighting Plans; Power Plans (Approx 50% Complete)
49. Electrical Primary Feed Diagrams (Complete)
50. Electrical Feeder Schedule (Complete)

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51. Electrical Secondary Riser Diagrams (Complete)
52. Electrical Power Distribution Schedule (Complete)
53. Electrical Grounding Riser Diagram (Complete)
54. Electrical Details (Approx 50% Complete)
55. Electrical Lighting Details and Sections (Approx 50% Complete)
56. Electrical Fixture Schedule and Equipment (Complete)
57. Fire Alarm Floor Plans (Approx 50% Complete)
58. Fire Alarm Riser Diagram and Connections (Complete)
59. Fire Alarm Details (Approx 50% Complete)
60. Telecom/Data Floor Plans w/ Devices (Approx 50% Complete)
61. Telecom/Data Raceway Distribution (Approx 50% Complete)
62. Telecom/Data Riser Diagram (Complete)
63. Telecom/Data Details and Sections (Approx 50% Complete)
64. Building Automation Floor Plans and Approximate Control Panel Locations (Approx 50% Complete)
65. Building Automation Control Diagrams, Points List (Diagrammatical or Spreadsheet), Device Schedule, and Sequence of Operation (Approx 50% Complete)
66. Building Automation Details (Approx 50% Complete)
67. Access Control Floor Plans (Approx 50% Complete)
68. Access Control Logic Diagrams, Points Lists & Device Schedules (Approx 50% Complete)
69. Access Control Details (Approx 50% Complete)
70. Video Security System – Approved Camera Locations (Complete)
71. AV System Floor Plans. Equipment Identified, Equipment Clearances & Throw Distances Dimensioned, Power, Conduit & Backbox Layouts Shown. Cables shown separated by type/signal level; All Cables Leaving Room Clearly Shown. (Approx 50% Complete)
72. AV System Details: Equipment Installation Details, AV Rack Elevations for each Rack, Major Equipment Components Located in the Rack, Custom Plate Details, and Plates Associated with Equipment Plans and System Line Diagrams. Equipment Mounting Details which Support More than 40 Pounds shall be Submitted for Review by Project Engineer. (Approx 50% Complete)
73. AV System Line Diagrams (Approx 50% Complete), showing:
 - Signal flow from input to output, left to right
 - Major pieces of equipment identified by manufacturer, model number & description
 - Equipment associated with plans and details
 - All field and rack cabling and signal type
 - Video signal resolutions
 - Manufacturer & model number of all premade cables
 - Typical pin out details

95% Construction Documents – Written Submission (Basic Services – Fixed Fee)

1. Front End Documents (Complete)
2. Bid Alternates Recommendations and Estimates (Complete)
3. Itemized Area Analysis Comparing the Net-to-Gross Square Feet (Final)
4. Computer Simulation as required in ASHRAE 90.1-2001 11.1.5.a-d (Complete)

EXHIBIT 00 01 00-1, AE MINIMUM LIST OF DELIVERABLES (FOR FEE NEGOTIATIONS)

5. LEED Version _____ Prerequisites (Complete)
6. LEED Minimum Gold or better Credit Application (Capital Projects >= \$5million; Major Remodels or New Construction) (Complete)
7. Maintenance Budget & Energy Budget for Sustainability (Complete)
8. Technical Specifications (Complete)
9. FF&E Catalog Cut Sheets (Complete)
10. FF&E Technical Specifications (Substantially Complete)
11. Security Camera Specifications (Complete)
12. AV System Specifications, Including Millwork, Power and Grounding, Data/Telecomm, Room Acoustics Reviewed with Acoustical Designer, Lighting Design Reviewed with Lighting Designer. Cables Identified by Manufacturer/Model Number. (Complete)
13. Construction Cost Estimate (Quantity Takeoff in CSI Format - Complete)
14. Project Schedule (Update)
15. Written Response to Review Comments

95% Construction Documents – Drawings and Plans (Basic Services – Fixed Fee)

1. Title Sheet (Complete)
2. Site Plan (Complete)
3. Utility Site Plan and Details (Complete)
4. Landscape Plan (Complete)
5. Floor Plans (Complete)
6. Roof Plan (Complete)
7. Building Elevations - Exterior (Complete)
8. Transverse and Longitudinal Sections (Complete)
9. Floor Plans - Large Scale (Substantially Complete)
10. Wall Sections - All Major Exterior (Complete)
11. Exterior Wall and Roof Details (Complete)
12. Reflected Ceiling Plan (Complete)
13. Interior Elevations and Details (Complete)
14. Door/Hardware; Room Finish; and Equipment Schedules (Complete)
15. Interior Partition Types; Door and Window Details (Complete)
16. Interior Signage (Complete)
17. Fixed Equipment; Casework; and Millwork (Complete)
18. FF&E Plans and Details (Complete)
19. Bid Alternates - Drawn (Complete)
20. Foundation Plan and Details (Complete)
21. Floor and Roof Framing Plans and Details (Complete)
22. Plumbing Symbols and Abbreviations (Complete)
23. Plumbing Floor Plans and Roof Plan (Complete)
24. Plumbing Sanitary, Vent, Storm, and Water Riser Diagram (Complete)
25. Plumbing Details and Sections (Complete)

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26. Plumbing Fixture Schedule (Complete)
27. Sprinkler System Symbols and Abbreviations (Complete)
28. Sprinkler System Floor Plans (Complete)
29. Sprinkler System Flow and Riser Diagrams (Complete)
30. Sprinkler/Fire Pump Room Large Scale Plan (Complete)
31. Sprinkler System Equipment Schedule (Complete)
32. Sprinkler System Details and Sections (Complete)
33. Heating and A/C Symbols and Abbreviations (Complete)
34. Heating and A/C Floor Plans (Complete)
35. Heating and Cooling Piping Isometrics/Flow Diagrams (Complete)
36. Heating and A/C Large Scale Mechanical Room Plans (Complete)
37. Heating and A/C Equipment Schedule (Complete)
38. Heating and A/C Details and Sections (Substantially Complete)
39. Ventilation Symbols and Abbreviations (Complete)
40. Ventilation Floor Plans (Complete)
41. Ventilation Air Flow Diagrams (Complete)
42. Ventilation Large Scale Mechanical Room Plans (Complete)
43. Ventilation Equipment Schedule (Complete)
44. Ventilation Details and Sections (Substantially Complete)
45. Electrical Symbols and Abbreviations (Complete)
46. Electrical Floor Plans w/ Devices for Power (Complete)
47. Electrical Lighting Plans; Power Plans (Complete)
48. Electrical Primary Feed Diagrams (Complete)
49. Electrical Feeder Schedule (Complete)
50. Electrical Secondary Riser Diagrams (Complete)
51. Electrical Power Distribution Schedule (Complete)
52. Electrical Grounding Riser Diagram (Complete)
53. Electrical Details (Complete)
54. Electrical Lighting Details and Sections (Complete)
55. Electrical Fixture Schedule and Equipment (Complete)
56. Fire Alarm Floor Plans (Complete)
57. Fire Alarm Plans, Riser Diagram and Connections (Complete)
58. Fire Alarm Details (Complete)
59. Telecom/Data Floor Plans w/ Devices (Complete)
60. Telecom/Data Raceway Distribution (Complete)
61. Telecom/Data Riser Diagram (Complete)
62. Telecom/Data Details and Sections (Complete)
63. Building Automation Floor Plans and Approximate Control Panel Locations (Complete)
64. Building Automation Details (Complete)
65. Building Automation Control Diagrams, Points List (Diagrammatical or Spreadsheet), Device Schedule, and Sequence of Operation (Complete)
66. Access Control Floor Plans (Complete)

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67. Access Control Logic Diagrams, Points Lists & Device Schedules (Complete)
68. Access Control Details (Complete)
69. Video Security System – Approved Camera Locations (Complete)
70. AV System Floor Plans. Equipment Identified, Equipment Clearances & Throw Distances Dimensioned, Power, Conduit & Backbox Layouts Shown. Cables shown separated by type/signal level; All Cables Leaving Room Clearly Shown. (Complete)
71. AV System Details: Equipment Installation Details, AV Rack Elevations for each Rack, Major Equipment Components Located in the Rack, Custom Plate Details, and Plates Associated with Equipment Plans and System Line Diagrams. Equipment Mounting Details which Support More than 40 Pounds shall be Stamped by a Licensed Structural Engineer. (Complete)
72. AV System Line Diagrams (Complete), showing:
 - Signal flow from input to output, left to right
 - Major pieces of equipment identified by manufacturer, model number & description
 - Equipment associated with plans and details
 - All field and rack cabling and signal type
 - Video signal resolutions
 - Manufacturer & model number of all premade cables
 - Typical pin out details

Bidding and Award (Basic Services – Fixed Fee)

1. Prepare Bid Advertisement on Owner's Forms
2. Maintain Plan Holder's Log
3. Pre-Bid Conference Meeting Minutes
4. Analysis and Recommendations for the Award of Construction Contracts Letter
5. Written response to review comments
6. Update Finish Binder(s) / Board(s) with Bid results and/or changes caused by Owner requests.
7. Update FF&E Binder to reflect bid results and/or changes caused by Owner requests.

Construction Administration Phase (Basic Services – Fixed Fee)

1. Review CSV(s)
2. Review Construction Schedule
3. Review SVS(s)
4. Chair weekly pay/progress meetings, submit agenda and meeting minutes
5. Respond to RFI(s)
6. Observe all tests
7. Review all surveys, reports and test results
8. Review and approve all shop drawings, submittals and keep logs
9. Respond to CO(s)
10. Observe Contractors' checkout of utilities and start up and testing of all operational systems
11. Provide MEP technical assistance to Contractor(s)

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12. Maintain Project Records
13. Review Contractor(s) As-Builts at appropriate intervals
14. Prepare Punch List
15. Submit all closeout submittals
16. Certify Substantial Completion
17. Testify in any judicial proceeding
18. Promptly correct any errors, omissions, deficiencies or conflicts
19. On-site Inspections
20. Submit Contractor(s) As-builts
21. Submit Record Documents

Post Construction Phase (Hourly Not to Exceed, not a part of Basic Services)

1. Provide technical assistance during phase
2. Submit Post Construction Activities Log
3. Conduct evaluation no later than 11 months after Substantial Completion
4. Certify Final Completion