

Agreement Between  
Roosevelt University, Chicago  
and  
The State of Illinois

This agreement is made and entered into this 5th day of June, 1974, by and between the State of Illinois, Department of Conservation, acting by and through the State Historic Preservation Liaison Officer, Anthony T. Dean, Director, and Roosevelt University of Chicago, acting by and through its President, Rolf A. Weil.

Historic Preservation Grant. The State of Illinois (the "State") hereby transfers, awards, and pays to Roosevelt University (the "University" or the "transferee") an historic preservation annual program grant in the amount of twenty-five thousand dollars (\$25,000.00) which sum was granted to the State of Illinois (the "grantee") by the United States National Park Service for the restoration and preservation of the Roosevelt University Auditorium Building, 430 South Michigan Avenue, Chicago, Illinois, under the provisions of the National Historic Preservation Act of 1966 (PL 89-665) as amended. This grant is to be matched by Roosevelt University and used exclusively for the purpose and scope of work relating to the historic restoration and preservation of the stained glass windows and other elements of the Auditorium Building as specified in the application from the State of Illinois to the National Park Service.

Grant Period. The grant period of this historic preservation matching grant is defined as the three years commencing on February 14, 1972, the date the grant award letter to the State of Illinois was signed by the

Director, Office of Archeology and Historic Preservation, National Park Service. All funds transferred and awarded to Roosevelt University under this grant must be encumbered by the close of the grant period, except that extensions of the grant period may be approved by the National Park Service in extenuating circumstances and with appropriate justification upon request of the State of Illinois on behalf of the transferee.

Public Access. Roosevelt University agrees with the State to provide public access to the Roosevelt University Auditorium Building a minimum of twelve (12) days per year, at which time the public may inspect those areas of the Building benefited under this grant. Roosevelt University reserves the right to institute and charge a reasonable admission fee if this becomes necessary.

Routine Maintenance. Roosevelt University agrees with the State that it will provide normal and routine preventative care and maintenance to the Auditorium Building so as to preserve the historic integrity of the historically unique characteristics of the building, particularly those areas of the building to be affected by this historic preservation matching grant. The State of Illinois will make periodic inspections of the Auditorium Building, not more frequently than annually, by the State Liaison Officer or his designee in writing who will review the premises and recommend normal and routine preventive care and maintenance of those portions of the Auditorium Building affected by this historic preservation grant. If said recommendations for normal and routine care are not complied with in a satisfactory manner within a reasonable period of time or if the public access as provided

for above is not available, the State may proceed to enforce the provision for liquidated damages.

Liquidated Damages. A provision for liquidated damages shall and hereby does exist under which the State may require repayment to the State and to the United States of an amount up to the full grant amount plus liquidated damages of 6% in the event of the breach of these provisions for routine maintenance and public benefits.

Duration of Agreement. It is the intention of Roosevelt University and the State of Illinois that both parties shall be bound by this agreement for a period of thirty (30) years from the date of execution of this agreement. This agreement may be made a part of the public record but will not be recorded as an encumbrance against the title to the real estate.

No Penalty. The receipt of this award by Roosevelt University in no way precludes Roosevelt University from applying for and being considered without penalty for such subsequent grants for historic preservation under the National Historic Preservation Act as may be necessary to fully restore and preserve the Auditorium Building, designed by master architects Dankmar Adler and Louis Sullivan and listed in the National Register of Historic Places, provided that subsequent project undertakings shall in no way duplicate work accomplished through this award.

Professional Preservation Standards. The historic preservation work to be accomplished under this grant shall be in accordance with recognized professional preservation standards evidenced in plans, specifications, shop drawings, detailed descriptions or other materials submitted to the State and to the National Park Service and/or in accordance with recommendations resulting from on-site inspections by National Park Service personnel.

Project Signs. In accepting this grant for historic preservation, Roosevelt University agrees to prominently erect a sign, or signs, which shall be maintained in good condition, at least until work is completed, and which shall identify: 1) the name of the project ("The Roosevelt University Auditorium Building Development Project"), 2) the name of the State agency administering the project ("The Illinois Department of Conservation"), and 3) the nature of Federal assistance ("The restoration of the stained glass windows [or other specific undertaking] in the Roosevelt University Auditorium Building, which is listed in the National Register of Historic Places, has been funded with the assistance of a matching grant-in-aid from the Department of the Interior, National Park Service, under provisions of the National Historic Preservation Act of 1966"). The sign may also include such other information as is appropriate. The cost of the sign or signs, whether temporary or permanent, is an allowable expenditure. The size and number of the signs shall be adequate to mark the site clearly and shall be in keeping with the visual esthetics of the site.

Allowable Costs. Allowable costs under the Historic Preservation Annual Grant Program include:

1. Historical, architectural, and other research necessary for successful project completion.
  2. Costs of relocation assistance.
  3. Signs acknowledging federal assistance.
  4. Development costs incurred by contract or work-force
- account as follows:

a) Costs of exterior restoration, structural work, and necessary improvements in wiring, plumbing and other utilities;

b) Costs of interior restoration in areas where the public is to have access to the interior in accordance with the public benefit policy.

5. Moving or reconstruction costs if the project meets National Park Service criteria for moving or reconstructing historic resources.

6. Costs of plans and specifications, shop drawings, and/or other materials documenting project work as required by the National Park Service.

7. Protection costs (burglar and fire alarm systems, etc.).

8. Donated equipment and material.

9. Donated services.

10. Donated real property.

11. Furnishings when such furnishings are original pieces of furniture or permanently attached items that are integral to building construction or documented historic design.

12. Costs of landscaping as follows:

a) Restoration of gardens, grounds, grading, etc., to historical appearance;

b) Grading for purposes of drainage, building safety, and protection;

c) Limited screening of intrusions where absolutely necessary. Plantings must be indigenous to the area and

characteristic of the historic period and planting plans and a statement of justification must be provided to the National Park Service.

Unallowable Costs. The following costs are not allowable under the Historic Preservation Annual Grant Program:

1. Interpretive expenses such as staff salaries or interpretive devices.
2. New construction with the exception of measures essential to the protection of historic property from irreparable deterioration and with the exception of measures which make possible a more sensitive and satisfactory appreciation of the historic property.
3. Improvements not essential to preservation of an historic resource.
4. Costs of landscaping except as specified under allowable costs.

Value of Donations. The current market value of donated equipment and material is an allowable cost when the equipment and material are identifiable in the grantee records as not donated by the federal government and not purchased with federal funds and not included as donations comprising all or part of the grantee's share under any other federally assisted undertaking. The equipment and materials shall be specified in grantee records as necessary for project accomplishment.

Conflict of Interest. In accordance with federal regulations, no person performing services for the grantee or transferee in connection with a project

receiving federal grant assistance shall have a financial or other personal interest, other than his employment, in any contract or subcontract in connection with the project.

Contracts for Project Work.

1. Contracts in excess of \$10,000 shall be awarded through competitive bidding with the exception of (2) below. The grantee shall accept the bid promising the best results at the most reasonable price.

2. Contracts in excess of \$10,000 for extensive preservation work may be negotiated. In such cases the grantee shall negotiate with at least three contractors (if that many qualified contractors respond to advertisement), rate each after initial discussion, call each back to negotiate a price, and select the contractor that will do the best job. Grantee records shall include documentation pertinent to each of the steps prescribed.

3. All bidders on contracts in excess of \$10,000 shall be informed that federal funds are involved.

Records. The financial and administrative records pertaining to this grant award shall be maintained for at least three years following the completion of all project work conducted under the grant and until a resolved audit of the records has been accomplished.

Use of Other Federal Funds. Funds made available by other federal sources may be used to support preservation efforts funded by this award with the proviso that records shall be maintained to document that no duplication exists in work or in grantee or transferee matching share relative to the various sources of federal assistance. Federal funds from any source

shall in no instance be used as all or part of a grantee or transferee's matching share under this program.

Signed

State of Illinois  
Department of Conservation

by: *Anthony T. Dean*  
Anthony T. Dean, Director  
Historic Preservation Liaison Officer

Date: 5-22-74

Roosevelt University

by: *Rolf A. Weil*  
Rolf A. Weil  
President

Date: June 5, 1974