AMENDMENT THREE
CONSTRUCTION MANAGEMENT RISK (CMAR) SERVICES
GEORGE WASHINGTON HIGH SCHOOL RENOVATIONS
CONTRACT NUMBER PS3025H

This Amendment to Agreement Number **PS3025H("Amendment")** is entered into as of June 17, 2022 by and between the **Public Building Commission of Chicago**, a municipal corporation organized and operating under the Constitution of the State of Illinois and having its principal office at Room 200, Richard J. Daley Center, 50 West Washington Street, Chicago, Illinois 60602 ("Commission"), and **Ujamaa Construction** with offices located at 7744 South Stony Island, Chicago, Illinois ("Ujamaa" or "Construction Manager") and hereby amends the Agreement for the George Washington High School (the "Agreement") dated February 13, 2019, between the Commission and the Construction Manager as further set forth herein. Collectively, PBC and Ujamaa or Construction Manager are referred to herein as the "Parties."

RECITALS

WHEREAS, the Commission, on behalf of the Chicago Public Schools ("CPS"), has undertaken the renovation, rehabilitation, improvement, and construction of the George Washington High School (the **"**Project") located at 3535 East 114th Street, Chicago, Illinois; and

WHEREAS, the Commission requires certain construction manager services ("Services") described in this Agreement for the Project; and

WHEREAS, at its annual meeting on October 1, 2018, the Board of Commissioners of the Public Building Commission of Chicago (PBC Board) approved a partial undertaking for the Project; and

WHEREAS, at its regular meeting on February 13, 2019, the PBC Board approved the appointment of Ujamaa to be the Construction Manager for the Project; and

WHEREAS, the Commission approved an Initial Guaranteed Maximum Price ("GMP") of $6,400,000 with Ujamaa for the Project; and

WHEREAS, the Commission approved a Partial Guaranteed Maximum Price ("GMP") of $10,200,000 with Ujamaa for the Project; and

WHEREAS, the Commission approved an Amendment Two Guaranteed Maximum Price ("GMP") of $10,168,85 with Ujamaa for the Project; and

WHEREAS, the Commission and Construction Manager desire to amend the Agreement to establish a revised GMP in the amount of **$10,090,062.98** (including the previously approved GMP) as provided in this Amendment that is within the amount that has been authorized by the PBC Board for the Project; and;

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NOW THEREFORE, in exchange for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the Commission and Construction Manager, the Parties hereby agree to amend the Agreement and establish the Project GMP as follows:

AMENDMENT

I. TERMS AND CONDITIONS

The recitals set forth are hereby incorporated in and made a part of the Agreement.

II. COMPENSATION

DELETE the form in Exhibit H of the Agreement "Amendment Two Guaranteed Maximum Project Cost" and **REPLACE** with the "Amendment Three Guaranteed Maximum Project Cost"

(Remainder of the page is intentionally left blank)

GUARANTEED MAXIMUM PROJECT COST

Ujamaa Construction, Inc.

George Washington High School Renovations - PS3025H

Amendment Three

DESCRIPTION		COST
1. General Conditions		**$551,548.46**
2. Payment and Performance Bond & Insurance		
Payment and Performance Bond	$138,835.00	
Insurance	$106,703.00	**$245,538.00**
3. Construction (A+B)		
A. Pre-Construction Services	$127,816.64	
B. Cost of the Work		
Cost of Construction (General Requirements + Cost of Construction)	$8,247,512.00	
Site Work Allowance	$0	
Environmental Allowance	$0	
Roof Decking Allowance	$0	
Masonry/Lintel Repair Allowance	$0	
CM's Contingency	$326,978.58	
Commission's Contingency	$148,146.61	
C. Allowances and Contingencies TOTAL	$475,125.19	
TOTAL Cost of the Work (Pre-Construction, Cost of Construction + Allowances + CM Contingency + Commission's Contingency) (A+B+C)	$8,850,453.83	**$8,850,453.83**
4. Construction Manager's Fee (percentage of the total value of line 3)	5.0%	**$442,522.69**
The Guaranteed Maximum Project Cost Proposal will be the added values of Lines 1 + 2 + 3 + 4		**$10,090,062.98**

[1] Unused portions of all dollars including contingencies and allowances will be returned to the Project's budget and ultimately, the User Agency (CPS)

Signature: _____

Date: 6.17.22

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IN WITNESS WHEREOF, the parties hereto have agreed and executed this Amendment 3.

ATTEST:
PUBLIC BUILDING COMMISSION OF CHICAGO

Chairman

Secretary

Date: 06.22.2022

Approved as to form and legality:

Neal & Leroy, LLC

Date: 6-21-2022

CONSTRUCTION MANAGER:

Ujamaa Construction, Inc.

President or Authorized Designee

6.17.22
Date

AFFIX CORPORATE
SEAL, IF ANY, HERE

County of Cook
State of ILLINOIS

Construction Managers subscribed and sworn to me this 17th day of JUNE, 2022.

Notary Public Signature

My Commission expires: 03/02/26
(SEAL OF NOTARY)

MARRI GRASS
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
March 02, 2026