

**PUBLIC BUILDING COMMISSION OF CHICAGO
PROFESSIONAL CONSULTANT
CHANGE IN SCOPE OF SERVICE
AMENDMENT NO. 2**

Project Name: Miles Davis Elementary School Date: September 12, 2006 (Board Approval)
 Project Location: 6730 S. Paulina Street, Chicago Project Number:
 Owner Agency: Chicago Public Schools Agreement PS Number: PS771

(signature not required – only required for owner-directed changes)

Owner Agency Signature, Title & Date
 Project Services: Architect of Record (AOR) Portfolio Manager: Ray Giderof

This change, when signed by the Consultant, approved by the Board, and duly executed by the PBCC, constitutes Amendment No. 2 to the Agreement referenced above. All other terms and conditions remain unchanged.

Consultant Name: Ilekis Associates
 Phone Number: (312) 419-0009
 Contact Name: Alphonse *[Signature]* Signature, Title & Date *11.9.06*
 County of COOK
 State of IL (Seal of Notary)
 Notary Public *[Signature]* My commission expires May 29, 2009

"OFFICIAL SEAL"
 ZENAIDA CERRILLO
 Notary Public, State of Illinois
 My Commission Expires May 29, 2009

Subscribed and sworn to before me
 day of Nov, 2006
 My commission expires May 29, 2009

CHANGE IN SCOPE OF SERVICE:

The Completion Date of Services is modified to September 30, 2008. The AOR will provide full-time field representation. The other additional services items are identified on page 2 of this amendment.

COMPENSATION

The AOR's fee is increased by a not-to-exceed amount of \$182,000.00 for the field representation. The AOR's fee is increased by a total lump sum amount of \$282,850.00 for the other scopes of services identified in this amendment. Those lump sum items and their amounts are identified on page 2 of this amendment.

TOTAL: \$464,850.00

- 1. The circumstances necessitating this change were not reasonably foreseeable when the Agreement was signed, or
- 2. The change is germane to the original Agreement as signed, or
- 3. The change is in the best interest of the PBCC and authorized by laws.

APPROVAL

<i>[Signature]</i>	11/15/06	<i>[Signature]</i>	11/15/06
Portfolio Manager	Date	Managing Architect	Date
<i>[Signature]</i>	11/15/06	<i>[Signature]</i>	11/15/06
Director of Construction	Date	Director of Procurement	Date
<i>[Signature]</i>	11/15/06	<i>[Signature]</i>	11-15
Executive Director	Date	Secretary of the PBCC (If Required)	Date
<i>[Signature]</i>	11/15/06	<i>[Signature]</i>	11-15
Chairman of the PBCC (If Required)	Date		

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ADDITIONAL SERVICES (EXCLUDING FIELD REPRESENTATION)

- Review and update according to current building code	\$41,000.00
- Permit acquisition and bidding	\$11,900.00
- Scope changes review and implementation	\$44,000.00
- Utilities submissions and meetings	\$ 4,000.00
- Peer review meeting	\$ 6,000.00
- LEED revisions	\$20,000.00
- Value engineering changes	\$60,000.00
- QA & closeout plan, cleaning spec.	\$15,000.00
- Food service survey recertification	\$ 1,500.00
- Food service/specialty consultant changes	\$ 5,000.00
- FFE standards and specifications	\$30,450.00
- Coordinate construction document prep for Phase I	\$ 4,000.00
- Phase I and Phase II bid packages	\$15,000.00
- Detailed estimate	\$15,000.00
- Value engineering from detailed estimate	\$ 5,000.00
- Constructability review from detailed estimate	<u>\$ 5,000.00</u>
	\$282,850.00



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PS 771

August 25, 2006

Mr. Ramon Giderof
Public Building Commission
Richard J. Daley Center
Room 200
Chicago, Illinois 60602

Re: Extra Services/Email

Dear Mr. Giderof:

Enclosed please find our responses to the items listed in your enclosed email and project schedule. These responses are based on the assumption that the building and site scope have not changed and the drawings as they stand are complete and correct, with the exception of the items addressed below.

1. We take full responsibility for the CD's exclusive of changes that have occurred since their completion. Some changes you have addressed in your subsequent items, i.e. code changes, LEED's requirement, etc. Changes we can not address at this time are scope changes due to revised CPS standards.
2. As you are aware our documents were done under the 2004 Chicago Building Code. All disciplines would have to review their respective documents and upgrade them accordingly. We assumed collectively it would be 80hrs reviewing the drawings for all the disciplines. Without having completed it we have just estimated 40hrs for each discipline – Civil/Landscape, Structural, MEP and Architectural.

Review	80hrs
Modifications	<u>7 (40) =280</u>
	360 @ \$100 avg - \$36,000

The Civil may have additional impact. If the City changes the release rate that would have a major impact. The site



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detention would have to be reworked.. If this happens assume an additional \$5,000 of drawing rework.

3. We were requested by Lori to continue to pursue the permit while the CPS was reevaluating funding after the bid which we were contracted to do had the project been approved. We were subsequently paid for the bid process with the understanding that should the project be rebid in the future for whatever reason, we would be entitled to additional services.

The current project documents were originally reviewed by developer services and for the most part approved with a few open items.

Because of the extended time this project has been on hold, it is unlikely that the original reviews would hold. Changes in the reviewer's personnel and code changes would probably require the documents be resubmitted and this round table process repeated.

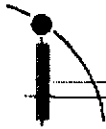
The next reasonable approach would be to have the rebid and permit phase of the fee duplicated as the effort would be the same (\$11,900).

4. In order to set a fee we would first have to see the change orders. Some change orders are not because of drawing inadequacies but because of owner requested scope changes. It would be reasonable to give you this fee after we had a chance to review the change orders. For the purpose of this letter, I have estimated some hours.

Lesson learned mtgs/reviews 120 hrs (100) = \$12,000

Modifications to documents 320 hrs (100) = \$32,000

5. Again because of the extended delay it would be required to submit our documents to these agencies, meet with them and document the meetings. We estimate this time to be 40hrs @ \$100 avg. = \$4,000.
6. This work is additional to all previous efforts. We cannot anticipate any user changes at this time but can assume that there would be additional meetings and some minor coordination issues. Larger user changes as mentioned



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earlier would be addressed at a different time. For purpose of estimating this I assume 5 meetings, 4 disciplines for 3hrs each totaling 60hrs @ \$100 avg./hour = \$6,000.

7. LEED's requirements have had significant changes since our documents were completed. This would require revisiting the baseline items, reevaluating changes, do the required energy study programs, rework, etc. It should be noted that it may be necessary to revise scope, which may result in additional construction cost. Assume effort \$20,000.
8. We would establish value, engineering procedures. This would of course be done in conjunction with item 22 (a current cost estimate, and the fee proposed by PBC. It is anticipated that we would have to redesign some systems. For budget purposes we have assumed five disciplines times 120 hours - 600hrs @ \$100 = \$60,000.
9. We would have a Quality Assurance Plan.
10. There may have been scope changes to the food service portion of the project for which an outside consultant was used. This cannot be known at this time. It would be necessary to recertify the survey for permit. I would estimate \$1,500 for recertification. Changes kitchen, hardware, etc. . . budgeted @ \$5,000.
11. I have included a separate letter addressing this item.
12. We would do this.
13. We would do this.
14. Site utilization plan would be done.
15. We would manage to close out procedures.
16. Coordinate CD prep for Phase I. 40hrs @ \$100 avg./hour = \$4,000.



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- 17. We would provide and implement the close-out procedures..
- 18. It is assumed this would cost approximately \$15,000.
- 20. A separate letter addresses a full time representation.
- 21. See Item #23.
- 22. We would provide a current estimate by a professional estimator and value engineering pricing if required. They are also capable of providing a constructability report.

I have summarized the estimated line items below:

2.	Code Review/modifications	\$41,000
3.	Permit acquisition/Bidding	\$11,900
4.	Change or Review and Implementation	\$44,000
5.	Utility Submission/Meeting	\$ 4,000
6.	Peer Review Meeting	\$ 6,000
7.	LEED's Revisions	\$20,000
8.	Value Engineering Changes	\$60,000
9, 12, 13, 14, 15, 17, 21.	\$15,000
10.	Survey Recertification	\$ 1,500
	Specialty Consultant Changes	\$ 5,000
11.	FFE Standards & Specifications	\$30,450
16.	Phase I Coordination	\$ 4,000
18.	Phase I & Phase 2 Bid Packages	\$15,000
20.	See Item #23	
22.	Detailed Estimate	\$15,000
	Value Engineering	\$ 5,000
	Constructability Review	\$ 5,000
23.	Full Time Field	\$182,000



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The subtotal for items 1-22
(excludes 20)

Lump Sum Fee

\$282,850 ✓

The total for item 20 (23)

Field Work

Not to Exceed Fee

\$182,000 ✓

Total = \$464,850

We thank you for the opportunity and look forward to working closely with you on this project. If you have any questions related to the above please don't hesitate to call. I understand that some of the above as a work in progress and will require more attention and definition.

Sincerely,

Alphonse A. Ilekis

Miles Davis Elementary School
Project Schedule (DRAFT)

Project Phasing		2007	2008	2009
Activity	Dates	Durations	% Complete	
Phase I - Pre-Construction				
Environmental Analysis*	06/20/06 - 09/29/06	102	67%	
Development of Construction Phasing Plan*	06/20/06 - 09/29/06	102	67%	
Peer/Lessons Learned Reviews	09/12/06 - 12/31/06	111	0%	
Permitting Reviews	09/12/06 - 12/31/06	111	0%	
Phase II - Bidding				
Activity	Dates	Durations	% Complete	
BP #1 Advertisement - Site Work/Underground Utilities	09/29/06 - 10/19/06	21	0%	
BP #1 Pre-Bid Meeting	10/10/2006	0	0%	
BP #1 - Bid Opening	10/19/2006	0	0%	
BP #1 - Board Approval/NOA	11/9/2006	0	0%	
BP #1 - NTP	11/30/2006	0	0%	
BP #2 Advertisement - General Construction	1/12/2007 - 02/15/07	35	0%	
BP #2 - General Contractor/Subcontractor Fair	1/17/2007	0	0%	
BP #2 - Bid Opening	2/15/2007	0	0%	
BP #2 - Board Approval/NOA	3/13/2007	0	0%	
BP #2 - NTP	04/03/07	0	0%	
Phase III - Construction				
Activity	Dates	Durations	% Complete	
BP #1 NTP - Site Work/Utilities	11/30/06 - 03/29/07	120	0%	
BP #2 NTP - General Construction	04/03/07 - 06/30/08	455	0%	
Certificate of Occupancy	7/1/2008	0	0%	
Punch-List	07/02/08 - 07/30/08	30	0%	
Building Flush-Out for LEED Certification	07/31/08 - 08/13/08	14	0%	
FF&E	08/14/08 - 09/03/08	21	0%	
Project Close Out	07/02/08 - 09/29/08	90	0%	
Final Acceptance	9/30/2008	0	0%	

Note: *Activity Commenced, **Activity Complete

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QA & Closeout Plan,
Cleaning Spec