

**PUBLIC BUILDING COMMISSION OF CHICAGO  
THIRD AMENDMENT  
CONTRACT NUMBER PS1098**

**THIS THIRD AMENDMENT AGREEMENT** is made and entered into as of the 8<sup>th</sup> day of October, 2008, and shall be deemed and taken as forming a part of the Agreement for Architect of Record Services ("Agreement") between by and between the **PUBLIC BUILDING COMMISSION OF CHICAGO**, a municipal corporation of the State of Illinois ("Commission") and **SCHROEDER MURCHIE NIEMIEC GAZDA-AUSKALNIS, LTD.** ("Architect") dated May 8, 2007 with the like operation and effect as if the same were incorporated therein.

**WITNESSETH:**

**WHEREAS**, the Commission and Architect have heretofore entered into an Agreement dated the 8<sup>th</sup> day of May, 2007, wherein the Architect is to provide Architect of Record Services for Skinner Elementary School; and

**WHEREAS**, the Commission and Architect now desire to amend the Agreement to include additional Services performed and associated compensation due to Architect;

**NOW THEREFORE**, in consideration of the provisions and conditions set forth in the Agreement and herein, the parties hereto mutually agree to amend the Agreement as hereinafter set forth.

It is agreed by and between the parties hereto that the sole modification of, changes in, and amendments to the Agreement pursuant to this Amendment are as follows:

**TERMS**

**1. Recitals**

**THE ABOVE RECITALS ARE EXPRESSLY INCORPORATED IN AND MADE A PART OF THE AMENDMENT AGREEMENT AS THOUGH FULLY SET FORTH HEREIN.**

**2. Schedule A - Scope of Services**

**Section IX- Additional Services** is revised to add the following services:

F. Architect will provide the following services:

1. Additional design services to revise the structural concrete deck on the roof to achieve the LEED for Schools credit requirement for acoustical isolation from ambient sound roof assembly as required by USGBC;

2. Additional design services to incorporate a reclaimed historic tower/tank onto the Skinner school design as a functioning water storage tank.

**3. Schedule D Compensation of the Architect**

**Section D.1 Architect's Fee** is revised to include as follows:

The Architect shall be paid the amount of \$68,851.00 for the additional services outlined in Item 2 of this Amendment 3.

The Fixed Fee is increased to a total of \$2,121,995.00.

Execution of this Amendment by the Architect is duly authorized by the Architect, and the signature(s) of each person signing on behalf of the Architect have been made with the complete and full authority to commit the Architect to all terms and conditions of this Amendment.

All capitalized terms not defined herein shall have the meaning ascribed to them in the agreement. Except as and to the extent that the terms of the Agreement are amended and modified herein, all terms of the Agreement shall remain in force and effect.

IN WITNESS WHEREOF, the parties hereto have agreed and executed this Amendment Agreement No. 3.

ATTEST:

PUBLIC BUILDING COMMISSION  
OF CHICAGO

BY: Richard M. Daley Date: \_\_\_\_\_  
Richard M. Daley  
Chairman

BY: Edrick C. Johnson Date: 10-28-08  
Edrick C. Johnson  
Secretary

ARCHITECT

SCHROEDER MURCHIE NIEMIEC GAZDA-AUSKALNIS, LTD.

By: Jack Murchie Date: 10/13/2008  
Jack Murchie  
President

Subscribed and sworn to me this

13 day of OCT 2008.

Margaret Ann Temple  
Notary Public

My Commission expires: 7-24-2011

(Seal of Notary)





Daley Center  
Washington Street  
Illinois 60602  
3090  
744-8005  
chicago.com

COMMISSIONERS

DALEY

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HUR BRAZIER

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EDA

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T B. DONALDSON II  
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REYES

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October 9, 2008

Jack Murchie  
Schroeder Murchie Niemiec Gazda-Auskalnis, Ltd.  
936 W. Huron Street  
Chicago, IL 60622

**Re: Amendment No. Three made part of the Professional Service Agreement PS 1098, Architect of Record Services for Skinner Elementary School**

Dear Mr. Murchie:

Enclosed is Amendment 3 to the captioned Agreement. Please return both copies of the signed and notarized amendment to my attention within ten (10) days from the date of this letter.

An incomplete execution page may delay final execution of the Amendment and processing of invoices. Upon acceptance of the amendment by the Public Building Commission, a fully executed copy will be returned to you.

Sincerely,

Deborah Burton  
Director of Procurement

DB/dz

**PUBLIC BUILDING COMMISSION OF CHICAGO  
THIRD AMENDMENT  
CONTRACT NUMBER PS1098**

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**1. Recitals**

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**2. Schedule A - Scope of Services**

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F. Architect will provide the following services:

1. Additional design services to revise the structural concrete deck on the roof to achieve the LEED for Schools credit requirement for acoustical isolation from ambient sound roof assembly as required by USGBC;

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**Section D.1 Architect's Fee** is revised to include as follows:

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Execution of this Amendment by the Architect is duly authorized by the Architect, and the signature(s) of each person signing on behalf of the Architect have been made with the complete and full authority to commit the Architect to all terms and conditions of this Amendment.

All capitalized terms not defined herein shall have the meaning ascribed to them in the agreement. Except as and to the extent that the terms of the Agreement are amended and modified herein, all terms of the Agreement shall remain in force and effect.

IN WITNESS WHEREOF, the parties hereto have agreed and executed this Amendment Agreement No. 3.

ATTEST:

**PUBLIC BUILDING COMMISSION  
OF CHICAGO**

BY: \_\_\_\_\_ Date: \_\_\_\_\_  
**Richard M. Daley**  
**Chairman**

BY: \_\_\_\_\_ Date: \_\_\_\_\_  
**Edgrick C. Johnson**  
**Secretary**

**ARCHITECT**

**SCHROEDER MURCHIE NIEMIEC GAZDA-AUSKALNIS, LTD.**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
**Jack Murchie**  
**President**

Subscribed and sworn to me this

\_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public

My Commission expires: \_\_\_\_\_

**(Seal of Notary)**

**Public Building Commission of Chicago  
Proposed Amendment Report to the Administrative and Operations Committee -  
September 18, 2008**

Amendment	Project	Consultant	Reason for the Proposed Amendment	Amount of the Proposed Amendment	Consultant's Fee including the Proposed Amendment Fee	Current Cost of Construction (including approved change orders)	Consultant's Fee including the Proposed Amendment Fee as a % of the Current Cost of Construction
4	Mark T. Skinner Elementary School	SMNG-A (PS 1098 - A3) ACR	<p>This amendment represents PBC-requested additional services in the amount of \$68,851.00 for the AOR to provide the following:</p> <ol style="list-style-type: none"> <li>1. Additional design services to revise the structural concrete deck on the roof to achieve the LEED for Schools credit requirement for acoustical isolation from ambient sound roof assembly as required by USGBC;</li> <li>2. Additional design services to incorporate a reclaimed historic tower/tank onto the Skinner school design as a functioning water storage tank.</li> </ol> <p>The services represented in this amendment were not included in the original scope of the Professional Services Agreement.</p>	\$68,851.00	\$2,121,995.00	\$26,576,600.00	8.0%

*↑ Del to you turn this one on your seat*



**Public Building Commission of Chicago  
Proposed Amendment Report to the Administrative and Operations Committee -  
September 18, 2008**

A5.

Amendment	Project	Consultant	Reason for the Proposed Amendment	Amount of the Proposed Amendment	Consultant's Fee including the Proposed Amendment Fee	Current Cost of Construction (including approved change orders)	Consultant's Fee including the Proposed Amendment Fee as a % of the Current Cost of Construction
1	Fosco Park Community Center	DB Sterlin Consultants, Inc. (PS 411 - A4) OR	This amendment represents compensation in the amount of \$31,354.95 for additional costs for project services incurred by the Owner's Representative during the extended duration period of the project from July 6, 2005 to August 12, 2006.  The services represented in this amendment were not included in the original scope of the Professional Services Agreement.	\$31,354.95	\$561,690.95	\$14,395,744.00	3.9%
2	Engine Company 102	Fox & Fox (PS 658 -A3) AOR	This amendment represents PBC requested additional services in the not-to-exceed amount of \$8,110.00 for the Architect of Record to provide the following services: 1. Modify the Landscaping plans to reduce the amount of mowed turf and replace with lower maintenance native plants; 2. Modify the sidewalk and apron plans along the alley exit into N. Rogers as a result of the re-submittal to CDOT of the changes to the alley pavement; 3. Collect survey data to support the sidewalk and apron design efforts listed above, in the not-to-exceed amount of \$3,500.00  The services represented in this amendment were not included in the original scope of the Professional Services Agreement.	\$8,110.00	\$332,727.00	\$8,790,000.00	3.8%
3	9th District Police Station	Wight Company (PS 954 - A4) AOR	This amendment represents PBC requested additional services in the amount of \$18,500.00 for the AOR to provide the following: - Architectural and design services for additional signage, UPS circuits, and millwork - \$2,900.00; - Architectural and design services for providing RGB cabling to six (6) locations in the station - \$1,200.00; - Architectural and design services for providing an additional keyless entrance, modify telephone system and provide for GPS charging - \$2,000.00; - Architectural and design services for providing backup power for lighting and security equipment at the Parking Garage - \$12,500.00.  The services represented in this amendment were not included in the original scope of the Professional Services Agreement.	\$18,500.00	\$491,880.00	\$28,977,000.00	1.7%

PUBLIC BUILDING COMMISSION OF CHICAGO  
PROPOSED AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT

PA No.: 3

Client:	<u>Chicago Public Schools</u>	Date:	<u>8/1/08</u>
Project Name:	<u>Mark T. Skinner Elementary</u>	Project Number:	<u>CPS-23</u>
Consultant:	<u>SMNG-A</u>	PS Number:	<u>PS-1098</u>
Requestor:	<u>Keith Schedel</u>		

AS A RESULT OF THIS AMENDMENT:

The Consultant's Fee will be	<input checked="" type="checkbox"/> Increased by:	<input type="checkbox"/> Decreased by:	\$ <u>68,851.00</u>
	Original Consultant's Fee:		\$ <u>1,950,000.00</u>
	Previously Approved Amendments:		\$ <u>103,144.00</u>
	Current Consultant's Fee:		\$ <u>2,053,144.00</u>
	Proposed Revised Consultant's Fee:		\$ <u>2,121,995.00</u>

Funding Source for Proposed Amendment: 4.04 AOR Additional Services

ADDITIONALLY AS A RESULT OF THIS AMENDMENT:

The Consultant's Reimbursables will be	<input type="checkbox"/> Increased by:	<input type="checkbox"/> Decreased by:	\$ _____
	Original Consultant's Reimbursables:		\$ _____
	Previously Approved Amendments:		\$ _____
	Current Consultant's Reimbursables:		\$ _____
	Proposed Revised Consultant's Reimbursables:		\$ _____

Funding Source for Proposed Amendment: \_\_\_\_\_

DESCRIPTION OF AMENDMENT:

1. Provides additional design services to revise the structural concrete deck on the roof to achieve the LEED for Schools credit requirement for acoustical isolation from ambient sound roof assembly as required by the USGBC in response to a CIR ruling on Dec. 19, 2007, and then have to revise the design again by deleting the concrete slab and revising structural steel following a reversal of the decision by the USGBC on Jan. 31, 2008. Reference SMNG-A's proposal dated 7/16/08 and the associated email tracking of the communication between SMNG-A and USGBC. (Total \$ 34,546.00)
2. Provides additional design services to incorporate a reclaimed historic water tower/tank onto the new Skinner Elementary School design as a functioning water storage tank. This request required additional architecture and engineering services to prepare the design and construction documents related to the water tower/tank. Reference the enclosed SMNG-A cost proposal dated 6/16/08. (Total \$34,305.00)

REASON FOR AMENDMENT: (Attach any pertinent contract references.)

1. During the design and Construction Document development phase. The LEED requirements were changed from the "Standard" LEED 2.2 requirements to "LEED for Schools". Specifically, the roof assembly requirements were changed from an "STC40" rating to an "STC50" rating to meet the "LEED for Schools" requirements. The USGBC eased the "LEED for Schools" requirements (see attached timeline), allowing the roof assembly requirements to be revised back to an "STC40" rating, thus saving approximately \$307,000 in construction costs
2. The existing historic water tower/tank design of the Mark T. Skinner School was added to the Project to preserve & restore a historic part of the City and gain a LEED point for "Water Efficient Landscape". The existing historic water tower/tank will be functional and store rainwater for use in irrigating the "Green Roof" and Site Landscaping.

Recommended - Project Manager

Recommended - PMO Deputy Program Manager  
for Design Management

Attachment: Proposal

Recommended - PBC Deputy Director for  
Municipal Design

Recommended - PBC Deputy Director for  
Education Design

SMNG-A

Schroeder Murchie Niemiec Gazda-Auskalnis  
Architects, Ltd.

Kenneth Schroeder, FAIA  
Jack Murchie, AIA  
Todd Niemiec  
Marta Gazda-Auskalnis, AIA, LEED AP  
Molly Kinsella, Associate

July 16, 2008

Keith Schedel  
Public Building Commission/ Program Management Office  
Parsons Corporation  
10 South Riverside Plaza, Suite 400  
Chicago, IL 60606

**Subject: Proposal for Additional Services to Provide Structural Concrete Roof Deck  
Skinner Elementary School  
Chicago, Illinois**

Dear Mr. Schedel:

Schroeder Murchie Niemiec Gazda-Auskalnis Architects (SMNG-A) was directed by the PBC to provide lightweight structural concrete roof deck just as the Contract Documents were to be issued for bid.

**Scope of Work**

In order to meet LEED for Schools credit requirement for acoustical isolation from ambient sound the roof assembly was modified to include structural concrete decking.

**Schedule**

The work for this additional service has been completed.

**Compensation**

We propose to furnish the services listed above for a stipulated sum of \$34,546.00.

Please call if you have any questions regarding this proposal.

Sincerely,



Jack Murchie  
SMNG-A Architects, Ltd.

**Additional Services to Design Concrete Roof Deck  
Skinner Elementary School**

Discipline	Task/Hours/Rate		Total
<b>Architectural</b>	Modify plans and specifications that had been prepared and ready for bid		
	<i>hours</i>	<i>rate per hour</i>	
Intermediate Professional	48	\$ 92.00	\$ 4,416.00
Intermediate Professional	20.5	\$ 92.00	\$ 1,886.00
Intermediate Professional	72	\$ 92.00	\$ 6,624.00
Senior Professional	6	\$ 98.00	\$ 588.00
Principal	6	\$ 146.00	\$ 876.00
Senior Principal	2	\$ 158.00	\$ 316.00
<b>Total for Architectural Additional Services</b>			<b>\$ 14,706.00</b>

<b>Structural</b>	Change from metal roof deck to composite metal/concrete roof deck; re-design roof framing members, columns, footings; revert back to original design		
	<i>hours</i>	<i>rate per hour</i>	
Drafter	64	\$ 70.00	\$ 4,480.00
Engineer	120	\$ 90.00	\$ 10,800.00
Project Manager	32	\$ 100.00	\$ 3,200.00
Principal	8	\$ 170.00	\$ 1,360.00
<b>Total for Structural Engineering Additional Services</b>			<b>\$ 19,840.00</b>

<b>Total for A/E Additional Services</b>			<b>\$ 34,546.00</b>
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## **Skinner Elementary School Amendment #3**

### **Timeline**

**August 2007:** Skinner being designed to LEED for Schools (LFS).

**Reason:** LEED for Schools issued by USGBC in April 2007

**Oct. 19 2007** – Skinner design proceeded, based on LFS and using a roof rating – STC 40 (non-concrete)

**Reason:** based on SMNG-A LEED consultant analysis of LFS requirements (Minutes EXHIBIT D)

**Dec. 19, 2007** – USGBC ruling on LFS requirements that roof needed to meet an STC 50 rating (concrete) – design revised.

**Reason:** USGBC stated concrete roof was necessary to meet requirements (EXHIBITs A, B & B.1)

**Jan. 31, 2008** – USGBC eased the LFS requirements to allow the roof to be an STC 40 rating (non-concrete)

**Reason:** SMNG-A had submitted a request on 10-19-07 for a re-evaluation by USGBC of requirements (EXHIBIT C)

**Feb. 4, 2008** – Project Issued for Bids.

**Reason:** To maintain schedule

**Feb. 26, 2008** – Addendum #2 issued revising the roof to an STC 40 rating, revising the structural steel and foundations.

**Reason:** Construction savings of \$307,000 estimated. (Email EXHIBIT E)

**March 11, 2008** – Notice of Award.

**March 21, 2008** – Notice to Proceed.

**Schedel, Keith**

**From:** Chey Hsiao [chsiao@smng-arch.com]  
**Sent:** Monday, August 04, 2008 4:53 PM  
**To:** Schedel, Keith  
**Subject:** FW: CIR Ruling for EQp3 - Minimum Acoustical Performance

Hi Keith,

Below is the initial unfavorable ruling regarding the roof issue (requiring us to put concrete on the roof).

Thanks,

Chey Hsiao, AIA, LEED AP  
 SMNG-A Architects, Ltd.  
 P: 312.629.3355 ext. 237  
 F: 312.629.8187

**Email - EXHIBIT A**

**From:** Miranda Gardiner [mailto:mgardiner@usgbc.org]  
**Sent:** Wednesday, December 19, 2007 9:54 AM  
**To:** Helen Kessler  
**Cc:** chsiao@smng-arch.com  
**Subject:** CIR Ruling for EQp3 - Minimum Acoustical Performance

Hello Helen-

While we're still working on your 2<sup>nd</sup> CIR, the final ruling for EQp3 has been made. Your CIR and the ruling are below for your reference.

Thank you for your patience regarding these CIRs and I will be in touch when I have the other ruling. Happy Holidays!

Miranda

**CIR:**

The stated intent of this prerequisite to "Provide classrooms that are quiet and in which teachers can speak to the class without straining their voices and students can effectively communicate with each other and the teacher." Per the prerequisite, this is accomplished by meeting prescriptive requirements for the building envelope and interior assemblies, with the goal of achieving a maximum background noise level in classrooms and other primary learning spaces of 45 dBA. The prerequisite has a prescriptive standard that would require a roof/ceiling assembly with an STC rating of 50.

Our elementary school has been designed to meet a maximum background noise level in classrooms and other primary learning spaces of 45 dBA using careful selection of a planned development site that has low outdoor sound levels. The background noise level in classrooms and other primary learning spaces is calculated with windows maximized for daylighting and views, and a roof/ceiling assembly with an STC rating of 40.

Will a roof/ceiling assembly that has an STC rating of 40 be acceptable to achieve EQp3 if the project can achieve the LEED goal of a maximum background noise level in classrooms and other core learning spaces of 45 dBA?

**Ruling:**

The CIR is addressing whether assemblies with lower STC ratings can be utilized to achieve prerequisite compliance as long as target dBA levels are achieved (here aided by careful site selection). The prescriptive requirements cannot be exempted

8/5/2008

as they are in place to ensure that even if ambient noise conditions change, measures are in place to reduce sound levels within the classrooms.

While the LEED Schools Reference Guide suggests design teams take local noise conditions into consideration before the design begins, it also notes that projects should take future development into consideration that might raise noise levels. Essentially, choosing a quiet location for the project is a great start, but the design team should not rely of factors outside of their control to ensure a quiet learning environment.

.....  
miranda gardiner, assoc. aia  
LEED® certification coordinator  
1800 massachusetts ave nw, suite 300  
washington, dc 20036  
dir: 202.609.7159  
fax: 202.828.5110  
m.gardiner@hok.com  
www.hok.com



# EMAIL - EXHIBIT B

**Todd Niemiec**

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**From:** Todd Niemiec [tniemiec@smng-arch.com]  
**Sent:** Thursday, January 03, 2008 5:52 PM  
**To:** Erin Lavin  
**Cc:** Ken Schroeder; Chey Hsiao; Schedel, Keith  
**Subject:** Skinner - Open CIR and other open LEED items  
**Attachments:** USGBC RECEIPT.PDF; USGBC RECEIPT.PDF; Memorandum re CPS LEED for Schools Specs.doc; Memorandum\_2007\_12\_18 Request for clarifications for LEED for Schools specs.doc

Erin,

As requested I'm forwarding the following CIR information, I am also including other related open LEED related issues requiring resolution at Skinner. In the interim we continue to work diligently toward the completion of the CD's;

On October 17 we and Helen Kessler (our LEED consultant) met with you and Deeta Bernstein in an effort to resolve four concerns regarding LEED certification on the Skinner project;

1. Status of Division 1 LEED for Schools specifications; who will be authoring, and when will specs be ready. Front end documents, including Div. 1 Technical Specifications dated (authored by PBC) were provided to our office on 12/04/07 without LEED Sections, due to the tight project schedule we have been proceeding with editing the Division 1 LEED sections provided by CPS for use at Skinner.
2. LEED for Schools specification sections 2-14 as revised by CPS received 8/27/07 and did not adequately address the specific requirements on LEED for Schools as outlined in our 09.28.07 memo. I have attached both the original 9/28 memo and our recent 12/20 memo to Joe Clair (in Word format). We have been told that CPS intends to perform the necessary changes, however we have not been updated on when this will occur or whether it will occur in time for incorporation into the tentative 02/04/08 bid date.
3. LEED for Schools acoustical performance requirements; request direction on whether to proceed with concrete on the roof, or challenge this requirement from a performance-based perspective. Per our meeting on 10/17/07 a CIR was to be issued while design proceeds without concrete on the roof (as done on all recently built CPS elementary schools). An unfavorable response was received 12/19/07 from USGBC. We have subsequently begun to assess the cost and schedule impacts to implement this change to necessary concrete to the roof of this school to meet the prescriptive requirements of EqP3 Acoustical Performance. We remain concerned about the ripple effect on the structure, architecture, and MEP/FP clearances that will result from this change. The short timeline for completion leaves little time for QA/QC before bid time.
4. LEED for Schools; clarification on VOC levels (California Standard); requesting prescribed VOC limits in lieu of a California Standard that is not easily applied to this area of the country. We have not received a response from the USGBC at this time. This issue remains unresolved.

Given the tentative bid date for Skinner of February 4, 2008 we are concerned about the lack of response on items 2 and 4. We are working to modify the drawings for item 3 per the USGBC's ruling, but remain concerned on it's impact to the cost and quality control impacts to the design given the late ruling on this pervasive change.

Any help that you can provide in bringing timely resolution to these issues is greatly appreciated. We would like to avoid major addendum revisions to accommodate some or all of

these issues at all costs. I have attached the language of the original CIR's for your reference on the e-mail (below).

Thank you,

Todd Niemiec  
SMNG-A Architects, Ltd.  
T 312.829.3355x231  
F 312.829.8187

-----Original Message-----

From: Todd Niemiec [mailto:ttniemiec@smng-arch.com]  
Sent: Friday, October 19, 2007 1:54 PM  
To: 'Erin Lavin'; 'Schedel, Keith'  
Cc: 'Fred Moritz'; Chey Hsiao; Ken Schroeder  
Subject: FW: Skinner CIRs - FW: USGBC - Thank you for your order

Erin / Keith,

FYI; both CIR's were submitted for Skinner as requested.

Please contact me with any questions.

Thank you,

Todd Niemiec  
SMNG-A Architects, Ltd.  
T 312.829.3355x231  
F 312.829.8187

-----Original Message-----

From: Helen Kessler [mailto:hjkessler@hjkesslerassociates.com]  
Sent: Friday, October 19, 2007 12:36 PM  
To: 'Todd Niemiec'  
Cc: 'Jack Murchie'; 'Ken Schroeder'  
Subject: Skinner CIRs - FW: USGBC - Thank you for your order

Hi Todd,

I submitted both CIRs, the one on low emitting materials and the one on acoustics. The verbiage is below. The receipts are attached.

EQp3

LEED for Schools EQp3 Minimum Acoustical Performance has the stated intent to "Provide classrooms that are quiet and in which teachers can speak to the class without straining their voices and students can effectively communicate with each other and the teacher." Per the prerequisite, this is accomplished by meeting prescriptive requirements for the building envelope and interior assemblies, with the goal of achieving a maximum background noise level

in classrooms and other primary learning spaces of 45 dBA. The prerequisite has a prescriptive standard that would require a roof/ceiling assembly with an STC rating of 50.

Our elementary school has been designed to meet a maximum background noise level in classrooms and other primary learning spaces of 45 dBA using careful selection of a planned development site that has low outdoor sound levels. The background noise level in classrooms and other primary learning spaces is calculated with windows maximized for daylighting and views, and a roof/ceiling assembly with an STC rating of 40.

Will a roof/ceiling assembly that has an STC rating of 40 be acceptable to achieve EQp3 if the project can achieve the LEED goal of a maximum background noise level in classrooms and other core learning spaces of 45 dBA?

#### EQc4

We are very concerned that projects in the Midwest and other areas outside California will have a difficult time achieving four credits under EQc4 with the LEED for Schools Rating System. Under other LEED rating systems, such as NCv2.2, achieving these credits is fairly straight forward.

In EQc4, options 1, 2, 3, 4 and 6 refer to the California Dept of Health Services Standard Practice for the Testing of VOCs. . . . Option 5, which is for low-emitting furniture, refers to certification via Greenguard, a calculated methodology or BIFMA standards. Option 1 is for adhesives & sealants, Option 2 for paints & coatings, Option 3 is for all flooring elements inside the school, Option 4 is for composite wood and agrifiber products and Option 6 is for all gypsum board, insulation, acoustic ceiling systems and wall coverings inside the school.

We have assumed that the potential technologies and standards listed on p. 356 of the LEED for Schools reference guide will all comply with the CA standard.

Based on the foregoing, we have the following concerns:

1. For Options 1 and 2 we could not find VOC limits in any of the referenced standards. Therefore meeting the documentation requirements of the LEED credit does not appear possible because VOC limits are required as part of the documentation. Using products certified through the CA standard (without indication of a VOC limit) will make it considerably more difficult for projects outside CA to achieve this credit because many of the certified products are not available in the Midwest, where our project is located.
2. Option 3 is probably not achievable because many flooring products that are typically used in schools, such as terrazzo and wood gym and stage floors are not typically certified by FloorScore.
3. For Option 4, we are assuming that composite wood products must be certified by Scientific Certification Systems (please verify). If only products certified by SCS are allowed, this point is probably not achievable.
4. We have no concern with regard to the requirements of Option 5 other than the fact that it is not in the design team's purview for our project and therefore likely to be unobtainable.
5. For Option 6, only a limited number of products have been certified through the CA standard making this option almost impossible to achieve. Additionally, product manufacturers located in the Midwest may not wish to spend the money on certification for a State of California standard.

Our requests:

1. Until VOC limits are designated for Options 1 and 2, we would like to be able to use the VOC limits in NCv2.2 for adhesives, sealants, paints and coatings. If you disagree with this solution, please let us know how we can meet the requirements of the credit.

2. For Option 3, we would like the USGBC to grant an exception for flooring products that are not covered by any standard, such as athletic facility and stage floors, terrazzo and concrete.

3. For Option 4, we would like to use the requirements for composite wood and agrifiber in NCv2.2 because it appears that SCS is certifying only that products don't contain added urea-formaldehyde.

4. Please let us know if an innovation credit is available if all 6 options are achieved.

Helen

Helen J. Kessler, FAIA, LEED Accredited Professional HJK HJKESSLER ASSOCIATES, INC phone 773.975.6467 fax 773.409.5499

Consultants in sustainable design, energy efficiency and high performance buildings

-----Original Message-----

From: USGBC Billing [mailto:billing@usgbc.org]  
Sent: Friday, October 19, 2007 12:25 PM  
To: HJKESSLER@HJKESSLERASSOCIATES.COM  
Subject: USGBC - Thank you for your order

Dear Helen J. Kessler,

Thank you for your order. Your payment has been received. Please print or save the attached receipt document for your records.

Thank you,  
USGBC

# Email EXHIBIT B.1

**Chey Hsiao**

---

**From:** Erin Lavin [Erin.Lavin@cityofchicago.org]  
**Sent:** Thursday, January 24, 2008 5:01 PM  
**To:** Todd Niemiec  
**Cc:** Kevin Holt; Lynne R Sorkin; Keith Schedel; Chey Hsiao; Ken Schroeder  
**Subject:** Re: Skinner - roof acoustics

Thank you, Todd

I should hear on Monday whether we can revert back to the original roof design.

Erin

Erin Lavin Cabonargi  
Director of Planning & Design

Public Building Commission  
312.744.2528 direct  
312.925.2716 mobile  
[erin.lavin@cityofchicago.org](mailto:erin.lavin@cityofchicago.org)

>>> "Todd Niemiec" <[tniemiec@smng-arch.com](mailto:tniemiec@smng-arch.com)> 1/24/2008 2:48 PM >>>  
Erin,

The proposed CPS Mark T. Skinner Elementary School has been designed to meet a maximum background noise level in classrooms and other primary learning spaces of 45 dBA using considerations of site (adjacent to a park) with low outdoor sound levels. The background noise level in classrooms and other primary learning spaces is calculated with windows for light and views, and a roof/ceiling assembly with an STC rating of 40.

Shiner and Associates, Inc., our Acoustical Engineer for the project has reviewed the proposed assembly and believes that the STC 40 performance of the historically "CPS standard" roof system proposed at Skinner Elementary is adequate to achieve the LEED criteria for background noise in classrooms without the significant costs and materials required to achieve a prescribed STC of 50.

Please contact me if you require additional information regarding this issue.

Thank you,

Todd Niemiec

SMNG-A Architects, Ltd.

T 312.829.3355x231

F 312.829.8187

-----  
This e-mail, and any attachments thereto, is intended only for use by the addressee(s) named herein and may contain legally privileged and/or confidential information. If you are not the intended recipient of this e-mail (or the person responsible for delivering this document to the intended recipient), you are hereby notified that any dissemination, distribution, printing or copying of this e-mail, and any attachment thereto, is strictly prohibited. If you have received this e-mail in error, please respond to the individual sending the message, and permanently delete the original and any copy of any e-mail and printout thereof.

**Schedel, Keith**

**From:** Chey Hsiao [chsiao@smng-arch.com]  
**Sent:** Monday, August 04, 2008 4:54 PM  
**To:** Schedel, Keith  
**Subject:** FW: LEED for Schools Acoustics Prerequisite

Hi Keith,

Below is when we first heard that the USGBC was reversing their position on the roof issue (and allowing us to delete the concrete).

Thanks,

Chey Hsiao, AIA, LEED AP  
SMNG-A Architects, LLC  
P: 312 329.3355 ext. 237  
F: 312 329.6187

**From:** Chey Hsiao [mailto:chsiao@smng-arch.com]  
**Sent:** Thursday, April 10, 2008 3:21 PM  
**To:** Frank Sobkowiak  
**Subject:** FW: LEED for Schools Acoustics Prerequisite

Hi Frank,

I am forwarding you an email from our LEED Consultant regarding the USGBC ruling to allow us to delete the concrete from the roof. Please note that it is dated 1/31/08.

Thank you,  
Chey

**From:** Helen Kessler [mailto:hjkessler@hjkesslerassociates.com]  
**Sent:** Thursday, January 31, 2008 2:47 PM  
**To:** 'Ken Schroeder'; 'Chey Hsiao'; 'Todd Niemiec'  
**Cc:** 'Fred Moritz'  
**Subject:** LEED for Schools Acoustics Prerequisite

EMail EXHIBIT C

Hi Ken et. al.,

I just got off the phone with Rachel Gutter from USGBC. They have decided that for Skinner (and other schools) that we can use the performance approach recommended by Fred with regard to the roof construction of Skinner and therefore use a roof with an STC of 40. I will send you the credit interpretation ruling after it shows up on the LEED website, which she told me would be later today.

Helen

Helen J. Kessler, FAIA, LEED Accredited Professional  
**HJK** HJKESSLER ASSOCIATES, INC.  
phone 773.975.6467  
fax 773.409.5499

Consultants in sustainable design, energy efficiency and high performance buildings

8/5/2008

①

**Schedel, Keith**

**From:** Chey Hsiao [chsiao@smng-arch.com]  
**Sent:** Monday, August 04, 2008 4:55 PM  
**To:** 'Keith Schedel'  
**Subject:** FW: LEED for Schools EQp3 Credit Interpretation  
**Attachments:** Skinner-EQp3-CIRruling.pdf

Hi Keith,

Lastly, below is the official revised response as posted on the USGBC website regarding their allowing us to delete the concrete.

Hope this helps,

Chey Hsiao, AIA, LEED AP  
 SMNG-A Architects, Ltd  
 P 312 829 3355 ext 237  
 F 312 829 8187

**From:** Chey Hsiao [mailto:chsiao@smng-arch.com]  
**Sent:** Thursday, April 10, 2008 3:39 PM  
**To:** Frank Sobkowiak  
**Cc:** Todd Niemiec  
**Subject:** FW: LEED for Schools EQp3 Credit Interpretation

Hi Frank,

Below is additional information regarding the USGBC ruling regarding the acoustical requirements for the roof at Skinner.

The date of 12/19/07 is for the initial unfavorable ruling, a copy of which I am attaching. This unfavorable ruling was submitted as part of our 100%CD deliverables.

Because of that initial ruling, we were designing for concrete to be on the roof for the Issue for Bid drawings.

When we received the below revised ruling on 1/31/08, we were instructed to delete the concrete from the roof. I will try to find documentation of that directive, but this hopefully gives you a better sense of the time frame.

Thanks,  
 Chey

**From:** Helen Kessler [mailto:hjkessler@hjkesslerassociates.com]  
**Sent:** Thursday, January 31, 2008 11:03 PM  
**To:** 'Ken Schroeder'; 'Chey Hsiao'; 'Todd Niemiec'; 'Fred Moritz'  
**Subject:** LEED for Schools EQp3 Credit Interpretation

Hi all,

Here is the credit interpretation as posted on the USGBC website:

8/5/2008

②



**10/19/2007 - Credit Interpretation Request**

The stated intent of this prerequisite to "Provide classrooms that are quiet and in which teachers can speak to the class without straining their voices and students can effectively communicate with each other and the teacher." Per the prerequisite, this is accomplished by meeting prescriptive requirements for the building envelope and interior assemblies, with the goal of achieving a maximum background noise level in classrooms and other primary learning spaces of 45 dBA. The prerequisite has a prescriptive standard that would require a roof/ceiling assembly with an STC rating of 50.

Our elementary school has been designed to meet a maximum background noise level in classrooms and other primary learning spaces of 45 dBA using careful selection of a planned development site that has low outdoor sound levels. The background noise level in classrooms and other primary learning spaces is calculated with windows maximized for daylighting and views, and a roof/ceiling assembly with an STC rating of 40.

Will a roof/ceiling assembly that has an STC rating of 40 be acceptable to achieve EQp3 if the project can achieve the LEED goal of a maximum background noise level in classrooms and other core learning spaces of 45 dBA?

**12/19/2007 - Ruling**

The cost impact for increasing a roof assembly from STC 40 to STC 50 can be significant, and the STC 50 roof is over-designed for a quiet site. If the site Day-Night Average sound level (Ldn) is verified to be lower than 60 dBA the STC 40 roof will be acceptable, with a qualification for mechanical noise as noted below. (The Ldn is defined in ANSI S12.60 for yearly level; the required metric is the equivalent measure for a 24-hour period).

Rooftop mechanical equipment is frequently a significant source of interior noise, and this noise impact may be increased by a lighter weight roof assembly. The roof and mechanical system design must be adequate for providing the required interior noise level, regardless of the roof STC rating.

Interior noise impacts from future increased noise levels will typically be controlled by window acoustical performance for most noise sources. Although designers are required to consider future noise levels, mitigation for future noise sources that result in interior levels above 45 dBA will probably require upgrades for windows and possibly for the roof, depending on the noise exposure.

\*Initially, an earlier version of this ruling was posted. It has been since amended by the EQ Tag.\*

Helen J. Kessler, FAIA, LEED Accredited Professional

**HJK** HJKESSLER ASSOCIATES, INC

phone 773.975.6467

fax 773.409.5499

Consultants in sustainable design, energy efficiency and high performance buildings

8/5/2008

# MINUTES EXHIBIT D



**Public Building Commission of Chicago**  
 Parsons Program Management Office (PMO)  
 10 S. Riverside Plaza, Suite 400  
 Chicago, IL 60606

## Meeting Minutes

**Project:** Skinner Elementary School  
 Design Phase Management Meeting

**Meeting Date:** November 28, 2007,  
**Report Date:** December 3, 2007

Purpose	Location	Prepared By:
Design Management Meeting #23	PBC	Keith Schedel

Attended By:	Copies To:
Chey Hsiao – SMNG-A Architects Kevin Taylor – Chicago School Keith Schedel – PBC/PMO Erin Lavin Cabonargi – PBC Lynne Sorkin - CPS Ken Schroeder – SMNG-A Architects	Each Attendee Joseph Clair – Chicago Public Schools Clarke Smith – PBC/PMO John Van Daveer – The Gordian Group Deeta Bernstein – PBC/PMO Jerry McGleam - PBC Todd Niemiec – SMNG-A Architects Ryan Burwell – The Gordian Group Shirley Washington - CPS

Item	Item Discussion	Responsibility	Due Date	Status
	<b><u>Site Prep, Remediation, Demolition and Utilities</u></b>			
	1. PBC/PMO will follow up with each utility company to request any outstanding cost proposals for their utility relocation. Proposals are still due from BoE and ATT.	PBC/PMO		Open
	2. PBC/PMO will confirm the status of TGG completing the repairs to the damaged manhole so that the final water flow can be determined. Video taping of the adjacent line will follow.	TGG		
	3. CPS needs to expedite the completion of a final site as-built survey per the Additional Services form completed by Helen Fantini prior to leaving CPS. The surveys from both TGG and CPS should be completed in two weeks.	PBC/PMO/TGG CPS		Open Open
	<b><u>Project Schedule</u></b>			
	1. The 90% CD documents were submitted by SMNG-A on 10/29/07. CPS will submit their review comments to the PMO by 11/29/07.	CPS		Open
	2. The 100% CD documents are scheduled for submission on 1/4/07.	SMNG-A		Open

<b><u>Project Budget/AOR Contract</u></b>				
	<ol style="list-style-type: none"> <li>1. The 90% CD estimate showed an increase since the last estimate. A portion of the increase is associated with the water tank structural support.</li> <li>2. The present estimate has exceeded the construction budget amount. SMNG-A was requested to develop a value engineering list and associated cost for presentation to the PBC and CPS. Copies of the estimate will be transmitted to Lynn Sorkin.</li> </ol>	SMNG-A		Open
<b><u>LEED/Commissioning</u></b>				
	<ol style="list-style-type: none"> <li>1. A meeting was held 10/3/07 at PBC to discuss the conflicts existing in the CPS general conditions as they relate to the LEED requirements. Based on the discussions at this meeting, PBC will transmit a letter to CPS indicating the deficiencies in the specifications and the need for CPS to revise those documents.</li> <li>2. LEED requires the roof system to meet a specific STC rating. This requirement is a prerequisite to obtaining the LEED certification. SMNG-A expressed concern that to meet this requirement additional mass of concrete or steel may have to be added to the design. SMNG-A will continue to review the design in order to find the most cost affective system. SMNG-A has issued two CIR's to USGBC addressing this issue. A response from the USGBC is expected in early December.</li> <li>3. Deeta Bernstein had previously requested that SMNG-A submit a cost proposal to update LEED issues for the General Conditions and Division 1 specs. SMNG-A will submit the proposal upon completion. CPS also indicated that they may choose to hire Helen Kessler directly as a consultant to complete this work. A meeting ith Jseph Clair will be scheduled.</li> </ol>	PBC/PMO/CPS  SMNG-A  SMNG-A		Open  Open  Open
<b><u>Drawings and Specifications</u></b>				
	<ol style="list-style-type: none"> <li>1. Design review meetings and sign off still required include the following: <ol style="list-style-type: none"> <li>a. Program &amp; Site Development</li> <li>b. Hardware &amp; Device Locations – The hardware schedule will be submitted with the revised specs on 10/18/07.</li> <li>c. Science – Design has been submitted to CPS for review and approval.</li> <li>d. Equipment Plans</li> <li>e. Material &amp; Finishes</li> <li>f. Safety &amp; Security – CPS's OTC 60% drawing review comments will be transmitted to SMNG-A for their information. These comments will be formally included in the included in the 90% review comments.</li> <li>g. Telecom/Data</li> <li>h. Authorized Commissioning Agent</li> <li>i. Authorized Agency Representative</li> </ol> </li> </ol>	CPS		Open

	<p>CPS plans to address the rest of the remaining sign off issue during the 90% to 100% design phase.</p> <p><b>Request for Clarification Review</b></p> <ol style="list-style-type: none"> <li>1. The enclosed RFC log dated 11/21/07 was reviewed for status.</li> <li>2. A future RFC will be submitted proposing a hole instead of a sloped opening at the dining recycling counter tops.</li> </ol>	CPS/PBC/PMO		Open
	<p><b>New Items</b></p> <ol style="list-style-type: none"> <li>1. The building permit will take approximately 60 to 90 days to obtain following the submission of the application at the completion of the 90% CD phase. The PBC/PMO will be responsible to have a check available for payment of the permit near the end of the permit process.</li> <li>2. Reference was made a pair of double doors located in the corridor. Adding a CMU wall between the doors was discussed. CPS and SMNG-A will confirm the hold open requirements.</li> <li>3. CPS to revisit the IT system standards. Security cameras are to be furnished and installed by CPS. The general contractor will install the required infrastructure.</li> </ol>	PBC/PMO		Open
		PBC/PMO		Open
	<p><b>Meeting Schedule:</b> Forthcoming meetings include:</p> <ul style="list-style-type: none"> <li>▪ 12/5/07 – 90% CD Value Engineering Meeting 9:30 – tentative</li> <li>▪ 12/3/07 – DCAP Building Permit Meeting – 2:00.</li> </ul>			

These minutes reflect our understanding of the items discussed and conclusions reached. If any participant wishes to alter or amend these minutes kindly inform the author in writing before the next regularly scheduled meeting.

Sincerely,

Keith Schedel  
PBC/PMO – Project Manager



**Public Building Commission of Chicago**  
 Parsons Program Management Office (PMO)  
 10 S. Riverside Plaza, Suite 400  
 Chicago, IL 60606

## Meeting Minutes

**Project:** Skinner Elementary School  
 Design Phase Management Meeting

**Meeting Date:** January 9, 2008  
**Report Date:** January 14, 2008

Purpose	Location	Prepared By:
Design Management Meeting #26	PBC	Keith Schedel

Attended By:	Copies To:
Chey Hsiao – SMNG-A Architects Keith Schedel – PBC/PMO Ken Schroeder – SMNG-A Architects Kevin Taylor – Chicago School Todd Niemiec – SMNG-A Architects Parke Smith – PBC/PMO	Each Attendee Joseph Clair – Chicago Public Schools Clarke Smith – PBC/PMO John Van Daveer – The Gordian Group Deeta Bernstein – PBC/PMO Jerry McGleam - PBC Lynne Sorkin - CPS Erin Lavin Cabonargi – PBC Ryan Burwell – The Gordian Group Shirley Washington - CPS

Item	Item Discussion	Responsibility	Due Date	Status
	<b><u>Site Prep, Remediation, Demolition and Utilities</u></b>			
	1. The Gordian Group expect their site prep contractor to be completed with the entire site prep scope of work by 1/18/08. The reconstruction of the damaged manhole will start next week with the videotaping of the storm line to follow. A final as-built survey will be completed once the work is completed. 2. The existing concrete located above the gas line will also be removed by 1/18/08. 3. A utility coordination at the site has been scheduled for 1/14/08, 9:30.	TGG		Open
		PBC/PMO		
	<b><u>Project Schedule</u></b>			
	1. The 100% CD documents were submitted on January 4, 2008. The 100% review comments from the PMO and CPS and the Concord estimate are due on 1/18/08. 2. The item that is impacting the design the most at this point is the CIR related to the roof. The structural engineer is assessing the design for addition steel and concrete. Due to	PMO/CPS		Open
		SMNG-A		Open

	<p>the time constraint for an early February start of bid SMNG-A anticipates that the revised design regarding the CIR and future 100% CD review comments will be dealt with as addendums during the bid phase. SMNG-A will attempt to incorporate the redesign into the permit process, but also want to properly coordinate the work.</p> <p>3. SMNG-A has submitted the building permit. All of the review comments have been received from DCAP. SMNG-A's review of those comments has concluded that the DCAP comments do not include any major issues.</p> <p>4. The bid schedule is as follows:  Start Bid 2/4/08  Pre- Bid Mtg. 2/7/08  Tech Review Mtg. 2/14/08  Bids Due 2/28/08</p> <p>5. A consolidated ALTA survey will be required to obtain the building permit. The PMO will contact the survey company to expedite that final survey.</p>	PMO		Open
<b>Project Budget/AOR Contract</b>				
	<p>1. The 90% CD value engineering phase meetings have resulted in a balanced budget. The 100% CD estimate will be reviewed following completion around 1/18/08.</p> <p>2. SMNG-A has been directed by the PBC to compile a list of Value Engineering items that has been generated for all school projects</p>	PBC/PMO/SMNG-A  SMNG-A		Open  Open
<b>LEED/Commissioning</b>				
	<p>1. A meeting was held 10/3/07 at PBC to discuss the conflicts existing in the CPS general conditions as they relate to the LEED requirements. Erin Lavin has authorized SMNG-A to revise the division 1 specs. SMNG-A to submit a cost proposal for this associated work. The PMO will transmit written authorization to proceed with this work.</p>	CPS		Open
<b>Drawings and Specifications</b>				
	<p>1. Design review meetings and sign off still required include the following:</p> <ul style="list-style-type: none"> <li>a. Program &amp; Site Development</li> <li>b. Hardware &amp; Device Locations – The hardware schedule will be submitted with the revised specs on 10/18/07.</li> <li>c. Science – Design has been submitted to CPS for review and approval.</li> <li>d. Equipment Plans</li> <li>e. Material &amp; Finishes</li> <li>f. Safety &amp; Security – CPS's OTC 60% drawing review comments will be transmitted to SMNG-A for their information. These comments will be formally included in the included in the 90% review comments.</li> <li>g. Telecom/Data</li> <li>h. Authorized Commissioning Agent</li> </ul>	CPS		Open

	<p>i. Authorized Agency Representative</p> <p>These approvals are required to completed prior to the start of the bid phase.</p> <ol style="list-style-type: none"> <li>2. SMNG-A will be developing a list of design issues that deviate from the CPS design standards.</li> <li>3. SMNG-A is completing a cost comparison for draining versus heating the water tank.</li> </ol> <p><b>Request for Clarification Review</b></p> <ol style="list-style-type: none"> <li>1. The enclosed RFC log dated 1/9/08 was reviewed for status.</li> <li>2. CPS plans to hold a meeting on 1/11/08 to review and respond to the outstanding RFC's.</li> <li>3. CPS is analyzing a hollow picket fence in lieu of the solid barstock picket fence.</li> </ol>	CPS/PBC/PMO		Open
	<p><b>New Items</b></p> <ol style="list-style-type: none"> <li>1. SMNG-A will confirm prior to the 1/4/08 meeting that the design for the OEMC has been reviewed and approve by them.</li> <li>2. The PMO to confirm the PBC bid set quantities that will need to be submitted by SMNG-A.</li> <li>3. The PMO requested that CPS confirm the scheduled start of the 2009 school season so that the information can be incorporated into the bid documents.</li> </ol>	CPS		Open
	<p><b>Meeting Schedule:</b> Forthcoming meetings include:</p> <ul style="list-style-type: none"> <li>▪ 1/16/08 – Design Management Meeting 1:00</li> </ul>			

These minutes reflect our understanding of the items discussed and conclusions reached. If any participant wishes to alter or amend these minutes kindly inform the author in writing before the next regularly scheduled meeting.

Sincerely,

Keith Schedel  
PBC/PMO – Project Manager

# EMail EXHIBIT E

**Sobkowiak, Frank**

**From:** Chey Hsiao [chsiao@smng-arch.com]  
**Sent:** Tuesday, September 09, 2008 1:46 PM  
**To:** Sobkowiak, Frank  
**Subject:** FW: Skinner 100%CD REV#2

Hi Frank,  
Below is the cost estimate information from Concord.  
Thank you,

Chey Hsiao, AIA, LEED AP  
SMNG-A Architects, Ltd  
P: 312.829.3355 ext. 237  
F: 312.829.8187

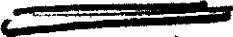
**From:** Chey Hsiao [mailto:chsiao@smng-arch.com]  
**Sent:** Tuesday, August 05, 2008 3:23 PM  
**To:** 'Schedel, Keith'  
**Subject:** FW: Skinner 100%CD REV#2

Hi Keith,  
Below is the summary of the estimated additional cost for the concrete on the roof.  
Hope this helps,

Chey Hsiao, AIA, LEED AP  
SMNG-A Architects, Ltd  
P: 312.829.3355 ext. 237  
F: 312.829.8187

**From:** John Tilleman [mailto:jtilleman@concordchicago.com]  
**Sent:** Thursday, January 24, 2008 9:43 AM  
**To:** Chey Hsiao  
**Cc:** Todd Niemiec  
**Subject:** RE: Skinner 100%CD REV#2

Chey,  
After reviewing the two structures from the latest 90% estimate and 100% estimates to determine to impact of the concrete on the roof and including the 100% markups on both estimates the total add is approximately \$307K.

  
Regards,  
John Tilleman  
Senior Cost Estimator

The Concord Group  
161 North Clark Street, Suite 2050  
Chicago, IL 60601

9/9/2008



Tel 312.424.0250  
Fax 312.424.0252  
[www.concordchicago.com](http://www.concordchicago.com)

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**From:** Chey Hsiao [<mailto:chsiao@smng-arch.com>]  
**Sent:** Wednesday, January 23, 2008 5:14 PM  
**To:** John Tilleman  
**Cc:** Todd Niemiec  
**Subject:** RE: Skinner 100%CD REV#2

Hi John,  
Thank you for this. The PBC is interested in knowing the cost of the roof changes (not including the green roof) between the 100%CD and this estimate (with the new concrete roof). Can you put a number to how much it increased, including steel beams, columns, and concrete footings?  
Thank you,  
Chey

**From:** John Tilleman [<mailto:jtilleman@concordchicago.com>]  
**Sent:** Wednesday, January 23, 2008 3:51 PM  
**To:** Chey Hsiao  
**Cc:** Todd Niemiec  
**Subject:** Skinner 100%CD REV#2

Chey,  
Attached is the revised 100% CD estimate. Please let me know if there are any questions.

Regards,  
John Tilleman  
Senior Cost Estimator

The Concord Group  
161 North Clark Street, Suite 2050  
Chicago, IL 60601  
Tel 312.424.0250  
Fax 312.424.0252  
[www.concordchicago.com](http://www.concordchicago.com)

SMNG-A

Schroeder Murchie Niemiec Gazda-Auskalnis  
Architects, Ltd.

Kenneth Schroeder, FAIA  
Jack Murchie, AIA  
Todd Niemiec  
Marta Gazda-Auskalnis, AIA, LEED AP  
Molly Kinsella, Associate

September 9, 2008

Frank Sobkowiak  
Public Building Commission/ Program Management Office

**Subject: Mark T. Skinner Elementary School  
Chicago, Illinois**

Dear Mr. Sobkowiak:

Schroeder Murchie Niemiec Gazda-Auskalnis Architects (SMNG-A) has been asked to provide a narrative regarding the directives to incorporate the historic water tank in to the Mark T. Skinner Elementary School project, and to enroll the project in USGBC's LEED for Schools program. Our summary of the directives is as follows:

**Historic Water Tank**

The historic water tank was presented to the AOR for inclusion into the building during the schematic design phase. The tank was owned by the City of Chicago and was administered by the Landmark Commission. SMNG-A developed a reuse scheme and presented the solution to the Department of Planning, CPS, PBC and the PMO for approval. The scheme was approved and was further developed into the Contract Documents. Separate estimated costs for the tank were developed by the Concord Group. The PBC and CPS managing architects and PMO attended weekly project meetings when the decisions were discussed.

**USGBC LEED for Schools**

LEED for Schools was issued by USGBC in April 2007 prior to the start of SMNG-A work as AOR for the Mark T. Skinner Elementary School project. It was therefore mandatory by USGBC that the project proceed on this basis.

Please call should there be any questions regarding these issues.

Sincerely,



Ken Schroeder, FAIA