

**PUBLIC BUILDING COMMISSION OF CHICAGO
FIRST AMENDMENT
CONTRACT NUMBER PS1105**

THIS FIRST AMENDMENT AGREEMENT is made and entered into as of the 16th day of May, 2008, and shall be deemed and taken as forming a part of the Agreement for Architect of Record Services ("Agreement") for Southwest Area Middle School between by and between the **PUBLIC BUILDING COMMISSION OF CHICAGO**, a municipal corporation of the State of Illinois ("Commission") and **GuAJARDO REC ARCHITECTS LLC** ("Architect") dated June 12, 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 12th day of June, 2007, ("Agreement"), wherein the Architect is to provide Architect of Record Services for Southwest Area Middle 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 II – Design Development is revised to add the following services:

M. Architect to provide the following design services in response to CDOT reviews:

1. Modify the perimeter drive to one-way vehicular traffic flow. Revise the service drive to the trash compactor and layout/location of the trash compactor and ComEd transformer

and gear. This change requires revisions to landscape, civil, architectural, and electrical aspects of the design.

2. Increase the size of and reconfigure the play equipment area from 2,000 SF to 3,000 SF per a change to the CPS Standards for playground equipment area.

3. Schedule D Compensation of the Architect

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

The Architect shall be paid the amount of \$12,136.00 for the additional services outlined in Item 2 of this Amendment 1.

The Fixed Fee is increased to a total of \$1,912,136.00.

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. 1.

ATTEST:

PUBLIC BUILDING COMMISSION
OF CHICAGO

BY: Edgriest C. Johnson Date: 6-11-08
Edgriest C. Johnson
Secretary

BY: Richard M. Daley Date: _____
Richard M. Daley
Chairman

ARCHITECT

GUAJARDO REC ARCHITECTS LLC

By: Donald Cooper Date: 5/20/08
Donald Cooper
President

Subscribed and sworn to me this

20 day of May 2008

Laurence Saint Germain
Notary Public

My Commission expires: _____

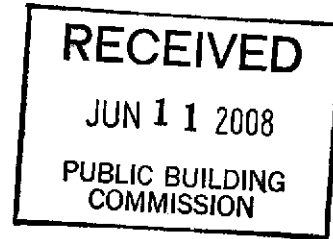
(Seal of Notary)



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OFFICIAL SEAL
LAWRENCE SAINT GERMAIN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 12/31/08



MEMORANDUM

TO: MAYOR RICHARD M. DALEY

FROM: Erin Lavin Cabonargi 

DATE: June 2, 2008

RE: Amendment One made Part of Professional Service Agreement PS 1105,
Architect of Record Services for Southwest Area Elementary School

This Amendment is to provide additional Architect of Record Services for the above-mentioned project. The fee amount for this amendment is \$12,136.00. This appointment was approved at the April 8, 2008 Board of Commissioners meeting.

CC: Pat Harney

ELC/dz

AMENDMENTS TO
BE SENT TO
MAYOR

PS 1105-Southwest Area School.

FROM CONSULTANT DATE 5/27/08

CO *YLB*

From: Daisy Zambrana
To: Bell, Gary; Miguel Fernandez
Date: 5/16/2008 3:27 PM
Subject: Amendments

FYI

PS 1105-Amendment one for AOR services for Southwest Area Elementary School- \$12,136.00- Guajardo REC Architects LLC- is going out today to the consultant for their signature.



401 E. Illinois Street, Suite 220 · Chicago, Illinois 60611
 t: 312-661-1500 | f: 312-661-9903 | GRECstudio.com

RECEIVED
 JUL 07 2008
 PUBLIC BUILDING
 COMMISSION

Project PSA PS1105 0721NR From: Maureen Theodore
 To Public Building Commission Attn: Deborah Burton
 Address 50 W. Washington Date 07/0/08
 Room 200 Re PS 1105
 Chicago, IL 60601

Via: messenger meeting under separate cover

2	Copies	Signed Amendment No.2 PS 1105	

Ms. Burton:
 If you have any questions please give me a call or you may contact at:
Theodore@GRECstudio.com
 Thank you,
 Maureen Theodore
 312.661.1500

 Distribution

Project	SWAMS 0721R	From:	Maureen Theodore
To	Public Building Commission	Attn:	Deborah Burton
Address	50 W. Washington	Date	05/27/2008
	Room 200	Re	Amendment
	Chicago, IL 60602		

Via: messenger meeting under separate cover

2	Copies	Amendment Notarized	

If you have any questions please give me a call or you may contact at:
Theodore@GRECstudio.com
 Thank you,
 Maureen Theodore
 312.661.1500

Distribution

445 East Illinois Street Suite 650 Chicago, Illinois 60611



Richard J. Daley Center
50 W. Washington Street
Room 200
Chicago, Illinois 60602
(312) 744-3090
Fax: (312) 744-8005
www.pbcchicago.com

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Certified Public Accountants

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EDGRICK C. JOHNSON

Assistant Secretary
PATRICK J. HARNEY

May 16, 2008

Donald Copper
Guajardo REC Architects LLC
445 E. Illinois Street, Suite 650
Chicago, IL 60611

Re: Amendment No. One made part of the Professional Service Agreement PS 1105, Architect of Record Services for the Southwest Area Elementary School

Dear Mr. Copper:

Enclosed is Amendment one to the captioned Agreement. Please return both copies of the signed and notarized amendment to my attention at your earliest convenience. Upon acceptance of the amendment by the PBC, a fully executed copy will be returned to you.

Sincerely,

Deborah Burton
Director of Procurement

DB/dz

**Public Building Commission of Chicago
Proposed Amendment Report to the Administrative and Operations Committee -
March 27, 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
3	Chicago Children's Advocacy Center Phase II	Holabird & Root (PS 889-A2) AOR	<p>This amendment represents additional services in the amount of \$27,820.00 required by the Architect of Record to complete exercises to develop two additional design options for the Chicago Children's Advocacy Center (CCAC) Phase II Project. Previous studies determined that the original CCAC Phase II program exceeded the desired CCAC budget. Therefore, Holabird & Root will develop the following two design options:</p> <ol style="list-style-type: none"> 1. Additional lease space across the street from the existing CCAC facility, in addition to construction of a two-story addition to the existing CCAC facility; 2. Lease space at 1340 S. Damen, in addition to construction of a three-story addition to the existing CCAC facility. <p>Exercises include test fits, space plans, statements of probable cost, and comparative analysis for these two additional options.</p> <p>The services represented in this amendment were not included in the original scope of the Professional Services Agreement.</p>	\$27,820.00	\$446,720.00	\$14,000,000.00	3.2%
4	Southwest Area Middle School	GREC Architects (PS 1105-A1) AOR	<p>This amendment represents additional services in the amount of \$12,136.00 required by the Architect of Record to provide the following design services in response to CDOT reviews:</p> <ol style="list-style-type: none"> 1. Modify the perimeter drive to one-way vehicular traffic flow. Revise the service drive to the trash compactor and layout/location of the trash compactor and ComEd transformer and gear. This change requires revisions to landscape, civil, architectural, and electrical aspects of the design. 2. Increase the size of and reconfigure the play equipment area from 2,000 SF to 3,000 SF per a change to the CPS Standards for playground equipment area. <p>The services represented in this amendment were not included in the original scope of the Professional Services Agreement.</p>	\$12,136.00	\$1,912,136.00	\$33,510,361.00	5.7%
5	Drummond Campus Park	DLK Civic Design (PS 1114-A1) AOR	<p>This amendment represents additional services in the amount of \$3,310.00 for the Architect of Record to provide the following design services required to meet standard Department of Water Management (DWM) storm water detention criteria and resulting landscape scope reductions required to meet the budget. Campus Parks projects were previously exempt from this DWM criteria.</p> <ul style="list-style-type: none"> - Provide required storm trap, provide an irrigation system, reduce the number of trees and shrubs, and omit theatre garden; - Provide rendering (color illustrative drawing); - Provide drawings required to obtain landscape permit. <p>The services represented in this amendment were not included in the original scope of the Professional Services Agreement.</p>	\$3,310.00	\$61,251.00	\$875,000.00	7.0%

**PUBLIC BUILDING COMMISSION OF CHICAGO
PROPOSED AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT**

PA No.: 1

Client:	<u>Chicago Public Schools</u>	Date:	<u>3/20/08</u>
Project Name:	<u>Southwest Area Middle School</u>	Project Number:	<u>CPS-27</u>
Consultant:	<u>GREC Architects</u>	PS Number:	<u>PS-1105</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>12,136.00</u>
	Original Consultant's Fee:	\$	<u>1,900,000.00</u>
	Previously Approved Amendments:	\$	<u>0.00</u>
	Current Consultant's Fee:	\$	<u>1,900,000.00</u>
	Proposed Revised Consultant's Fee:	\$	<u>1,912,136.00</u>

Funding Source for Proposed Amendment: 521600 AOR Additional Services

DESCRIPTION OF AMENDMENT:

In response to CDOT Reviews, provide additional AOR design services to:

1. Modify the perimeter drive to one-way vehicular traffic flow. Revise the service drive to the trash compactor and layout/location of the trash compactor and ComEd transformer and gear. This change requires revisions to landscape, civil, architectural, and electrical aspects of the design.
2. Increase the size of and reconfigure the play equipment area from 2,000 SF to 3,000 SF.

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

The common roadway between the future Southwest Area Middle School and the future Kelly Curie Gage Park Area High School will be used by both schools. Therefore, CPS determined that this roadway needed to be reconfigured for one-way traffic flow which results in the requirement for item 1 above. Item 2 is a size change to the CPS standards for playground equipment area.

Keith Schedel 3/20/08
Approved - Project Manager

Keith 3/20/09
Approved - Design Manager

Approved - PBC Director of Planning and Design

Approved - Client agency (If Required)

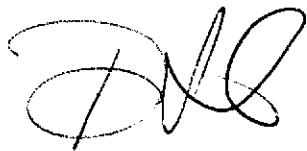
Attachment: (As required)

Landscape Architect Fees	\$1800
Civil Engineering Fees	\$4296
Architectural Fees	\$2340
Electrical Engineering Fees	\$3700
Total Requested A/E Fees	\$12,136

Please call me should you have any questions or require any additional information.

Yours truly,

GREC Architects, LLC

A handwritten signature in black ink, appearing to be 'Dan Sumita', written in a cursive style.

Dan Sumita

cc: D. Copper - GREC



Cost Distributions for: 04.04 - AOR Additional Services
PBC GL Code: 521600

Budget

Item	To	From	Contract No.	Number	Original Amount	Estimated Revisions	Pending Revisions	Approved Revisions	Adjustments
			Original: \$75,000.00		Revised: \$75,000.00		Projected: \$62,864.00		
CHUP	PBC	PBC	BUDGET	00001	\$0.00	\$0.00	(\$12,136.00)	\$0.00	\$0.00
COI	PBC	PBC	BUDGET	00001	\$75,000.00	\$0.00	\$0.00	\$0.00	\$0.00
Totals:					\$75,000.00	\$0.00	(\$12,136.00)	\$0.00	\$0.00



MEMORANDUM

TO: MAYOR RICHARD M. DALEY

FROM: Erin Lavin Cabonargi *ELC*

DATE: June 2, 2008

RE: Amendment One made Part of Professional Service Agreement PS 1105,
Architect of Record Services for Southwest Area Elementary School

This Amendment is to provide additional Architect of Record Services for the above-mentioned project. The fee amount for this amendment is \$12,136.00. This appointment was approved at the April 8, 2008 Board of Commissioners meeting.

CC: Pat Harney

*To the Mayor
for signature 6-10-08*

ELC/dz

**SCHEDULE C
PROJECT SCHEDULE**
Southwest
**BELMONT CRAIG AREA ELEMENTARY SCHOOL
CHICAGO, ILLINOIS**

A. Site Preparation: Schematic Design Phase:

Schematic Design: Schematic Design documents shall be completed not later than [insert date].

B. Site Preparation: Construction Documents Phase:

1. 75% Construction Documents: 75% Construction Documents shall be completed within [insert #] calendar days after completion of Schematic Design.
2. 100% Construction Documents: 100% Construction Documents shall be completed within [insert #] calendar days after completion of Schematic Design.

C. Site Preparation: Construction Phase Services:

Site Preparation work is anticipated to complete not later than [insert date].

D. Building: Schematic Design Phase:

Schematic Design: Schematic Design documents shall be completed not later than [insert date].

E. Building: Design Development Phase:

Design Development Documents shall be completed within 60 calendar days after completion of Schematic Design.

F. Building: Construction Documents Phase:

1. 60% Construction Documents: 60% Construction Documents shall be completed within [insert #] calendar days after the date of written approval of the Design Development Phase issued by the Authorized Commission Representative.
2. 90% Construction Documents: 90% Construction Documents shall be completed within [insert #] calendar days after the date Architect receives final written comments on its 60% Construction Documents Deliverable issued by the Authorized Commission Representative.
3. 100% Construction Documents: 100% Construction Documents shall be completed within [insert #] calendar days after the date Architect receives final written comments on its 90% Construction Documents Deliverable issued by the Authorized Commission Representative.

G. Building: Bid and Award Phase:

The Bid and Award phase of the project, from bid advertisement to bid opening through final contract award, is anticipated to require [insert #] calendar days to complete.

63 [1.6M] [1.9M]

H. Building: Construction Phase Services:

Construction of the Project building is anticipated to require [insert #] calendar days to complete after issuance of Notice to Proceed to the contractor.

450 [1.6M] [1.9M]

I. Building: Time of Completion

Time of completion for the Schematic Design, Design Development 60%, 90%, and 100% Construction Documents, Bid and Award, and Construction Phase Services to be provided shall be as stated above. Any time adjustments to the above phases shall be authorized in writing by the Commission.

J. The Architect

The Architect shall perform the requested services based on the terms and conditions stated in this Agreement.

Per Judy Yoder 7/6/07

Southwest

From: "Yoder, Judy" <Judy.Yoder@parsons.com>
To: <cedric.seay@cityofchicago.org>
Date: 7/6/2007 12:39 PM
Subject: Emailing: Belmont-Craigin Area Elem - Schedule C.-6-29-07pdf.pdf
Attachments: Belmont-Craigin Area Elem - Schedule C.-6-29-07pdf.pdf

<<Belmont-Craigin Area Elem - Schedule C.-6-29-07pdf.pdf>> Cedric,

Has the contracts been prepared for Belmont Craigin and Southwest ES?
The reason is that in my haste I didn't realize that I inserted a wrong date. I changed the Bid & Award Calendar days and the Construction Phase calendar days.

My apologies. The both dates need to be inserted into the Southwest ES as well.

The message is ready to be sent with the following file or link attachments:

Belmont-Craigin Area Elem - Schedule C.-6-29-07pdf.pdf

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.