

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

**THIS THIRD AMENDMENT AGREEMENT** is made and entered into as of the 10<sup>th</sup> day of March, 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 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 12<sup>th</sup> 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 VIII – ADDITIONAL RESPONSIBILITIES AND REPRESENTATIONS** is revised to add the following services:

- I. Provide design and engineering services related to planning, design, and contract administration for changing the building's gas distribution system from low pressure to medium pressure per the attached proposal.

**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 \$4,850.00 for the additional services outlined in Item 2 of this Amendment 3.

The Fixed Fee is increased to a total of \$2,046,013.00.

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.

PUBLIC BUILDING COMMISSION  
OF CHICAGO

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

ATTEST:

BY: Edgwick C. Johnson Date: 4/19/09  
Edgwick C. Johnson  
Secretary

ARCHITECT

GUAJARDO REC ARCHITECTS LLC

BY: Donald Cooper Date: 3/18/09  
Donald Cooper  
President

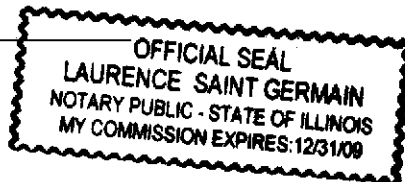
Subscribed and sworn to me this

18 day of March 2009.

Laurence Saint Germain  
Notary Public

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

(Seal of Notary)



Approved as to form and legality

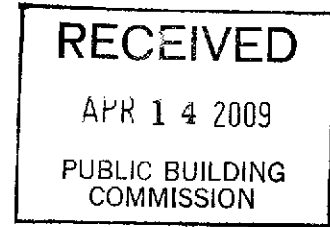
Neal & Leroy, LLC  
Neal & Leroy, LLC

1951  
MAY 11 1951  
U.S. AIR FORCE  
OFFICE OF THE  
PROSTATECTOMY  
AND  
RESECTION

OFFICE OF THE  
PROSTATECTOMY  
AND  
RESECTION  
U.S. AIR FORCE  
MAY 11 1951



**MEMORANDUM**



**TO:** MAYOR RICHARD M. DALEY  
**FROM:** Erin Lavin Cabonargi *ELC*  
**DATE:** April 8, 2009  
**RE:** Amendment Three 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 Southwest Area Elementary School. The fee amount for this amendment is \$4,850.00. This appointment was approved at the March 10, 2009 Board of Commissioners meeting.

CC: Pat Harney

ELC/dz

*3/10  
Bridged  
Okay to sign. 2 copies*



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

BOARD OF COMMISSIONERS

Chairman  
RICHARD M. DALEY  
Mayor  
City of Chicago

Treasurer  
BISHOP ARTHUR BRAZIER  
Pastor  
Apostolic Church of God

ADELA CEPEDA  
President  
A.C. Advisory, Inc.

GERY J. CHICO  
President  
Chicago Park District

DR. ROBERT B. DONALDSON II  
Forest Preserve District of Cook County

BENJAMIN REYES  
President  
DSR Group, Inc.

CYNTHIA M. SANTOS  
Commissioner  
Metropolitan Water  
Reclamation District

SAMUEL WM. SAX  
Chairman  
Financial Relations, Inc.

MICHAEL W. SCOTT  
President  
Chicago Board of Education

TODD H. STROGER  
President  
Board of Commissioners  
of Cook County

GERALD M. SULLIVAN  
City of Chicago

Executive Director  
ERIN LAVIN CABONARGI

Assistant Treasurer  
JOHN E. WILSON  
John E. Wilson, Ltd.  
Certified Public Accountants

Secretary  
EDGRICK C. JOHNSON

Assistant Secretary  
PATRICK J. HARNEY

May 5, 2009

Donald Cooper  
Guajardo REC Architects, LLC  
445 East Illinois, Suite 650  
Chicago, Illinois 60611

Re: Amendment No. Three Made Part of Professional Service Agreement  
PS1105, Architect of Record Services for Southwest Area Elementary  
School

Dear Mr. Cooper:

You are hereby notified that on March 10, 2009 the Board of Commissioners  
approved Amendment No. 3 made part of PS1105.

Enclosed, is the above-mentioned executed Amendment for your files.

Sincerely,

Deborah Burton  
Director of Procurement

DB/dz



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

**BOARD OF COMMISSIONERS**

Chairman  
**RICHARD M. DALEY**  
Mayor  
City of Chicago

Treasurer  
**BISHOP ARTHUR BRAZIER**  
Pastor  
Apostolic Church of God

**ADELA CEPEDA**  
President  
A.C. Advisory, Inc.

**GERY J. CHICO**  
President  
Chicago Park District

**DR. ROBERT B. DONALDSON II**  
Forest Preserve District of Cook County

**BENJAMIN REYES**  
President  
DSR Group, Inc.

**CYNTHIA M. SANTOS**  
Commissioner  
Metropolitan Water  
Reclamation District

**SAMUEL WM. SAX**  
Chairman  
Financial Relations, Inc.

**TODD H. STROGER**  
President  
Board of Commissioners  
of Cook County

**GERALD M. SULLIVAN**  
City of Chicago

**RUFUS WILLIAMS**  
President  
Chicago Board of Education

Executive Director  
**ERIN LAVIN CABONARGI**

Assistant Treasurer  
**JOHN E. WILSON**  
John E. Wilson, Ltd.  
Certified Public Accountants

Secretary  
**EDGRICK C. JOHNSON**

Assistant Secretary  
**PATRICK J. HARNEY**

March 16, 2009

**Donald Cooper**  
**Guajardo REC Architects LLC**  
**445 East Illinois, Suite 650**  
**Chicago, IL 60611**

**Re: Amendment No. 3**  
**Professional Service Agreement PS 1105**  
**Architect of Record Services for Southwest Area Elementary**  
**School**

Dear Mr. Cooper:

Enclosed is Amendment No. 3 to the above referenced agreement. Please return all 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



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

February 02, 2009

ADVANCE COPY BY E-MAIL

Mark Lindstrom  
The Public Building Commission of Chicago  
50 W. Washington St. 2<sup>nd</sup> Floor  
Chicago, IL 60602

Re: SWAM School – Revisions to Natural Gas Service Distribution System

Dear Mark;

We are respectfully submitting a request for additional compensation required to provide additional A/E services as follows.

1. Revise the natural gas distribution system to accommodate medium pressure service as described in the attached proposal from Primera engineering dated, February 02, 2009

Additional A/E fees requested for aforementioned services are as follow:

Primera	\$4,400
GREC Architects LLC	\$ 450
Total Requested A/E Fees	\$4,850

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

Yours truly,

GREC Architects, LLC

Dan Sumita

cc: D. Copper – GREC





February 2, 2009

Mr. Dan Sumita  
GREC Architects  
445 East Illinois Street, Suite 650  
Chicago, IL 60611

Re: **Request for Additional Services -- Gas Service Pressure Changes**  
Southwest Area Middle School

Dear Mr. Sumita:

Primera is requesting that additional services to be approved to cover our efforts to revised the construction documents and issue the necessary contract document revision bulletins to modify the design from low pressure gas service to medium pressure gas service.

Note that on November 11, 2007 and on March 6, 2008, Primera was notified by People Gas (Mr. Bob Anderson) that the site is served only by a low pressure gas main. As bid issuance occurred during April 2008, this information was the basis of Primera's design.

#### **Scope of Work/Services**

- Design changes to remove the gas boosters
- Design changes to remove the normal power feed and uninterruptable power system (UPS) for the generator gas booster
- Modify the gas pressure specifications for coordination with the utility
- Design changes to remove associated controls for the gas boosters and UPS
- Modify plans, schedules, and details
- Modify the Division 17 BAS specification to remove requirements associated with the gas booster and UPS
- Prepare the necessary sketches and narratives to support issuance of a bulletin
- Review submittals associated with the changes to the gas pressure regulator

#### **Compensation**

Primera will complete this additional work under a time and material basis in accordance with the Prime Agreement for a not-to-exceed or lump sum fee of \$4,400. We will proceed after receipt of written approval.

Should you have any questions or comments on this request, please do not hesitate to contact me.

Sincerely,

Kenneth Panucci, PE  
Sr. Vice President

Copy to: KAM



**Public Building Commission of Chicago  
Proposed Amendment Report to the Administrative and Operations Committee -  
February 27, 2009**

Amendment	Project	Consultant	Reason for the Proposed Amendment	Current Cost of Construction (including approved change orders)	Amount of the Proposed Amendment	Consultant's Fee including the Proposed Amendment Fee	Consultant's Fee including the Proposed Amendment Fee as a % of the Current Cost of Construction
1	Beverly Branch Library	Ilekis Associates (PS 981- A3) AOR	This amendment represents additional services in the amount of \$1,200.00 for the Architect of Record to provide design services related to the change from sod to groundcover in all areas except the parkway and Reading Garden as well as the change from sod to low mow grass in the parkway and Reading Garden.  The services represented in this amendment were not included in the original scope of the Professional Services Agreement.	\$6,833,681.00	\$1,200.00	\$499,580.00	7.3%
2	Southwest Area Middle School	GREC Architects (PS 1105 - A3) AOR	This amendment represents additional services in the amount of \$4,850.00 for the Architect of Record to provide design and engineering services related to planning, design, and contract administration for changing the building's gas distribution system from low pressure to medium pressure.  The services represented in this amendment were not included in the original scope of the Professional Services Agreement.	\$29,390,000.00	\$4,850.00	\$2,046,013.00	7.0%

**Public Building Commission of Chicago  
Proposed Amendment Report to the Administrative and Operations Committee -  
February 27, 2009**

Amendment	Project	Consultant	Reason for the Proposed Amendment	Current Cost of Construction (including approved change orders)	Amount of the Proposed Amendment	Consultant's Fee including the Proposed Amendment Fee	Consultant's Fee including the Proposed Amendment Fee as a % of the Current Cost of Construction
1	Beverly Branch Library	Ilakis Associates (PS 981- A3) AOR	This amendment represents additional services in the amount of \$1,200.00 for the Architect of Record to provide design services related to the change from sod to groundcover in all areas except the parkway and Reading Garden as well as the change from sod to low mow grass in the parkway and Reading Garden.  The services represented in this amendment were not included in the original scope of the Professional Services Agreement.	\$6,833,681.00	\$1,200.00	\$499,580.00	7.3%
2	Southwest Area Middle School	GREC Architects (PS 1105 - A3) AOR	This amendment represents additional services in the amount of \$4,850.00 for the Architect of Record to provide design and engineering services related to planning, design, and contract administration for changing the building's gas distribution system from low pressure to medium pressure.  The services represented in this amendment were not included in the original scope of the Professional Services Agreement.	\$29,390,000.00	\$4,850.00	\$2,046,013.00	7.0%

*Ilakis*

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

PA No.: 3

Client:	<u>Chicago Public Schools</u>	Date:	<u>02/19/2009</u>
Project Name:	<u>Southwest Area Middle School</u>	Project Number:	<u>1471 (CPS-27)</u>
Consultant:	<u>GREC Architects</u>	PS Number:	<u>1105</u>
Requestor:	<u>Mark Lindstrom</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>4,850.00</u>
	Original Consultant's Fee:	\$	<u>1,900,000.00</u>
	Previously Approved Amendments:	\$	<u>141,163.00</u>
	Current Consultant's Fee:	\$	<u>2,041,163.00</u>
	Proposed Revised Consultant's Fee:	\$	<u>2,046,013.00</u>

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

**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:**

This amendment represents additional services in the amount of \$4,850.00 for the Architect of Record to provide design and engineering services related to planning, design, and contract administration for changing the buildings gas distribution system from low pressure to medium pressure. The services represented in this amendment were not included in the original scope of the Professional Services Agreement.

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

When the school was designed medium pressure gas was not available in the area so the systems were engineered to accept a low pressure gas supply. The adjacent new Kelly Curie High School requires a medium pressure gas service so Peoples Gas is extending a medium pressure gas main to both schools. CPS prefers medium pressure when available since it eliminates the need to purchase and maintain booster pumps that are required when only low pressure is available. Additionally, the resultant switch from low pressure to medium pressure will result in a credit to the construction contract.

\_\_\_\_\_  
Recommended - Project Manager

\_\_\_\_\_  
Recommended - PBC Deputy Director for Municipal Design

\_\_\_\_\_  
Recommended - PMO Deputy Program Manager for Design Management

\_\_\_\_\_  
Recommended - PBC Deputy Director for Education Design

Attachment: Proposal