

**FIRST AMENDMENT  
ARCHITECT OF RECORD SERVICES  
SOUTHWEST AREA HIGH SCHOOL  
CONTRACT NUMBER PS 1498  
PROJECT NO.: 05140**

**THIS FIRST AMENDMENT AGREEMENT** is made and entered into as of the 26th day of April, 2010, and shall be deemed and taken as forming a part of the Agreement for Architect of Record Services for SouthWest Area High School ("Agreement by and between the **PUBLIC BUILDING COMMISSION OF CHICAGO**, a municipal corporation of the State of Illinois ("Commission") and **STR + NIA COLLABORATIVE** ("Consultant") dated March 10, 2009 with the like operation and effect as if the same were incorporated therein.

**WITNESSETH:**

**WHEREAS**, the Commission and Consultant have heretofore entered into an Agreement dated March 10, 2009, wherein the Consultant is to provide Architect of Record Services for the City of Chicago; and

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

**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. Attachment A Scope of Services** is amended to include additional Architect of Record services required for SouthWest Area High School. The scope for this service is detailed in Attachment A to this Amendment 1.

**3. Attachment B Schedule of Costs** is revised as follows:

**B.1** The Consultant shall be paid the not to exceed amount of **\$188,800.00** for the additional services outlined in Attachment B of this Amendment 1.

The Not to Exceed Fee is increased to a total of **\$4,219,000.00**.

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

The terms of the Agreement remain in full force and effect except as modified in this Amendment.

*(Signature Page follows)*

**EXECUTION PAGE**  
**FIRST AMENDMENT**  
**ARCHITECT OF RECORD SERVICES**  
**SOUTHWEST AREA HIGH SCHOOL**  
**CONTRACT NUMBER PS 1498**  
**PROJECT NO.: 05140**

IN WITNESS WHEREOF, the parties hereto have agreed and executed this Amendment No. 1.

**PUBLIC BUILDING COMMISSION**  
**OF CHICAGO**

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

ATTEST:  
BY: *Edgwick C. Johnson* Date: 6/11/2010  
Edgwick C. Johnson  
Secretary

STR + NIA COLLABORATIVE  
By: *[Signature]* Date: 4/30/10  
President

**AFFIX CORPORATE**

**SEAL, IF ANY, HERE**

County of: COOK

State of: IL

Subscribed and sworn to before me by \_\_\_\_\_ and \_\_\_\_\_

on behalf of Consultant this 30 day of April, 2010.

*Theresa S Studnicka*  
Notary Public

My Commission expires:

(SEAL OF NOTARY)



Approved as to form and legality

*Jaacinta Epling* Date: 5/27/10  
Neal & Leroy, LLC

**ATTACHMENT A**  
**SCOPE OF WORK**

**FIRST AMENDMENT**  
**ARCHITECT OF RECORD SERVICES**  
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**(SCOPE OF WORK FOLLOWS THIS PAGE)**

## **SCOPE OF SERVICES**

### **I. Public Right of Way Work (PROW):**

The area Includes site preparation work on 77th Street, S. Homan Avenue. and future street opening around site at 75th Street and Spaulding Avenue. A. The drawing set will describe the Site Demolition and Earthwork as follows:

- 1) Locating selectively the removal and partial demolition of existing curbs, building foundations, railroad spurs, concrete pads and any structures in the way of the preparation of the site for PROW work and the new construction. Any material such as asphalt or concrete will be hauled off to recycling facilities. Other unsuitable debris will be hauled off to treatment facility per Management Environmental Consultant's recommendations;
- 2) The PROW will be excavated to 24" below grade of future pavement, 18" below grade of future sidewalks, and 36" below grade of future parkways on new 75th Street and Spaulding Avenue; the geotechnically unsuitable soli will be disposed on the adjacent property, and the environmentally unsuitable soil will hauled off to treatment facility per Management Environmental Consultant's recommendations.
- 3) Backfilling of the new PROW around site at 75th St. and Spaulding Ave. and provide Landscape mix for planting at Homan Avenue East and West, new Spaulding Avenue East and West, and new 751h Street South.

The drawing set will describe the preparation of the new PROW around site for the new paving, landscaping, plumbing and electrical as follow: 1/ Asphalt roadway paving is composed of 1-1/2" surface course over 1-1/2" binder course over 7" base course on 6" sub base at Homan Ave" new Spaulding Avenue and new 75th Street. 2/ Street work will include curb and gutter replacement at Homan Ave. new Spaulding Avenue and new 751h Street, sidewalks at Homan Avenue East and West. new Spaulding Avenue East and West and new 751h Street South.

- 4) Sidewalk work will include ramps and courtesy walks.
- 5) Striping, and signage will be provided.
- 6) Landscape work will Include restoration of parkway trees at Homan Avenue East 25' on centers, new Spaulding Avenue 25' on centers West and 50' on centers East and new 75Th Street 25'on centers South.
- 7) Site Plumbing work will Include underground structures at Homan Avenue, Spaulding Avenue and 751h Street, Installation of water mains at Spaulding and 751h Street per Department of Water Management's recommendations, fire hydrants per Fire Department's recommendation, sewer mains at Spaulding and 75<sup>th</sup> Street per Department of Water Management's recommendations; and
- 8) Street lighting will be coordinated by the PBC with Bureau of Electricity. When information is available. AOR team will incorporate Electrical lighting layout to their backgrounds.

### **II. Site Preparation Work:**

The drawing set will describe the Site Demolition and Earthwork as follows:

- 1) Erection of a 2 stage construction fence for separation between the site work and the PROW work composed of a slit fence and a temporary chain link fence.
- 2) Locating and estimating selectively the removal, partial demolition or complete removal of existing buildings foundations, railroad spurs, concrete pads and any structures or obstacle in the way of the preparation of the site for the athletic fields and the new building footprint. Geotechnically unsuitable soil (depths ranging from minus 4 to minus 12 feet) within the eastern portion of the

future building footprint will be removed and spread at the adjacent site. New materials that are geotechnically suitable will be brought to the site and compacted to 95% of the modified proctor. Any debris environmentally suitable will be hauled off to recycling facilities. Other environmentally unsuitable debris will be hauled off to treatment facility per Management Environmental Consultant's recommendations.

- 3) Coordinating selective removal- partial or entire- demolition and disposal of foundation or any other obstacle conflicting with the anticipated geothermal grid location.
- 4) The site will be entirely excavated 12" at the athletic fields, the parking area, the landscape areas and the new building footprint; the geotechnically unsuitable soil will be disposed on the East adjacent property. and the environmentally unsuitable soil will be hauled off to a treatment and cleaning facility per environmental consultant's recommendations, and the geotechnically suitable soils will be relocated on site as backfill under within the new building footprint.
- 5) The Environmental Remediation will be coordinated, specified and supervised by Management Environmental Consultant for any work with impacted soil management. The Information above reflects our understanding of the Intended scope and sequencing of the Site Preparation and Public Right of Way work for the Southwest Area High School project. Additional items may be added or removed from this scope as further information is gathered from site Investigation, discussions with City of Chicago utility authorities, and from the review of the JOC program.

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**ATTACHMENT A  
SCOPE OF WORK**

**FIRST AMENDMENT  
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The Scope of Services includes, but is not limited to, providing professional design services for Public-Right-Of-Way scope of work, including site demolition and earthwork, new paving, landscaping, plumbing and electrical work.

*[Handwritten signature]* - 4/30/10

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*Theresa Studnicka  
4-30-2010*



**ATTACHMENT B**  
**SCHEDULE OF COST**  
**FIRST AMENDMENT**  
**ARCHITECT OF RECORD SERVICES**  
**SOUTHWEST AREA HIGH SCHOOL**  
**CONTRACT NUMBER PS 900**  
**PROJECT NO.: 10010**

The Commission shall pay the Consultant for the satisfactory performance of the Services a **Not to Exceed Fee ("Fee")** of \$188,800.00 for all work included in Attachment A.

 4/30/10

Theresa Studnicka  
4-30-2010

