

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

**THIS SECOND AMENDMENT AGREEMENT** is made and entered into as of the 9th day of November, 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 Board of Education of 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. Pursuant to Schedule A - Scope of Services, Section IV. Additional Services, the Consultant shall perform the following Additional Services required for Southwest Area High School:**

**2.1. Design Change to the Southwest Area High School -- Consultant will modify the design to incorporate the following:**

- 2.1.1. Design and engineering services associated with revision of pre-cast concrete floor structure.
- 2.1.2. Design and engineering services associated with the re-design of the foundation system.
- 2.1.3. Design services associated with the design of a multi-use studio space.
- 2.1.4. Design and engineering services associated with fenestration revisions.
- 2.1.5. Design and engineering services associated with re-design of HVAC system.
- 2.1.6. Design services associated with new scope of site development.
- 2.1.7. Design and engineering services associated with work at the Public Right of Way

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

**3.1. Section I. Architect's Fee is revised as follows:**

**3.1.1 The Commission shall pay the Consultant for the satisfactory performance of the Additional Services outlined in Item 2.1.1 above for a lump sum amount of \$58,940.00**

**3.1.2 The Commission shall pay the Consultant for the satisfactory performance of the Additional Services outlined in Item 2.1.2 above for a lump sum amount of \$20,700.00**

- 3.1.3 The Commission shall pay the Consultant for the satisfactory performance of the Additional Services outlined in Item 2.1.3 above for a lump sum amount of \$59,630.00
- 3.1.4 The Commission shall pay the Consultant for the satisfactory performance of the Additional Services outlined in Item 2.1.4 above a lump sum amount of \$34,190.00
- 3.1.5 The Commission shall pay the Consultant for the satisfactory performance of the Additional Services outlined in Item 2.1.5 above for a lump sum amount of \$56,520.00
- 3.1.6 The Commission shall pay the Consultant for the satisfactory performance of the Additional Services outlined in Item 2.1.6 above for a lump sum amount of \$23,343.00
- 3.1.7 The Commission shall pay the Consultant for the satisfactory performance of the Additional Services outlined in Item 2.1.7 above for a lump sum amount of \$9,432.00
4. The Consultant shall be paid the lump sum amount of **\$262,755.00** for the Additional Services outlined in Item 2.1 above.
5. **Schedule D – Compensation of the Architect**
- 5.1 Pursuant to **Schedule D - Section IV. Reimbursable Expenses, Item C** is amended to increase the compensation to the Consultant for the Reimbursable Expenses incurred for performing the following Additional Services:
- 5.1.1 The Commission shall increase the Consultant's Reimbursable Expenses by \$18,000.00 on a lump sum basis for the satisfactory performance of Additional Services outlined in Item 2.1.1.
- 5.1.2 The Commission shall increase the Consultant's Reimbursable Expenses by \$3,000.00 on a lump sum basis for the satisfactory performance of Additional Services outlined in Item 2.1.3.
- 5.1.3 The Commission shall increase the Consultant's Reimbursable Expenses by \$10,200.00 on a lump sum basis for the satisfactory performance of Additional Services outlined in Item 2.1.5.
6. The Consultant's Reimbursable Expenses shall be increased by **\$31,200.00** for the additional reimbursable consultant services outlined in Item 2.1 above.

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 2.

*(Signature Page follows)*

**EXECUTION PAGE**  
**SECOND 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. 2.

**PUBLIC BUILDING COMMISSION OF CHICAGO**

BY: *Richard M. Daley*  
Richard M. Daley  
Chairman

Date: \_\_\_\_\_

ATTEST:

BY: *Edgwick C. Johnson*  
Edgwick C. Johnson  
Secretary

Date: 12/23/10

**ARCHITECT - STR + NIA COLLABORATIVE:**

By: *Jan Taniguchi*  
Jan Taniguchi, Principal

Date: 12/2/10

By: *Anthony Akindele*  
Anthony Akindele, Principal

Date: 12/2/10

**AFFIX CORPORATE**

**SEAL, IF ANY, HERE**

County of: Cook

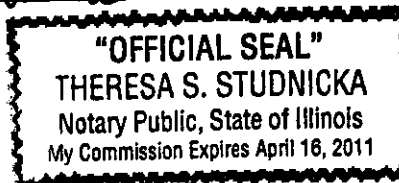
State of: Illinois

Subscribed and sworn to before me by Jan Taniguchi and Anthony Akindele  
on behalf of Consultant this 2<sup>nd</sup> day of Dec, 2010.

Theresa S Studnicka  
Notary Public

My Commission expires: 4-16-2011

(SEAL OF NOTARY)



Approved as to form and legality

*Jacinta Epling*  
Neal & Leroy, LLC

Date: 12-20-10

**ATTACHMENT A  
SCOPE OF WORK**

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



STR PARTNERS LLC  
350 WEST ONTARIO, SUITE 200  
CHICAGO ILLINOIS 60654  
P. 312.464.1444

NIA ARCHITECTS INC  
1130 SOUTH WABASH, SUITE 200  
CHICAGO ILLINOIS 60605  
P. 312.431.9515

September 28, 2009

Mr. John Lupinos  
Project Manager - PMO  
Public Building Commission of Chicago  
Richard J. Daley Center  
50 W. Washington, Room 200  
Chicago IL 60602

By email: [john.lupinos@cityofchicago.org](mailto:john.lupinos@cityofchicago.org)

Re: **Southwest Area High School, Additional Service Request #3** – Amend Prototype to Revise the Structural Framing system  
PBC Contract #PS1498, PBC Project #05140

Dear Mr. Lupinos:

During the course of the project, STR Partners has been requested to revise the structural system employed at both Kelly Curie Gage and South Shore High Schools. Prior to the Southwest Area High School kick-off meeting, the PBC requested STR+Nia visit the site of Kelly Curie HS and discuss the precast structural system with the PBC Construction PM as well as the General Contractors on site. These on-site team members shared concerns regarding the difficulty in coordinating the precast with the mechanical systems and the expense of the precast and calsson system at the main level classroom wing.

Furthermore, during the lessons-learned discussion with the PBC, CPS and the Design Architect, it was recommended that the precast concrete system for the main level be eliminated. Issues with coordinating the structure with the mechanical ductwork on the third floor and duct penetration conflicts in other areas were also attributed to the precast concrete system; thus putting into question the precast system in its entirety.

As a result, STR+Nia has investigated with CE Anderson, the structural engineer, and proceeded with revising the structural system to a composite slab with steel framing system in lieu of the precast concrete.

In doing so, disciplines in addition to structural are affected directly. The largest impact of this revision is that there can no longer be exposed structure, but a suspended acoustical ceiling is needed. This affects architectural design work and detailing in all spaces. It also impacts the lighting design significantly.

For the work described above we are requesting modification to our contract as summarized below:

|   |          |
|---|----------|
| Base Proposal - Design/Engineering:       | \$58,940 |
| Base Proposal - Reimbursable Consultants: | \$18,000 |



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NIA ARCHITECTS INC  
1130 SOUTH WABASH, SUITE 200  
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January 6, 2010

Mr. John Lupinos  
Project Manager - PMO  
Public Building Commission of Chicago  
Richard J. Daley Center  
50 W. Washington, Room 200  
Chicago IL 60602

By email: [john.lupinos@cityofchicago.org](mailto:john.lupinos@cityofchicago.org)

Re: **Southwest Area High School, Additional Service Request #6** – Foundation Design due to Delay in Geotech and Water Table Information to Design Team  
PBC Contract #PS1498, PBC Project #05140

Dear Mr. Lupinos:

Early in the process the site's ground water hydrology was identified as an important issue affecting design. The prototype design utilizes a large below grade level for gymnasium, lockers, stage, swimming pool and other core spaces. Structurally, four systems are affected by how ground water is present: 1) lateral design of the entire basement retaining wall, 2) the basement floor slab, 3) the design of the swimming pool vessel, and related to this area, 4) footing designs in the area of the deep swimming pool vessel.

The first Geotechnical Subsurface Investigation Report (as a draft) was dated July 25, 2009. The report did not describe ground water behavior sufficiently for a basis of design. Requests were made for more complete hydrologic information that would serve as a basis for foundation, slab, and pool design. The geotechnical consultant performed some additional on-site testing. The Final Report and Addendum were not received until September 25 and 28, 2009 respectively. This supplemental information, however, did not include foundation design recommendations resulting in additional meetings and requests. Meetings with EPI, Geosyntec, and PBC are still on going.

During this time, milestone deadlines for SWAHS were scheduled requiring our structural team to make certain assumptions in order to provide a foundation design for the design team to use in preparing the documents. These assumptions occurred prior to the Final Geotechnical Report and Addendum.

Therefore, CEA is providing us with a proposal to recuperate time now required to redesign the foundation walls, retaining walls, footings and details to meet the now specified hydrology.

The changes described above affect the structural discipline. For this work we are requesting modification to our contract as summarized below:

Base Proposal - Design/Engineering: \$20,700



SWAHS - ASR #3  
PBC Contract #PS1498, Project #05140  
September 28, 2009  
Page 2 of 2

Base Proposal - Reimbursable Consultants: \$0,000

If you have any questions regarding this letter agreement or any other matter relating to this project, please do not hesitate to call me. Again, thank you for this opportunity to serve your and continue our relationship with the Public Building Commission.

STR Partners LLC

  
Jennifer Costanzo, AIA LEED® AP  
Principal

**ACCEPTED**  
Public Building Commission

by: \_\_\_\_\_

title: \_\_\_\_\_

date: \_\_\_\_\_

cc: Colby Lewis, STR  
Theresa Studnicka, STR

attach:



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NIA ARCHITECTS INC  
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September 21, 2009  
**October 6, 2009 - Revised**

Mr. John Lupinos  
Project Manager - PMO  
Public Building Commission of Chicago  
Richard J. Daley Center  
50 W. Washington, Room 200  
Chicago IL 60602

By email: [john.lupinos@cityofchicago.org](mailto:john.lupinos@cityofchicago.org)

Re: **Southwest Area High School, Additional Service Request #2 REVISED 20091006** –  
Amend Prototype to include Wrestling Room and Dance Studio  
PBC Contract #PS1498, PBC Project #05140

Dear Mr. Lupinos:

During the course of the project, STR Partners has been requested to perform additional work above the base scope of the project. The additional work was originally a request to include a Dance Studio on the Main Level and a Wrestling Room on the Lower Level. The request originated at the July 13, 2009 SD Comment Review Meeting; a lower level layout was selected by CPS on August 5, 2009. STR+Nia proceeded with work based on these decisions.

On September 10, 2009, STR+Nia learned that, after further review CPS, has requested the lower level plan be reverted to the layout having no separate wrestling room as provided in the Concept Package. Additionally, the Dance Studio on the Main Level shall be enlarged to provide multipurpose space for both dance and wrestling as indicated in STR+Nia's SD submittal.

Thus, the additional work encompasses the following:

- 1) The effort expended to date to amend the prototype layout to accommodate a separate wrestling room located in the lower level.
- 2) The effort expended to date to amend the prototype layout to accommodate a dance studio on the main level.
- 3) Revisions to revert the lower level plan to the concept package layout.
- 4) Revisions to the main level to incorporate the Multipurpose Room for combined wrestling and dance – **enlarged from the DD drawings to accommodate wrestling mats.**

This work affects many professional design disciplines including but not limited to architectural, structural, Mechanical, Electrical, Plumbing, Fire Protection, and Lighting Design.





For the work described above we are requesting modification to our contract as summarized below:

Base Proposal - Design/Engineering

Effort expended on separate wrestling and Dance \$26,480

Effort required to revert lower level and develop the multipurpose room on the main level \$33,150

Base Proposal - Reimbursable Consultants

Effort required to revert lower level and develop the multipurpose room on the main level \$3,000

If you have any questions regarding this letter agreement or any other matter relating to this project, please do not hesitate to call me. Again, thank you for this opportunity to serve your and continue our relationship with the Public Building Commission.

STR Partners LLC

**ACCEPTED**  
 Public Building Commission

by: \_\_\_\_\_

title: \_\_\_\_\_

Jennifer Costanzo, AIA LEED® AP  
 Principal

date: \_\_\_\_\_

cc: Colby Lewis, STR  
 Theresa Studnicka, STR

attach:



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P. 312.431.9516

September 28, 2009

**December 21, 2009 - Revised**

Mr. John Lupinos  
Project Manager - PMO  
Public Building Commission of Chicago  
Richard J. Daley Center  
50 W. Washington, Room 200  
Chicago IL 60602

By email: [john.lupinos@cityofchicago.org](mailto:john.lupinos@cityofchicago.org)

**Re: Southwest Area High School, Additional Service Request #4 – Amend Prototype to Revise the Exterior Fenestration at Classrooms  
PBC Contract #PS1498, PBC Project #05140**

Dear Mr. Lupinos:

During the course of the project, STR Partners has been requested to investigate and amend the concept package design in order to provide greater daylight into the classroom spaces.

During the LEED Charette and early Weekly Design Meetings, CPS and the PBC LEED Coordinator requested the AOR team to review the classroom exterior fenestration and provide alternatives with the goal of increasing the amount of daylight into those rooms without diverging from the design intent.

STR+Nia has met this request with revised elevations as presented to and approved by PBC and CPS as of June 2009. These revised openings for glazing affect the structural design requiring engineering to determine the proper lintel design.

The changes described above affect architectural and structural disciplines. For this work we are requesting modification to our contract as summarized below:

|   |          |
|---|----------|
| Base Proposal - Design/Engineering:       | \$34,190 |
| Base Proposal - Reimbursable Consultants: | \$0,000  |



SWANS - ASR #3  
PBC Contract #PS1498, Project #05140  
September 28, 2009  
Page 2 of 2

The changes described above affect the architectural and landscape disciplines. For this work we are requesting modification to our contract as summarized below:

|   |          |
|---|----------|
| Base Proposal - Design/Engineering:       | \$23,343 |
| Base Proposal - Reimbursable Consultants: | \$0,000  |

If you have any questions regarding this letter agreement or any other matter relating to this project, please do not hesitate to call me. Again, thank you for this opportunity to serve your and continue our relationship with the Public Building Commission.

STR Partners LLC

**ACCEPTED**  
Public Building Commission

by: \_\_\_\_\_

Jennifer Costanzo, AIA LEED® AP  
Principal

title: \_\_\_\_\_

date: \_\_\_\_\_

cc: Colby Lewis, STR  
Theresa Studnicka, STR

attach:



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September 14, 2010

Mr. David Earnhart  
Project Manager--PMO  
Public Building Commission of Chicago  
Richard J. Daley Center  
50 W. Washington, Room 200  
Chicago IL 60602

By email: [david.earnhart@cityofchicago.org](mailto:david.earnhart@cityofchicago.org)

Re: **Southwest Area High School, Additional Service Request #8** -- Amend PROW  
scope to include Resurfacing of W. 77<sup>th</sup> Street  
PBC Contract #PS1498, PBC Project #05140

Dear Mr. Earnhart:

During the course of the project, our contract has been amended to include work related to the Public Right of Way at the perimeter of this site.

On August 9, 2010 a meeting was held with CDOT, PBC, Terra Engineering, and FH Paschen (the AOR was not informed of this meeting). During this meeting, the PBC requested that W. 77<sup>th</sup> Street be resurfaced as part of this PROW scope of work to be completed by CDOT's work forces. This scope was asked to be included in the 100%CD documents to be submitted for CDOT review by the end of August.

Subsequent to this meeting, as Terra Engineering coordinated the additional scope with CDOT, it was determined that CDOT's scope is required to indicate the removal/replacement and creation of ALL corner ADA ramps abutting the resurface. This affects (2) ramps at W. 77<sup>th</sup> Street and S. Homan, (4) ramps at W. 77<sup>th</sup> Street and Christiana, and (4) ramps at W. 77<sup>th</sup> Street and Spaulding.

Therefore, we are submitting this request for additional services to accommodate all coordination required to construct this work involving the ADA ramps, repaving of W. 77<sup>th</sup> Street and restriping of W. 77<sup>th</sup> Street. Plans and details, specifications, coordination meetings, permitting and administration are included in this request. Please note that survey information, which has been requested, is required in order to complete the engineering of this additional work.

For this work we are requesting modification to our contract as summarized below:

|   |            |
|---|------------|
| Base Proposal - Design/Engineering:       | \$9,432.00 |
| Base Proposal - Reimbursable Consultants: | \$0,000    |