

**AMENDMENT ONE  
CONSTRUCTION MANAGEMENT RISK (CMAR) SERVICES  
ROGERS ELEMENTARY SCHOOL ANNEX AND RENOVATIONS  
CONTRACT NUMBER PS3021F**

This Amendment to Agreement Number **PS3021F** ("**Amendment**") is entered into as of February 21, 2020 by and between the **Public Building Commission of Chicago**, a municipal corporation organized and operating under the Constitution of the State of Illinois and having its principal office at Room 200, Richard J. Daley Center, 50 West Washington Street, Chicago, Illinois 60602 ("**Commission**"), and **Henry Bros. Co.** with offices located at 9821 South 78<sup>th</sup> Avenue, Hickory Hills, Illinois ("**HBC**" or "**Construction Manager**") and hereby amends the Agreement for the Rogers Elementary School (the "**Agreement**") dated December 11, 2018, between the Commission and the Construction Manager as further set forth herein. Collectively, PBC and HBC or Construction Manager are referred to herein as the "**Parties**."

**RECITALS**

**WHEREAS**, the Commission, on behalf of the Chicago Public Schools ("**CPS**"), has undertaken the renovation, rehabilitation, improvement, and construction of the Rogers Elementary School (the "**Project**") located at 7345 North Washtenaw Avenue, Chicago, Illinois; and

**WHEREAS**, the Commission requires certain construction manager services ("**Services**") described in this Agreement for the Project; and

**WHEREAS**, at its annual meeting on October 1, 2018, the Board of Commissioners of the Public Building Commission of Chicago (PBC Board) approved a partial undertaking for the Project; and

**WHEREAS**, at its regular meeting on December 11, 2018, the PBC Board approved the appointment of HBC to be the Construction Manager for the Project; and

**WHEREAS**, the Commission approved an Initial Guaranteed Maximum Price ("**GMP**") of \$10,100,000 with HBC for the Project; and

**WHEREAS**, the Commission and Construction Manager desire to amend the Agreement to establish a revised GMP in the amount of **\$16,160,000.00** (including the \$10,100,000 previously approved) as provided in this Amendment that is within the amount that has been authorized by the PBC Board for the Project; and;

**AMENDMENT ONE  
CONSTRUCTION MANAGEMENT RISK (CMAR) SERVICES  
ROGERS ELEMENTARY SCHOOL ANNEX AND RENOVATIONS  
CONTRACT NUMBER PS3021F**

**NOW THEREFORE**, in exchange for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the Commission and Construction Manager, the Parties hereby agree to amend the Agreement and establish the Project GMP as follows:

**AMENDMENT**

**I. TERMS AND CONDITIONS**

The recitals set forth are hereby incorporated in and made a part of the Agreement.

**II. COMPENSATION**

**DELETE** the form in Exhibit H of the Agreement "Initial Guaranteed Maximum Project Cost" and **REPLACE** with the "Partial Guaranteed Maximum Project Cost"

*(Remainder of the page is intentionally left blank)*

# PARTIAL GUARANTEED MAXIMUM PROJECT COST

**Henry Bros.**

**Rogers Elementary School Annex and Renovations - PS3021F**

**Amendment One**

DESCRIPTION	COST
1. General Conditions	<b><u>\$891,738.00</u></b>
2. Payment and Performance Bond & Insurance	
Payment and Performance Bond	\$164,772.00
Insurance	\$172,809.00
	<b><u>\$337,581.00</u></b>
3. Construction (A+B)	
A. Pre-Construction Services	<u>\$176,386.00</u>
B. Cost of the Work	
Cost of Construction (General Requirements + Cost of Construction)	<u>\$11,988,601.83*</u>
Site Work Allowance	\$100,000.00
Moisture Mitigation Allowance	\$151,030.00
CCTV Allowance	\$100,000.00
Environmental Allowance	\$25,000.00
CM's Contingency	\$350,000.00
Commission's Contingency	\$1,500,000.00
C. Allowances and Contingencies TOTAL	<u>\$2,226,030.00*</u>
TOTAL Cost of the Work (Pre-Construction, Cost of Construction + Allowances + CM Contingency + Commission's Contingency) (A+B+C)	<u>\$14,391,017.83*</u>
*Changes in Cost of Work from the Initial GMP	<b><u>\$14,391,017.83</u></b>
4. Construction Manager's Fee (percentage of the total value of line 3)	3.75%
	<b><u>\$539,663.17</u></b>
The Guaranteed Maximum Project Cost Proposal will be the added values of Lines 1 + 2 + 3 + 4	<b><u>\$16,160,000</u></b>

<sup>1</sup> Unused portions of all dollars including contingencies and allowances will be returned to the Project's budget and ultimately, the User Agency (CPS)

Signature: William A. Cully

Date: 2/26/20

AMENDMENT ONE  
CONSTRUCTION MANAGEMENT RISK (CMAR) SERVICES  
ROGERS ELEMENTARY SCHOOL ANNEX AND RENOVATIONS  
CONTRACT NUMBER PS3021F

IN WITNESS WHEREOF, the parties hereto have agreed and executed this Amendment 1.

ATTEST:  
PUBLIC BUILDING COMMISSION OF CHICAGO

[Signature]  
Chairman

[Signature]  
Secretary

Date: 03.26.2020

Approved as to form and legality:

[Signature]  
Neal & Leroy, LLC

Date: 3/10/2020

CONSTRUCTION MANAGER:

Henry Bros. Co.

[Signature]

President or Authorized Designee

2/26/20  
Date

AFFIX CORPORATE  
SEAL, IF ANY, HERE

County of Cook  
State of Illinois

Subscribed and sworn to me this 26th day of Feb, 2020

[Signature]  
Notary Public

My Commission expires 4/22/22  
(SEAL OF NOTARY)

