AMENDMENT THREE
CONSTRUCTION MANAGEMENT RISK (CMAR) SERVICES
GWENDOLYN BROOKS COLLEGE PREPARATORY ACADEMY HIGH SCHOOL
CONTRACT NUMBER PS3025A

This Amendment to Agreement Number **PS3025A ("Amendment")** is entered into as of November 9, 2022 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 **Bowa Construction** with offices located at 7050 South Stony Island Avenue, Chicago, Illinois ("BOWA" or "Construction Manager") and hereby amends the Agreement for the Gwendolyn Brooks College Preparatory Academy High School (the "Agreement") dated February 13, 2019, between the Commission and the Construction Manager as further set forth herein. Collectively, PBC and BOWA 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 Gwendolyn Brooks College Preparatory Academy High School (the **"**Project") located at 250 East 111th Street, 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 February 13, 2019, the PBC Board approved the appointment of BOWA to be the Construction Manager for the Project; and

WHEREAS, the Commission approved an Initial Guaranteed Maximum Price ("GMP") of $3,160,000 with BOWA for the Project; and

WHEREAS, the Commission approved a Partial Guaranteed Maximum Price ("GMP") of $7,300,000 with BOWA for the Project; and

WHEREAS, the Commission approved an Amendment Two Guaranteed Maximum Project Cost ("GMP") of $7,643,050 with BOWA for the Project; and

WHEREAS, the Commission and Construction Manager desire to amend the Agreement to establish a revised GMP in the amount of **$7,479,338.56** (including the previously approved) as provided in this Amendment that is within the amount that has been authorized by the PBC Board for the Project; and;

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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 "Amendment Two Guaranteed Maximum Project Cost" and **REPLACE** with the "Amendment Three Guaranteed Maximum Project Cost"

(Remainder of the page is intentionally left blank)

GUARANTEED MAXIMUM PROJECT COST

Bowa Construction

Amendment 3

Gwendolyn Brooks College Preparatory Academy High School Athletic Amenities - PS3025A

DESCRIPTION		COST
1. General Conditions		**$708,927.10**
2. Payment and Performance Bond & Insurance		**$151,538.30**
Payment and Performance Bond	$70,156.62	
Insurance	$81,381.68	
3. Construction (A+B)		**$6,315,718.66**
A. Pre-Construction Services	$60,280.00	
B. Cost of the Work		
Cost of Construction (General Requirements + Cost of Construction)	$5,612,529.52	
Site Work Allowance	$136,344.15	
CM's Contingency	$161,290.82	
Commission's Contingency	$345,274.17	
C. Allowances and Contingencies TOTAL	$642,909.14	
TOTAL Cost of the Work (Pre-Construction, Cost of Construction + Allowances + CM Contingency + Commission's Contingency) (A+B+C)	**$6,315,718.66**	
4. Construction Manager's Fee (percentage of the total value of line 3)	4.80%	**$303,154.50**
The Guaranteed Maximum Project Cost Proposal will be the added values of Lines 1 + 2 + 3 + 4		**$7,479,338.56**

[1] Unused portions of all contingencies and allowances will be returned to the Project's budget and ultimately, the User Agency (CPS)

CM Signature: _____

Date: 11/15/22

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IN WITNESS WHEREOF, the parties hereto have agreed and executed this Amendment 3.

ATTEST:
PUBLIC BUILDING COMMISSION OF CHICAGO

Lori E. Lightfoot
Mayor Lori E. Lightfoot
Chairman

May Pat Witty
Secretary

Date: 11/21/22.

Approved as to form and legality:

Anne L. Fredd
Neal & Leroy, LLC

Date: 11-18-2022

CONSTRUCTION MANAGER:

Bowa Construction

President or Authorized Designee

11/15/22
Date

AFFIX CORPORATE
SEAL, IF ANY, HERE

County of Cook
State of ILLINOIS

Subscribed and sworn to me this 15th day of November, 2022.

Notary Public Signature

My Commission expires: 07/19/2026
(SEAL OF NOTARY)

OFFICIAL SEAL
JENNIFER M ESPINOZA
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES July 19, 2026