

**AMENDMENT ONE
CONSTRUCTION MANAGEMENT RISK (CMAR) SERVICES
CORLISS HIGH SCHOOL
CONTRACT NUMBER PS3025B**

This Amendment to Agreement Number **PS3025B**("Amendment") is entered into as of February 26, 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 **F.H. Paschen, S.N. Nielsen & Associates, LLC** with offices located at 5515 North East River Road, Chicago, Illinois ("Paschen" or "Construction Manager") and hereby amends the Agreement for the Corliss High School (the "Agreement") dated December 12, 2018, between the Commission and the Construction Manager as further set forth herein. Collectively, PBC and Paschen 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 Corliss High School (the "Project") located at 821 East 103rd 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 December 18, 2018, the PBC Board approved the appointment of Paschen to be the Construction Manager for the Project; and

WHEREAS, the Commission approved an Initial Guaranteed Maximum Price ("GMP") of \$7,410,000 with Paschen for the Project; and

WHEREAS, the Commission and Construction Manager desire to amend the Agreement to establish a revised GMP in the amount of \$16,170,000 (including the \$7,410,000 previously approved) as provided in this Amendment that is within the amount that has been authorized by the PBC Board for the Project; and;

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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 "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

F.H. Paschen, S. N. Nielsen & Associates, LLC

Corliss High School Renovations - PS3025B

Amendment One

DESCRIPTION		COST
1. General Conditions		<u>\$967,311.52</u>
2. Payment and Performance Bond & Insurance		
Payment and Performance Bond	\$161,700.00	
Insurance	\$161,700.00	
Subcontractor Default Insurance	\$196,752.45	
		<u>\$520,152.45</u>
3. Construction (A+B)		
A. Pre-Construction Services	<u>\$171,913.00</u>	
B. Cost of the Work		
Cost of Construction (General Requirements + Cost of Construction)	<u>\$11,711,454.65*</u>	
Environmental Allowance	\$75,000.00	
CCTV Allowance	\$25,000.00	
Roof Decking Allowance	\$600,000.00	
Masonry Repair Allowance	\$200,000.00	
CM's Contingency	\$500,000.00	
Commission's Contingency	\$700,000.00	
C. Allowances and Contingencies TOTAL	<u>\$2,100,000.00*</u>	
TOTAL Cost of the Work (Pre-Construction, Cost of Construction + Allowances + CM Contingency + Commission's Contingency) (A+B+C)	<u>\$13,983,367.65*</u>	
*Changes in Cost of Work from the Initial GMP		<u>\$13,983,367.65</u>
4. Construction Manager's Fee (percentage of the total value of line 3)	<u>5.0%</u>	<u>\$699,168.38</u>
The Guaranteed Maximum Project Cost Proposal will be the added values of Lines 1 + 2 + 3 + 4		<u>\$16,170,000</u>

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

Signature: 

Date: 2.26.20

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

**ATTEST:
PUBLIC BUILDING COMMISSION OF CHICAGO**

Louis E. Sinfelt
Chairman

Caryn E. Sinfelt
Secretary

Date: 03.26.2020

Approved as to form and legality:

Anne L. Zredl
Neal & Leroy, LLC

Date: 3/10/2020

CONSTRUCTION MANAGER:

F.H. Paschen, S.N. Nielsen & Associates LLC

James V. Blair
President or Authorized Designee JAMES V. BLAIR

2.26.20
Date

AFFIX CORPORATE
SEAL, IF ANY, HERE

County of Cook
State of Illinois

Construction Managers subscribed and sworn to me this 26th day of February, 2020.

[Signature]
Notary Public Signature

My Commission expires: 10/11/22
(SEAL OF NOTARY)

