

**AMENDMENT ONE**  
**CONSTRUCTION MANAGEMENT RISK (CMAR) SERVICES**  
**North Park Village (NPV) Gymnastics Center - Building B**  
**CONTRACT NUMBER PS3076**

This Amendment to Agreement Number **PS3076** (“**Amendment**”) is entered into as of April 18, 2025 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 Richard J. Daley Center, 50 West Washington Street, Room 200, Chicago, Illinois 60602 (“**Commission**”), and **All Construction Group**, located at 1425 S. 55<sup>th</sup> Ct, Cicero, Illinois (“**ALL**” or “**Construction Manager**”) and hereby amends the Agreement for the **North Park Village (NPV) Gymnastics Center – Building B** (the “**Agreement**”) dated **April 25, 2022**, between the Commission and the Construction Manager as further set forth herein. Collectively, PBC and **ALL** or Construction Manager are referred to herein as the “**Parties**.”

**RECITALS**

**WHEREAS**, the Commission, on behalf of the Department of Assets, Information and Systems (“**AIS**”) now known as the Department of Fleet and Facilities (“**2FM**”), has undertaken the renovation, rehabilitation, improvement, and construction of the **North Park Village (NPV) Gymnastics Center – Building B** (the “**Project**”) located at 5801 N. Pulaski Road, 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 6, 2021, the Board of Commissioners of the Public Building Commission of Chicago (PBC Board) approved a partial undertaking in the amount of \$1,200,000 for the Project; and

**WHEREAS**, at its regular meeting on April 25, 2022, the PBC Board approved the appointment of **ALL** to be the Construction Manager for the Project; and

**WHEREAS**, the Commission approved the Guaranteed Maximum Project Cost Proposal (“**GMP**”) of \$755,375 with **ALL** for the Project; and

**WHEREAS**, the IGA Project Notification Form executed on September 26, 2024 by 2FM and the Office of Budget Management reallocated funds previously approved for all North Park Village Projects and provided additional funding for a revised funding authority of \$2,151,000 for NPV Gymnastics Center Building B; and

**WHEREAS**, the Commission and Construction Manager desire to amend the Agreement to establish a revised GMP in the amount of **\$1,600,000** 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 “Guaranteed Maximum Project Cost Proposal” and **REPLACE** with the “Amendment One Guaranteed Maximum Project Cost”

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**GUARANTEED MAXIMUM PROJECT COST PROPOSAL**  
**PS3076: NPV Gymnastics Center (Building B)**  
**ALL Construction Group**

DESCRIPTION	COST
1. General Conditions	<b>\$175,420.80</b>
2. Payment and Performance Bond & Insurance <div style="text-align: right; margin-right: 50px;"> Payment and Performance Bond \$118,941  Insurance \$11,677.02 </div>	<b>\$23,618.02</b>
3. Construction (A+B) <div style="margin-left: 20px;"> A. TOTAL Pre-Construction Services<sup>1</sup>  <div style="text-align: right;">\$66,862.47</div> </div> <div style="margin-left: 20px;"> B. Cost of the Work<sup>1</sup>  (Cost of Construction + Allowances + CM Contingency + Commission's Contingency)  <div style="margin-left: 40px;"> Cost of Construction \$1,173,821.89  Environmental Allowance \$25,000.00  CM's Contingency \$47,236.06  Commission's Contingency \$47,236.06  TOTAL Cost of Work (B) <div style="text-align: right;">\$1,296,634.22</div> </div> </div>	<b>\$1,360,156.48</b>
4. Construction Manager's Fee (percentage of the total value of line 3) <div style="text-align: right; margin-right: 50px;"><b>3%</b></div>	<b>\$40,804.70</b>
5. The Guaranteed Maximum Project Cost Proposal will be the values of Lines 1 + 2 + 3 + 4	<b>\$1,600,000</b>

<sup>1</sup> Indicates values to be included in the MBE/WBE calculation (Line 3 – Construction)

<sup>2</sup> Unused portions of all funds will be returned to the Project's budget and ultimately, the City of Chicago (AIS)

Signature:   - President

Date: Julv 25, 2025

**PS3076: PV Gymnastics Center (Building B)**

# GUARANTEED MAXIMUM PROJECT COST PROPOSAL

## PS3076: NPV Gymnastics Center (Building B)

### ALL Construction Group

DESCRIPTION		COST
1. General Conditions		<b>\$175,420.80</b>
2. Payment and Performance Bond & Insurance		
	Payment and Performance Bond	\$11,809.01
	Insurance	\$11,809.01
		<b>\$23,618.02</b>
3. Construction (A+B)		
A. TOTAL Pre-Construction Services <sup>1</sup>		
		\$66,862.47
B. Cost of the Work <sup>1</sup>		<b>\$1,360,156.48</b>
(Cost of Construction + Allowances + CM Contingency + Commission's Contingency)		
	Cost of Construction	\$1,173,821.89
	Environmental Allowance	\$25,000.00
	CM's Contingency	\$47,236.06
	Commission's Contingency	\$47,236.06
	TOTAL Cost of Work (B)	\$1,296,634.22
4. Construction Manager's Fee (percentage of the total value of line 3)		
	3%	<b>\$40,804.70</b>
5. The Guaranteed Maximum Project Cost Proposal will be the values of Lines 1 + 2 + 3 + 4		<b><u>\$1,600,000</u></b>


\*\*\*\*\*Added for legibility purposes only. Scanned copy is hard to read.\*\*\*\*\*

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**North Park Village (NPV) Gymnastics Center - Building B**  
**CONTRACT NUMBER PS3076**

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


**ATTEST:**  
**PUBLIC BUILDING COMMISSION OF CHICAGO**

  
Chairman

  
Secretary


Date: 7/30/2025

**Approved as to form and legality:**

  
Neal & Leroy, LLC

Date: 7/29/2025

**CONSTRUCTION MANAGER:**

AH Construction Group  
  
President or Authorized Designee

July 25, 2025  
Date

AFFIX CORPORATE  
SEAL, IF ANY, HERE

County of COOK  
State of IL

Construction Managers subscribed and sworn to me this 25th day of July,  
20 25.

  
Notary Public Signature

My Commission expires: 4.10.27  
(SEAL OF NOTARY)

