AMENDMENT ONE
CONSTRUCTION MANAGEMENT RISK (CMAR) SERVICES
JUVENILE INTERVENTION AND SUPPORT CENTER
CONTRACT NUMBER PS3069

This Amendment to Agreement Number **PS3069** **("Amendment")** is entered into as of April 15, 2024, 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 **Henry Bros. Co.** with offices located at 9821 South 78th Avenue, Hickory Hills, Illinois ("**HBC**" or "Construction Manager") and hereby amends the Agreement for the Juvenile Intervention and Support Center (the "Agreement") dated April 25, 2022, 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 Department of Assets, Information and Systems now known as the Department of Fleet and Facilities ("2FM"), has undertaken the renovation, rehabilitation, improvement, and construction of the Juvenile Intervention and Support Center (the **"**Project") located at 3900 S. California Ave., 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 $200,000 for the Project; and

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

WHEREAS, the Commission approved the Guaranteed Maximum Project Cost Proposal ("GMP") of $850,600 with **HBC** for the Project; and

WHEREAS, at its regular meeting on September 12, 2023, the Board of Commissioners of the Public Building Commission of Chicago (PBC Board) approved a revised undertaking in the amount of $1,615,067 for the Project; and

WHEREAS, the Commission and Construction Manager desire to amend the Agreement to establish a revised GMP in the amount of **$1,133,127.85** 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

PS3069: Juvenile Intervention and Support Center

Amendment One

Henry Bros. Co.

DESCRIPTION			COST
1. General Conditions			$83,533.56
2. Payment and Performance Bond & Insurance			
	Payment and Performance Bond	$4,644.75	
	Insurance	$4,644.75	
	Insurance	$0	$9,289.50
3. Construction (A+B)			
A. TOTAL Pre-Construction Services (A)[1]		$91,359.03	
B. Cost of the Work (Cost of Construction + Allowances + CM Contingency + Commission's Contingency)			
	Cost of Construction	$840,975.00	$1,000,293.07
	Environmental Allowance	$0	
	CM's Contingency	$33,979.52	
	Commission's Contingency	$33,979.52	
	TOTAL Cost of Work (B)[1]	$908,934.04	
4. Construction Manager's Fee (percentage of the total value of line 3)		4%	$40,011.72
5. The Guaranteed Maximum Project Cost Proposal will be the values of Lines 1 + 2 + 3 + 4			$1,133,127.85

[1] Indicates values to be included in the MBE/WBE calculation (Line 3 – Construction)

[2] Unused portions of all funds will be returned to the Project's budget and ultimately, the City of Chicago (AIS)

Signature: William A Carey Jr.

Date: 4/19/24

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

ATTEST:
PUBLIC BUILDING COMMISSION OF CHICAGO

Chairman

Mary Pat Witty
Secretary

Date: 4/25/2024

Approved as to form and legality:

Anne L. Tredal
Neal & Leroy, LLC

Date: 4/22/2024

CONSTRUCTION MANAGER:

Henry Bros. Co.

William H Cullerton
President or Authorized Designee

4/19/24
Date

AFFIX CORPORATE
SEAL, IF ANY, HERE

County of Cook
State of Illinois

Construction Managers subscribed and sworn to me this 19th day of April, 2024.

Ida Kathleen Lawson
Notary Public Signature

My Commission expires: 12/14/2027
(SEAL OF NOTARY)

OFFICIAL SEAL
IDA KATHLEEN LAWSON
NOTARY PUBLIC, STATE OF ILLINOIS
Commission No. 983539
My Commission Expires December 14, 2027