

PUBLIC BUILDING COMMISSION OF CHICAGO (PBC)
PROFESSIONAL CONSULTANT
CHANGE IN SCOPE OF SERVICE
AMENDMENT NO. 1

Project Name: Beverly Branch Library Date: March 13, 2007 (Board Approval)
Project Location: Vicinity of 1962 W, 95th Street, Chicago Project Number: CPL-30
Owner Agency: Chicago Public Library Agreement PS Number: PS981-002

(signature not required - only required for owner-directed changes)
Owner Agency Signature, Title & Date
Project Services: Architect of Record (AOR) Portfolio Manager: David Lai

This change, when signed by the Consultant, approved by the Board, and duly executed by the PBC, constitutes Amendment No. 1 to the Agreement referenced above. All other terms and conditions remain unchanged.

Consultant Name: Ilekis Associates
Phone Number: (312) 419-0009
Contact Name: Alphonse A. Ilekis
County of Cook
State of IL (Seal of Notary)
Notary Public: Matthew D. Broderick
My Commission Expires April 13, 2008
Consultant Signature, Title & Date: [Signature] Date: 03.15.07
Subscribed and sworn to before me this 15th day of March, 2007
My commission expires 4.13.08

CHANGE IN SCOPE OF SERVICE:

The AOR will provide additional design services in connection with an expanded juvenile area (including 1 mechanical unit to serve the site), and additional site development (to the east).

COMPENSATION

The Consultant's fee is increased as follows:

Expanded Juvenile Area \$26,420.00 (Lump Sum)
Additional Site Development \$26,960.00 (Lump Sum)

Budget Code:

CPL-30/07-57-21/521600.3012

TOTAL FEE INCREASE: \$53,380.00

- X 1. The circumstances necessitating this change were not reasonably foreseeable when the Agreement was signed, or
2. The change is germane to the original Agreement as signed, or
X 3. The change is in the best interest of the PBC and authorized by laws.

APPROVAL

Approval signatures and dates:
Portfolio Manager: [Signature] Date: 15 MARCH 2007
Managing Architect: [Signature] Date: 3/21/07
Director of Construction: [Signature] Date: 3/21/07
Director of Procurement: [Signature] Date: 3/21/07
Executive Director: [Signature] Date: 3/21/07
Secretary of the PBC (If Required): [Signature] Date: 3/22/07
Chairman of the PBC (If Required): [Signature] Date: [Blank]



**AMENDMENT SUBMITTAL FORM**

<b>DATE SUBMITTED:</b>	<b>22 February 2007</b>
<b>TO:</b>	<b>Lisa Suera</b>
<b>FROM:</b>	<b>David Lai</b>
<b>AMENDMENT FOR BOARD MEETING DATE:</b>	<b>13 March 2007</b>

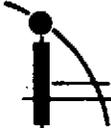
<b>PROJECT</b>	<b>CONSULTANT (Indicate AOR, OR, etc.)</b>	<b>PS NO.</b>	<b>REASON FOR PROPOSED AMENDMENT</b>	<b>AMOUNT OF THIS AMENDMENT</b>	<b>TERM EXTENSION (If Required)</b>
Beverly Branch Library	Ilekis Associates	PS981	Additional services required for expanded juvenile area and additional site development as requested by Chicago Public Library.	\$53,380	

**Please be sure to provide Mary Pat Witry and Cedric Seay with a copy of the Amendment Proposal.**

---

*For Administrative Use*

- 1. Original Proposal Attached \_\_\_\_\_ No \_\_\_\_\_ Yes \_\_\_\_\_ Date
- 2. Date Received \_\_\_\_\_
- 3. Original Consultant's Fee \_\_\_\_\_
- 4. Previously Approved Amendments \_\_\_\_\_



**ILEKIS ASSOCIATES**

Architects + Planners

205 West Wacker Drive

Suite 730

Chicago, Illinois 60606

T 312.419.0009

F 312.899.0965

www.ilekis.com

February 5, 2007

Mr. David Lai  
The Public Building Commission of Chicago  
Richard J. Daley Center Room 200  
50 W. Washington Street  
Chicago, IL 60602

**RE: Additional Services  
Beverly Branch Library**

Dear Mr. Lai:

I have addressed the areas of the additional services individually and have summarized them at the end of this letter.

**Expanded Juvenile Area**

We have been requested to do several sketches regarding the expansion of the Children's Area. These have been presented to the Library. Commissioner Dempsey has chosen a direction which she would consider being incorporated.

As you are aware when we first accepted the project and agreed to the fee it was the standard prototype with a district office about 1,000 – 1,200 sq. ft. and anticipation of several hundred feet of storage which grew to about 1,200 sq. ft. We and our consultants absorbed this change in scope.

I was told that they, like ourselves, expect to be compensated for this additional effort since it is again an added scope element.

I have summarized the fees for this effort below. Two fees are given due to the difference in the MEP fee.

Architectural	\$ 9,000	Architectural	\$ 9,000
Landscape/civil	\$ 2,520	Landscape/civil	\$ 2,520
Structural	\$ 3,500	Structural	\$ 3,500
MEP (2 units)	<u>\$ 9,900</u>	MEP (New Unit)	<u>\$12,900</u>
Cost estimate	\$ 1,500	Cost estimate	\$ 1,500
Total	\$26,420	Total	\$29,420

This change affects all the plans, sections, elevations, etc. The greatest impact is to the mechanical which we should discuss. The existing specified unit is at maximum capacity serving the District Office. It would probably require a custom unit to stay in the existing envelope, which would cause additional bidding issues. A more logical approach would be to have



ILEKIS ASSOCIATES

Architects + Planners

two units, the existing unit feeding the main building and the auxiliary unit feeding the office. The fee is shown both ways above. For the fee summary below, we have assumed two units

If you want to compare the alternate's positives and negatives, the engineer would charge an additional \$1,200.

This change in scope will increase the construction costs of this building by approximately \$319,000 depending on DGS's acceptance and input.

#### **Additional Site Development**

Our original contract proposal did not include the site to the east. If this is added to our bid set, it would be added scope for which all consultants would be asking additional fees. While the final plan has not been developed, I have solicited consultant fees which I have summarized below.

Architectural	\$12,750
Civil/Landscape	\$10,210
MEP	\$1,500
<u>Upgrade Cost Estimate</u>	<u>\$2,500</u>

Total \$26,960

This item, if added to our project will increase the baseline project cost by approximately \$320,000 assuming no environmental work.

#### **Summary Additional Services Fee**

Expanded Juvenile Area	\$26,420
<u>Additional Site</u>	<u>\$26,960</u>

Total \$53,380

Please inform us as to how you would like to proceed.

Sincerely,

Alphonse A. Ilekis

**From:** Cedric Seay  
**To:** ailekis@ilekis.com  
**Date:** 3/15/2007 10:00 AM  
**Subject:** PS 981 - Architect of Record - Beverly Branch Library - Amendment #1  
**Attachments:** ilekis assoc Beverly Library PS981 A1.pdf; ilekis assoc Beverly Library PS981 A1 cvrltr.pdf

**CC:** Lai, David; Santana, Dawn  
Mr. Ilekis,

Attached are .pdf files of a cover letter and Amendment #1 to the Agreement referenced in the subject line above. Print 2 originals of the amendment, and return both copies of the signed and notarized amendment to my attention at your earliest convenience. Upon acceptance of the amendment by the PBC, a fully executed copy will be returned to you.

If you have any questions or require additional clarification, please feel free to contact me at (312) 744-9266.

cds

Cedric D. Seay  
Contract Administrator  
Public Building Commission of Chicago  
Richard J. Daley Center  
50 W. Washington, Room 200  
Chicago IL 60602  
Ph. 312.744.9266



Richard J. Daley Center  
50 West Washington  
Room 200  
Chicago, Illinois 60602  
(312)744-3090  
Fax (312)744-8005  
www.pbcchicago.com

BOARD OF COMMISSIONERS

Chairman  
RICHARD M. DALEY  
Mayor  
City of Chicago

Treasurer  
BISHOP ARTHUR BRAZIER  
Pastor  
Apostolic Church of God

ADELA CEPEDA  
President  
A.C. Advisory, Inc.

DR. ROBERT B. DONALDSON II  
Forest Preserve District of Cook  
County

MARÍA SALDAÑA  
President  
Chicago Park District

CYNTHIA M. SANTOS  
Commissioner  
Metropolitan Water  
Reclamation District

SAMUEL WM. SAX  
Chairman  
Financial Relations, Inc.

RUFUS WILLIAMS  
President  
Chicago Board of Education

TODD STROGER  
President  
Board of Commissioners  
of Cook County

GERALD M. SULLIVAN  
City of Chicago

Executive Director  
MONTEL M. GAYLES

Assistant Treasurer  
JOHN E. WILSON  
John E. Wilson, Ltd.  
Certified Public Accountants

Secretary  
EDGRICK C. JOHNSON

Assistant Secretary  
JOSEPH HARMENING

March 15, 2007

Alphonse A. Ilekis  
Ileakis Associates  
205 W. Wacker, Suite 730  
Chicago, Illinois 60606

**Re: Amendment No. One Made Part of the Professional  
Service Agreement PS 981 - Architect of Record  
Services for Beverly Branch Library**

Dear Mr. Ileakis:

Enclosed is Amendment One to the captioned Agreement. Please return both copies of the signed and notarized amendment to my attention at your earliest convenience. Upon acceptance of the amendment by the PBC, a fully executed copy will be returned to you.

If you have any questions or require additional clarification, please feel free to contact me at (312) 744-9266.

Sincerely,

Cedric D. Seay  
Contract Administrator

**PUBLIC BUILDING COMMISSION OF CHICAGO (PBC)  
PROFESSIONAL CONSULTANT  
CHANGE IN SCOPE OF SERVICE  
AMENDMENT NO. 1**

**Project Name:** Beverly Branch Library **Date:** March 13, 2007 (Board Approval)  
**Project Location:** Vicinity of 1962 W, 95<sup>th</sup> Street, Chicago **Project Number:** CPL-30  
**Owner Agency:** Chicago Public Library **Agreement PS Number:** PS981-002

*(signature not required – only required for owner-directed changes)*

**Owner Agency Signature, Title & Date**  
**Project Services:** Architect of Record (AOR) **Portfolio Manager:** David Lai

**This change, when signed by the Consultant, approved by the Board, and duly executed by the PBC, constitutes Amendment No. 1 to the Agreement referenced above. All other terms and conditions remain unchanged.**

**Consultant Name:** Ilekis Associates \_\_\_\_\_  
**Phone Number:** (312) 419-0009  
**Contact Name:** Alphonse A. Ilekis **Consultant Signature, Title & Date**

**County of** \_\_\_\_\_ **Subscribed and sworn to before me**  
**State of** \_\_\_\_\_ (Seal of Notary) this \_\_\_\_ day of \_\_\_\_\_, 200\_\_  
**Notary Public** \_\_\_\_\_ **My commission expires** \_\_\_\_\_

**CHANGE IN SCOPE OF SERVICE:**

The AOR will provide additional design services in connection with an expanded juvenile area (including 1 mechanical unit to serve the site), and additional site development (to the east).

**COMPENSATION**

The Consultant's fee is increased as follows:

Expanded Juvenile Area      \$26,420.00 (Lump Sum)  
 Additional Site Development      \$26,960.00 (Lump Sum)

**Budget Code:**

CPL-30/07-57-21/521600.3012

**TOTAL FEE INCREASE: \$53,380.00**

1. The circumstances necessitating this change were not reasonably foreseeable when the Agreement was signed, or  
 2. The change is germane to the original Agreement as signed, or  
 3. The change is in the best interest of the PBC and authorized by laws.

**APPROVAL**

<b>Portfolio Manager</b>	<b>Date</b>	<b>Managing Architect</b>	<b>Date</b>
<b>Director of Construction</b>	<b>Date</b>	<b>Director of Procurement</b>	<b>Date</b>
<b>Executive Director</b>	<b>Date</b>	<b>Secretary of the PBC</b> (If Required)	<b>Date</b>
<b>Chairman of the PBC</b> (If Required)		<b>Date</b>	

**PUBLIC BUILDING COMMISSION OF CHICAGO (PBC)  
PROFESSIONAL CONSULTANT  
CHANGE IN SCOPE OF SERVICE  
AMENDMENT NO. 1**

**DRAFT**

Project Name: Beverly Branch Library

Date: March 13, 2007 (Board Approval)

Project Location: Vicinity of 1962 W, 95<sup>th</sup> Street, Chicago

Project Number: CPL-30

Owner Agency: Chicago Public Library

Agreement PS Number: PS981 002

*(signature not required - only required for owner-directed changes)*

Owner Agency Signature, Title & Date

Project Services: Architect of Record (AOR)

Portfolio Manager: David Lai

This change, when signed by the Consultant, approved by the Board, and duly executed by the PBC, constitutes Amendment No. 1 to the Agreement referenced above. All other terms and conditions remain unchanged.

Consultant Name: Ilekis Associates

Phone Number: (312) 419-0009

Contact Name: Alphonse A. Ilekis

Consultant Signature, Title & Date

County of \_\_\_\_\_

Subscribed and sworn to before me

State of \_\_\_\_\_ (Seal of Notary)

*ailekis@ilekis.com*

this \_\_\_\_ day of \_\_\_\_\_, 200\_\_

Notary Public \_\_\_\_\_

My commission expires \_\_\_\_\_

**CHANGE IN SCOPE OF SERVICE:**

The AOR will provide additional design services in connection with an expanded juvenile area (including 1 mechanical unit to serve the site), and additional site development (to the east).

**COMPENSATION**

The Consultant's fee is increased as follows:

Expanded Juvenile Area \$26,420.00 (Lump Sum)

Additional Site Development \$26,960.00 (Lump Sum)

Budget Code: CPL-30/07-57-21/521600.3012

**TOTAL FEE INCREASE: \$53,380.00**

- 1. The circumstances necessitating this change were not reasonably foreseeable when the Agreement was signed, or
- 2. The change is germane to the original Agreement as signed, or
- 3. The change is in the best interest of the PBC and authorized by laws.

**APPROVAL**

Portfolio Manager	Date	Managing Architect	Date
-------------------	------	--------------------	------

Director of Construction	Date	Director of Procurement	Date
--------------------------	------	-------------------------	------

Executive Director	Date	Secretary of the PBC (If Required)	Date
--------------------	------	------------------------------------	------

Chairman of the PBC (If Required)	Date
-----------------------------------	------