

PUBLIC BUILDING COMMISSION OF CHICAGO

**SECOND AMENDMENT
ALTA SURVEY SERVICES
SOUTHEAST AREA ELEMENTARY SCHOOL
CONTRACT NUMBER PS 1452
PROJECT NO.: 05310**

THIS SECOND AMENDMENT AGREEMENT is made and entered into as of the 18th day of May, 2011, and shall be deemed and taken as forming a part of the Agreement for ALTA Survey Services for SouthEast Area Elementary School ("Agreement") by and between the **PUBLIC BUILDING COMMISSION OF CHICAGO**, a municipal corporation of the State of Illinois ("Commission") and **TECMA ASSOCIATES, INC.** ("Consultant") dated November 21, 2008 with the like operation and effect as if the same were incorporated therein.

WITNESSETH:

WHEREAS, the Commission and Consultant have heretofore entered into an Agreement dated November 21, 2008, wherein the Consultant is to provide ALTA Survey Services at SouthEast Area Elementary School; and

WHEREAS, the Commission and Consultant now desire to amend the Agreement to include additional Services performed and associated compensation due to Consultant;

NOW THEREFORE, in consideration of the provisions and conditions set forth in the Agreement and herein, the parties hereto mutually agree to amend the Agreement as hereinafter set forth.

It is agreed by and between the parties hereto that the sole modification of, changes in, and amendments to the Agreement pursuant to this Amendment are as follows:

TERMS

1. Recitals

THE ABOVE RECITALS ARE EXPRESSLY INCORPORATED IN AND MADE A PART OF THE AMENDMENT AGREEMENT AS THOUGH FULLY SET FORTH HEREIN.

2. Schedule A Scope of Services is amended to include that the Consultant shall perform additional services at SouthEast Area Elementary School. The Scope of Additional ALTA Survey Services are detailed in Attachment A to this Amendment 2.

3. Schedule C Compensation of the Consultant is revised as follows:

C.1 The Consultant shall be paid the Lump Sum amount of **\$4,900.00** for the additional services.

Execution of this Amendment by the Consultant is duly authorized by the Consultant, and the signature(s) of each person signing on behalf of the Consultant have been made with the complete and full authority to commit the Consultant to all terms and conditions of this Amendment.

All capitalized terms not defined herein shall have the meaning ascribed to them in the agreement. Except as and to the extent that the terms of the Agreement are amended and modified herein, all terms of the Agreement shall remain in force and effect.

(Signature Page follows)

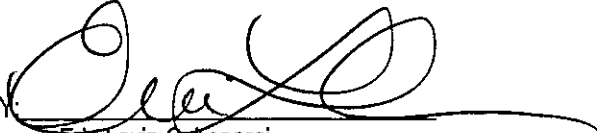
PUBLIC BUILDING COMMISSION OF CHICAGO

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EXECUTION PAGE

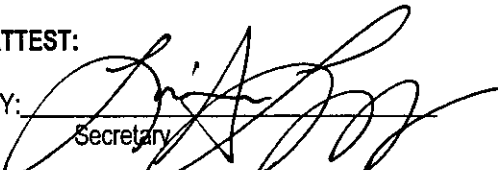
IN WITNESS WHEREOF, the parties hereto have agreed and executed this Amendment No. 2.

PUBLIC BUILDING COMMISSION OF CHICAGO

BY: 
Erin Lavin Carbonargi
Executive Director

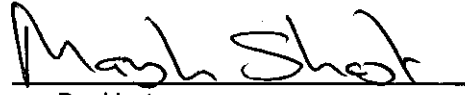
Date: 6/8/11

ATTEST:

BY: 
Secretary

Date: 6/10/11

TECMA ASSOCIATES, INC.

By: 
President

Date: 5/20/2011

AFFIX CORPORATE

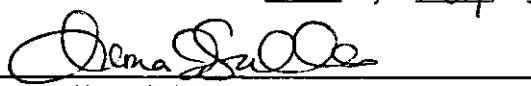
SEAL, IF ANY, HERE

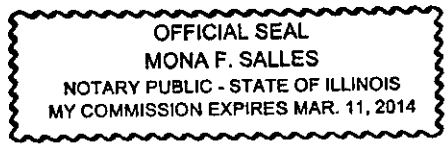
County of: Cook

State of: Illinois

Subscribed and sworn to before me by _____ and _____

on behalf of Consultant this 20 day of May, 2011.

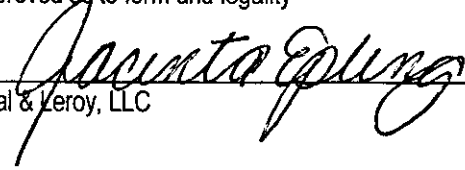

Notary Public



My Commission expires:

(SEAL OF NOTARY)

Approved as to form and legality


Neal & Leroy, LLC

Date: 6/3/11

PUBLIC BUILDING COMMISSION OF CHICAGO

ATTACHMENT A

**SCOPE OF WORK
SECOND AMENDMENT
ALTA SURVEY SERVICES
SOUTHEAST AREA ELEMENTARY SCHOOL
CONTRACT NUMBER PS 1452
PROJECT NO.: 05310**

(SCOPE OF WORK ATTACHED)

Request for Proposal Surveyor



Public Building Commission of Chicago • Richard J. Daley Center • 50 West Washington, Room 200 • Chicago, Illinois 60602 • Tel: 312-744-3090 • Fax: 312-744-8005

Date: March 18, 2011

Project Name: Southeast Area Elementary School **PBC Project Manager:** Keisha Johnson

PBC Project No.: 05310 **Design Architect/AOR:** TBD

Project Address: 104th and Indianapolis Blvd **Engineer of Record:** TBD
(See Attached Aerial and Sidwell
Map— Area to be included in ALTA
survey outlined in blue)

PINs: 26-08-402-027, -028, -029, -030, -
031, and -036

I. General Scope of Services – Survey Services Consultant.

The scope of services shall include the provision of all required labor, materials, equipment, postage and photocopying related to the completion of Survey Services as directed by the Commission [and as indicated in the project specifications]. All work will be performed by qualified personnel under the supervision of an Illinois Professional Land Surveyor.

II. Basic Survey Requirements: Basic requirements for survey services that the Consultant may be requested to perform include, but are not limited to:

- A. Access to Property.** The Consultant shall contact the Commission's Planning Coordinator for information regarding access to the site. A Right-of-Entry must be obtained to gain access to any property not yet controlled by the Commission. Absolutely no work shall begin without advance written notice to the property owner and the Commission. The Consultant shall take all precautions to prevent damage to property and shall restore the site to the condition existing prior the Consultant's work.
- B. Deliverables.**
1. Provide (2) electronic AutoCAD.DWG files with associated pen sets on CD; (2) electronic PDF files on CD; (2) Office of Underground Coordination (OUC) file number and backup information on CD; 8 black line prints signed, sealed, and certified by a licensed Land Surveyor; include other Deliverables if directed [under Article 4.2.3 Adjustments to Basic Services] in the assigned Task Order. The standard project sheet size is 42 inches x 30 inches unless otherwise noted.
 2. Prepare Survey in the latest version of AutoCAD, unless agreed upon otherwise. Include PCP or PC2 (Plotter/Printer Control Parameters) files for AutoCAD.DWG file, so that pen weights remain consistent. Orient drawings with North to the top or to the left, unless indicated differently. Scale of the reproducible drawings will be 1:20 and clearly state scale on the survey graphically and alphanumerically. Surveyor to notify the PBC Project Manager if the sheet size requires a smaller scale to fit.
 3. On each drawing, indicate the project's name and address, surveyor's name, address, phone number, job number, date or revision date, and type of survey.
 4. For Zoning and City Council exhibits, prepare property boundary exhibits, land use maps, and right-of-way plats, per the PBC provided format.
 5. It is understood that the PBC and its consultants may reproduce the drawings without modification and distribute the copies without incurring obligation for additional compensation to the Surveyor.
- C. Timetable for Deliverables.** Unless otherwise directed by the Commission in the Task Order, survey services will be performed in accordance with the following timetable. A **Boundary Survey** must be completed and delivered to the Commission's [designee] [Project Manager] within 10 business days after written authorization to proceed is received. The full **Alta Survey** must be completed and delivered to the Commission's [designee] [Project Manager] within 30 business days after written authorization to proceed is received, and all other surveys will be completed and delivered as ordered by the Commission through its designee. The Surveyor shall provide one (1) updated

survey of the site conditions and eight (8) black line prints as a part of the Scope for the building permit submittal not later than one year from the date of the executed Task Order Proposal.

D. Basic Technical Requirements.

1. Survey(s) to be provided must meet the standard detail requirements for ALTA / ACSM LAND TITLE SURVEYS, latest edition, and as specified herein unless otherwise shown on the [Article 3.2.3 Adjustments to Basic Requirements Section of this proposal.] The requirements specified herein will prevail if in conflict with the minimum standard detail requirements.
2. Survey area must include the entire subject property at the designated address and Permanent Index Number (PIN) and extend 66' beyond property lines to include but not limited to the full right-of-way of surrounding streets, curbs, gutters and hardscapes. Refer to aerial photograph and documentation provided at the time of the TOSR issuance with area to be included in survey outlined.
3. Survey(s) must clearly indicate a legal boundary description of the property and the legal building and / or property address as described in the last deed of record for the property.
4. Survey property lines within the survey area and reference all corners by coordinates. Locate existing corner markers or place new ones if none are found beyond Scope requirements. Provide at least two corners referenced to the IL State Plans Coordinate System, East Zone, NAD83.
5. Note the dimensions from the property line of the closest intersecting street to any driveway or curb cuts along the property line. Note the width of all driveways at the property line and the apron curb-cut.
6. Obtain from record and other documents, including, but not limited to 80 acre sheet, Sidwell maps, recorded plats of resubdivision, property deeds, title reports (provided by PBC legal representative) and/or other relevant public documents, and show the location, including width, angles, and property line ties, of all easements of record passing through or adjacent to the survey area; including street and alley rights-of-way, drainage rights-of-way, rights-of-access, utility structures and lines right of access, etc. Note on the plat/map of survey, the date of vacations and dedications of all streets and alleys and identify the recorded resource information (book and page number or document number of instrument creating a said dedication or easement), or state there are no easements other than streets and alleys shown.
7. Note identity, jurisdiction and width of adjoining streets and highways, width and type of pavement, including walks. Identify landmarks. Indicate the directions of traffic flow and any pertinent street markings.
8. Indicate exterior dimensions of all buildings at ground level along with the footprint square footage. Show dimensions from the 4 primary faces to the property line.
9. Show boundary lines, giving length and bearing (including reference or basis) on each straight line, interior angles, radius, point of tangency and length of curved lines.
10. Show building line and setback requirements obtained from record documentation or measured.
11. Indicate total gross area (in square feet and acreage) of the project property inclusive of public right-of-ways, and indicate the total net area (in square feet and acreage) of the project property exclusive of public right-of-ways.
12. Locate graphically to scale within the survey area surface features such as but not limited to walls, fences, pavements, curbs, walks, buildings, above-grade structures, manholes, traffic signals, traffic signal control boxes, street lights, utility poles, utility structures, parking meters, fire hydrants, valve boxes, poles, signs, transit shelters, billboards, advertising signs, and other visible improvements. Show dimensions of green area setbacks from property line or right-of-way. Describe fences by their material. Show other utilities such as lawn sprinkler piping or site lighting conduit, etc.
13. Locate within the survey landscape planting beds, screenings, landscape islands or planters, and individual trees. Indicate the caliper and type of tree, deciduous or coniferous. In City parkways adjacent to the subject property lines all trees shall be identified by caliper and type. Where trees are closely grouped, indicate the outline of the tree grove and note type contained therein.
14. Include dimensioned parking areas, the type (e.g. handicapped, motorcycle, regular, etc.), number of parking

spaces and bicycle spaces or stands and interior landscape plantings. Show directional traffic flow and existing traffic markings.

15. Record at least two permanent benchmarks, broadly separated. All elevations will be referenced to Chicago City Datum. An equation relating such local datum to established National Datum will be indicated on the plat/map of survey. All new benchmarks will be tied to found benchmarks.
 16. As required to establish profiles (including all changes or breaks in grade) and cross-sections of walks, curbs, gutters, pavement edges and centerlines, walls, ditches, streams (include depth), etc., including the full cross section of all roadways.
 17. Indicate visible building footprints of former structures at the time of the survey as evidenced in record documentation and ascertainable by visible survey.
 18. Establish all rim and invert elevations, pipe sizes, depth of subterranean structure, direction of flow, etc., at all points of access to below-grade utilities.
 19. Locate all visible features of the various systems in right-of-way such as utility poles, manholes, hydrants, etc., and underground utilities as provided from recorded documents of City, County, State Departments or Utility companies, including CDOT and Office of Underground Coordination. Identify ownership of each utility.
 20. Aboveground and underground utilities, including but not limited to, water mains, gas mains, telephone mains, electrical mains, street lights, television cable, drainage structures rim and invert and use (i.e. sanitary, combined or storm) are a part of this survey. Indicate the location of each utility with reference to the property line. The utility survey will be completed to "Attribute Quality Level C" as specified in the "Standard Guideline for Collection and Depiction of Existing Utility Data" (American Society of Civil Engineers, CI/ASCE 38-02) or as indicated in the TOSR.
 21. State whether or not the plot or parcel appears on any flood plan or Flood Insurance Boundary Map and give reference if it does.
 22. Provide spot elevations using a 25 foot grid for exterior property lot and grounds, or for specific exterior boundaries as defined in the project RFP. Show spot elevations to the nearest 1/8" on pavements, building floors, and utility structures. Show spot elevations in unpaved areas to the nearest inch. Indicate 1'-0" contour profiles when a change in gradient exceeds 2 percent.
 23. Show the visible number and size of conduits in a duct bank, location of poles, number of overhead wires, service provider, size and type of ducts, depth of cover or height of wires for telephone, electrical, street lights, Western Union, television cable, etc. Confirm utilities with OUC atlases.
 24. Indicate the location and size of each main, pipe, duct bank, conduit line, and all structures with reference to the property line.
 25. Establish points of access, depth, pipe sizes, direction of flow, and slope of any of subterranean structures extending beyond the survey area.
 26. Include metes and bounds of subject property on survey.
 27. Identify party walls and locate them with respect to property lines.
- E. Adjustments to the Basic Survey Requirements.** Upon request by the Commission by the TOSR, the Consultant may be required to provide the following adjustments to the Basic Survey Requirements:
- Update an existing survey already in Basic format.
 - Deliverables not in Basic Services (i.e. *Basic Services includes 2 CD; 8 black line prints*):
 - Include off-site vehicle parking lot(s) and show on the same sheet. Off-site parking lot is directionally located as follows (N, S, E, W) of main building.
 - Locate structures or features projecting outward or upward or immediately noticeable of all buildings upon the plot or parcel. Indicate location and extent of overhangs and other projections above ground floor level. Specifically show all cantilevered or protruding elements which project beyond the property line. State character of building, street address, and number of stories.

- Provide spot elevations using a 25 foot grid for interior floor elevations including basement, first floor, raised floors, entries of buildings, and subterranean structures at points of access within the Survey Area, or for specific interior boundaries as defined in the project specific RFP. Show spot elevations to the nearest 1/8" on building floors and utility structures. Indicate 1'-0" contour profiles when a change in gradient exceeds 2 percent.
- Provide vertical centerline for curtain wall mullions.
- Include horizontal and vertical dimensions and visible features pertaining to any building protrusion or building signage outward or upward into the air rights in public way as may be visible, and/or described in the last documents of record, and/or documents as provided by the owner.
- Show location of visible valves, drips, regulators, etc. and average pressure in main for Gas Mains.
- Show the visible location of anchor points, expansion joints or loops, size, type, depth of pipes, insulating carrier, centerline elevations of supply and return piping for steam mains.
- Measure and record the building height as defined by the Chicago Zoning Ordinance of any existing structures in the survey area. Measure, describe and record the elevation of the highest building element of any existing structures in the survey area.
- Measure and record the Floor Area Ratio as defined by the Chicago Zoning Ordinance.
- Show all private utilities and stake.
- Provide finished floor elevations at area of connection only for all floor levels (including basement, if applicable). Surveyor to contact PBC Project Manager for location of connection to new addition.
- Provide parapet height at area of connection only. Surveyor to contact PBC Project Manager for location of connection to new addition.

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