

Richard J. Daley Center
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Chicago, Illinois 60602
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Chairman
RICHARD M. DALEY
Mayor
City of Chicago

Executive Director
ERIN LAVIN CABONARGI

July 23, 2010

Mr. John Ochoa, AIA
FGM Architects
175 North Franklin Street, Suite 410
Chicago, IL 60606

Re: Contract PS 1799H, Task Order No. 05803-PS1799H-01
Architect of Record for Chicago Public Schools
Air Force Academy Renovation - Programming through Project Close-Out
Project Number: 05803

Mr. Ochoa:

This Task Order is prepared in accordance with, and is subject to, the terms and conditions of the Contract PS 1799H for Architect of Record Services for Addition and Renovation of Facilities, effective July 19, 2010 (the "Contract"), between the Public Building Commission of Chicago (the "Commission"), located at 50 West Washington Street, Chicago, Illinois 60602 and FGM Architects ("Architect"), an Illinois Corporation located at the address above. The Contract is incorporated herein by reference. The Scope of Services for this Task Order is attached hereto as Exhibit A and incorporated herein by reference.

The value of this Task Order is a not-to-exceed value of \$370,466.00 for professional service fees and \$27,030.00 for reimbursable expenses. Payment shall be made to Brook Architecture, Inc.

Public Building Commission of Chicago

By: _____

Project Manager

Date: 7-26-2010

By: _____

Deputy Director of Design/Deputy Program Manager

Date: 7/26/10

By: _____

Director of Planning

Date: 7/28/10

By: _____

Director of Procurement

Date: 8-10-10

By: _____

Director of Finance

Date: 8/10/10

By: _____

Executive Director

Date: 8/18/10

Public Building Commission · Richard J. Daley Center · 300 West Washington, Room 220 · Chicago, Illinois 60602 · Tel. 312-744-3000 · Fax 312-744-9000

FGM
Contact Name: Ronald Richardson, AIA
Phone: 850-574-8300

Fee Breakdown by Project Phase

Comments

Project Delivery Method

Comments

Request for Proposal - Architect of Record for New Construction - Proposed Fee Schedule

Public Building Commission - Ronald L. Gray Center - 60 West Washington, Room 200 - Chicago, Illinois 60602 - Tel: 312.444.4000 - Fax: 312.444.4005



Project Name:

Air Force Academy (Abbott Elementary School)

Date:

8/3/2010

Architect of Record:

FGM
Contact Name: Ronald Richardson, AIA

Phone: 630.574.4300

AOR Reimbursable Consultant Allowances

			Comments
Survey	\$	-	If Required
Geotechnical Testing/Reporting	\$	-	If Required
Food Service Consulting	\$	7,780.00	Edge
Architectural Consulting	\$	-	If Required
Historical Consulting	\$	-	If Required
Theatrical Consulting	\$	-	If Required
Acoustical Consulting	\$	-	If Required
Lighting Consulting	\$	-	If Required
Information Technology Consulting	\$	-	If Required
Traffic Study	\$	-	If Required
Rolling Consulting - CA Inspection	\$	14,750.00	If Required
Hardware Consulting	\$	-	If Required
Security	\$	-	If Required
Masonry	\$	-	If Required
Other Specialty Consulting	\$	-	If Required
Total AOR Reimbursable Consultant Allowances	\$	22,530.00	

Reimbursable Expenses

			Comments
Printing and Reproductions	\$	5,000.00	Excludes Binding and Deliverable Printing
Expenses	\$	-	As Noted
Expenses	\$	-	As Noted
Expenses	\$	-	As Noted
Expenses	\$	-	As Noted
Total Reimbursable Expenses	\$	\$ 840.00	

Total Fee Proposal Value \$ 397,496.00

Allowances / Special Considerations

			Comments
Allowance	\$	-	As Noted
Allowance	\$	-	As Noted
Allowance	\$	-	As Noted
Allowance	\$	-	As Noted
Allowance	\$	-	As Noted
Total Allowances/Special Considerations	\$	-	

Notes:

1. Unless noted otherwise, the Public Building Commission will procure the following consultants: Commissioning Agent / Authority, Environmental Testing / Consulting
2. Refer to Schedule D of the contract language for terms regarding Architect Compensation, including allowed reimbursable expenses.
3. Please note the project delivery method; as different delivery methods require different levels of document preparation.

Signature of the Architect of Record

Date July 23, 2010

EXHIBIT A
SCOPE OF SERVICES

Contract PS 1799, Task Order No. 1A

Architect of Record Services for Additions & Renovation of Facilities

(05803) Air Force Academy-- Building Assessment / Order of Magnitude Scope Development -- Close Out

I. Scope Development

The Architect shall create a narrative-based work product containing sufficient detail to allow the Commission's cost estimator to provide a cost estimate. This product shall also contain information provided by landscape, structural, mechanical, electrical, plumbing, fire protection engineers (if required) as necessary. The following steps may be necessary in order to provide this deliverable:

- A. Site visits and review of as-built drawings
- B. Building assessments including, but not limited to, architectural, landscape, structural, mechanical, electrical, plumbing, life safety and civil disciplines.
- C. Meeting with User Agency representatives
- D. Meetings with City Agencies, as necessary, including Bureau of Fire Prevention, MOPD, and others.
- E. See attached Exhibit B, dated June 10, 2010, for a detailed Scope of Work broken down per phase.

II. Contract Documents Development

A. Schematic Design/Design Development Phase

During the Schematic Design/Design Development Phase, the Architect shall provide the following Services:

- i. Consultation with the Commission, the User Agency and others, as appropriate, regarding the goals and requirements of the Project, including the total Project Budget (comprised of the construction budgets for both Site Preparation and Building Construction scope of work).
- ii. Analysis of the requirements of the Project, including confirmation of the established conceptual design, the conditions of the site and the survey, and consultation with the Commission to establish the design, and the functionality and financial feasibility of the Project.
- iii. Preparation of documents necessary to illustrate any required amendments to the public right of way (a current Site Survey is to be provided by the Commission).
- iv. As required, prepare Request for Clarification submittals for PBC or User Agency questions.
- v. Preparation and presentation of Schematic Design/Design Development options for the Project for review by the Commission and the User Agency. Preparation of studies (including materials) based upon analysis of Project requirements. Preparation of a general description of the scope of the Project. Preliminary estimate(s) of construction costs ("Estimate of Probable Construction Costs") are to be provided by the Commission.
- vi. Preparation of plans, elevations, sections, outline specifications and narratives, as required, to describe the architectural, structural, mechanical, plumbing, fire protection and electrical aspects of the selected design option for preparation of the Architect's Estimate of Probable Construction Costs.
- vii. In the event the Commission's Estimate of Probable Construction Costs exceeds the Construction Budget, the Architect will present one or more scope reduction alternatives, as directed by the Authorized Commission Representative, which can be delivered within the Construction Budget. If the Authorized Commission Representative requests a change in scope of the Project, and after review and comment and upon written request of the Authorized Commission Representative, Architect shall revise or modify any or all of the Project design, drawings and specifications, as necessary, in a manner satisfactory to the Commission. If requested by the Authorized Commission Representative, and subject to the execution of a written Amendment in accordance with Section 4.13 of this Agreement, Architect will be compensated for the Additional Services provided in this Section II.B.16 of Schedule A on either a negotiated Lump Sum basis or in accordance with the Billing Rates established in accordance with the requirements of Schedule D.
- viii. Conduct and document preliminary reviews with required regulatory agencies, including, but not limited to, Bureau of Fire Prevention, Chicago Department of Transportation, Mayor's Office for People with Disabilities, and Office of Emergency Management and Communications.
- ix. Develop a hardware and device location plan for Commission and User Agency review and approval.
- x. Develop a signage plan and specifications for Commission and User Agency review and approval.
- xi. Conduct and prepare a code analysis package, including, but not limited to, the following components:
 1. Occupancy classification.
 2. Construction type.
 3. Occupant load by area and floor.
 4. Travel distances.
 5. Accessibility.
 6. Exit types, units and widths.
 7. Plumbing fixture counts.
 8. Loading berths and parking requirements.
 9. Fire resistance requirements.
- xii. At the completion of Schematic Design/Design Development Services, transmit two copies of the complete, and editable electronic version of the final milestone documents to the Authorized Commission Representative for review and transmittal to the User Agency. Prepare a written and oral report of the Schematic Design/Design Development phase for presentation to the User Agency. Presentation to be made as directed in writing by the Authorized Commission Representative.
- xiii. Prepare and issue hard copies of the Schematic Design/Design Development Drawings, Outline Specifications and Narratives to various stakeholders for the Schematic Design/Design Development Milestone Review.

xiv. Schematic Design/Design Development Phase Deliverables include:

1. Certification of Compliance with the Commission's Design Checklist.
2. Site Preparation Schematic Design Documents (broken down by CSI division or other approved format);
3. Building Construction Schematic Design/Design Development Documents in the format provided by the Commission;
4. Sustainable Design Goals and target LEED checklist are not required;
5. Issuance of a code analysis package;
6. Provide an initial utility coordination package;
7. Issuance of approved Hardware and Device Location Plan and Schedule;
8. Issuance of Submittal and Closeout Matrix;
9. Issuance of initial MEP coordination documents;
10. Issuance of compilation of issued Meeting Minutes (Meeting Minutes shall be recorded and furnished by the Authorized Commission Representative);
11. Documentation for User Agency Departmental Approvals;
12. Request for Clarification compilation and log; and
13. Issuance of milestone packages (Site Preparation and Building Construction) for review.

- xv. Immediately upon the Authorized Commission Representative's review and written approval of the Deliverables of the Schematic Design/Design Development Services phase, such written approval to be conveyed in a Notice to Proceed for the next phase of the Services, begin the next phase on the updated and approved schedule.

B. Construction Documents Phase

During the Construction Documents phase, the Architect shall provide the following Services:

- i. Phase 1: Consistent with the approved Schematic Design/Design Development Documents, Architect will prepare all Construction Documents as necessary to obtain bids for the construction of the project. Milestone reviews and estimates will be performed at 90%(JOC pricing) and 100% completion on the dates listed in Schedule C Project Schedule, including architectural and engineering working drawings, designs, plans, calculations and specifications setting forth in detail construction industry standard elements required for the architectural, structural, civil, mechanical, electrical, plumbing, heating, ventilation, air conditioning, fire protection, service-connected equipment and site work. At every milestone of completion, provide the Commission with editable electronic drawing files in the most current version of AutoCAD as well as multiple hard copies at the direction of the Authorized Commission Representative.
- ii. Phase 1: Prepare and deliver 90%(JOC pricing) and 100% Construction Documents including modifications and revisions in the approved by written direction of the Authorized Commission Representative.
- iii. Phase 2: Consistent with the approved Schematic Design/Design Development Documents, Architect will prepare all Construction Documents as necessary to obtain bids for the construction of the project. Milestone reviews and estimates will be performed at 60%, 90% and 100% completion on the dates listed in Schedule C Project Schedule, including architectural and engineering working drawings, designs, plans, calculations and specifications setting forth in detail construction industry standard elements required for the architectural, structural, civil, mechanical, electrical, plumbing, heating, ventilation, air conditioning, fire protection, service-connected equipment and site work. At every milestone of completion, provide the Commission with editable electronic drawing files in the most current version of AutoCAD as well as multiple hard copies at the direction of the Authorized Commission Representative.
- iv. Phase 2: Prepare and deliver 60%, 90% and 100% Construction Documents including modifications and revisions in the approved by written direction of the Authorized Commission Representative.
- v. Prepare an Inspection and Testing Plan as part of the Phase 2 construction documents. The plan must be in spreadsheet format, following the specification section numbering system. Each inspection, test and required certificate will be identified by specification section number. The Authorized Commission Representative will identify the testing firm(s) that will be used on the Project, and provide a sample Inspection and Testing Plan for use of the Architect. The Inspection and Testing Plan must provide for:

1. Verification of responsibilities for providing inspections, tests and certificates.
 2. Scope of services for the testing and inspection services RFQ.
 3. A scorecard to monitor the completion of required inspections and tests, and the submittal of required certificates.
- vi. If the Authorized Commission Representative requests a change in scope of the Project, after review and comment and upon written request of the Authorized Commission Representative, Architect shall revise or modify any or all of the Project design, drawings and specifications as necessary in a manner satisfactory to the Commission and consistent with the Task Order process set forth in Article V, Schedule A.
- vii. At the completion of the each Construction Document milestone (60%(Phase 2 only),90% & 100%) (, transmit hard copies of the milestone documents to the Authorized Commission Representative for review and transmittal to the User Agency. Prepare a written and oral report of the Construction Document phase for presentation to the User Agency. Presentation to be made as directed in writing by the Authorized Commission Representative. Subject to the prior written direction of the Authorized Commission Representative, incorporate User Agency comments into the subsequent phase of the Construction Documents.
- viii. Commission's Performance Evaluation of Construction Documents: The Commission will review the Architect's performance in providing Construction Documents after the project has been bid. The Architect will be required to attend a meeting to discuss its performance review.
- ix. Conduct and document preliminary reviews with required regulatory agencies, including, but not limited to, Bureau of Fire Prevention, Chicago Department of Transportation, Mayor's Office for People with Disabilities, and Office of Emergency Management and Communications.
- x. Conduct and prepare a code analysis package, including, but not limited to, the following components:
1. Occupancy classification.
 2. Construction type.
 3. Occupant load by area and floor.
 4. Travel distances.
 5. Accessibility.
 6. Exit types, units and widths.
 7. Plumbing fixture counts.
 8. Loading berths and parking requirements.
 9. Fire resistance requirements.
- xi. Prepare and issue hard copies of the Construction Document Drawings, Outline Specifications, and Narratives to various stakeholders designated by the Authorized Commission Representative for the Construction Document Milestone Reviews. Upon receipt of the review comments, the Architect will be required to respond in writing on the review form furnished by the Authorized Commission Representative.
- xii. Update the Submittal and Closeout Matrix based upon Construction Document requirements.
- xiii. Construction Document Deliverables for each milestone (60%(Phase 2 only),90% & 100%) include:
1. Certification of Compliance with Commission's Design Checklist.
 2. Issue updated Submittal and Closeout Matrix.
 3. Site Preparation Construction Documents (including specifications)
 4. Building Construction Documents (including specifications)
 5. Updated LEED checklist is not required
 6. Compilation of issued meeting minutes.
 7. Issuance of updated code analysis package.
 8. Issuance of updated MEP coordination documentation.
 9. Request for Clarification compilation and log

10. Issuance of milestone packages for review.

- xiv. Immediately upon the Commission's review and written approval of the deliverables of each Construction Documents phase (60%(Phase 2 only), 90% and 100%, begin the next phase on the updated and approved schedule.
- xv. Prior to submission of 90% Construction Documents to the Commission, Architect shall prepare coordination documents to confirm that the various elements of the Architect's Construction Documents are sufficiently coordinated to support an accurate bid process and minimize the potential for change orders during the construction phase of the project. The Architect will resolve any known conflicts prior to issuing the Bid Set of documents. Coordination documents shall address the following, at a minimum:
 - a. Limited available space for installation or service. Architect shall overlay plans of each design discipline and verify space requirements and conflicts between trades and/or disciplines. Architect shall make revisions to the design drawings to resolve conflicts between various disciplines.
 - b. Incompatibility between items provided under different disciplines (such as difference in voltage between equipment specified under Division 15 and electrical power provided under Division 16).
 - c. Inconsistencies between drawings and specifications (between disciplines and within each discipline).
 - d. As required to manage discipline coordination, the Architect must prepare multi layered, color-coded CAD drawings to manage discipline coordination, resolve conflicts, and present the findings of coordination process to the PBC's design review team. The Architect will provide reproducible and CAD drawing files of these documents to the PBC.
- xvi. At a minimum, the Architect must prepare a combination of elevation and plan detail sections in areas where large services and/or a significant concentration of smaller services share adjacent space. As part of the Phase 2 60% review only, the Architect will propose for the Commission's concurrence, the locations where these coordination details will be prepared. These details will typically be prepared for the following areas:
 - 1. Above ceilings in corridors to confirm that services, fixtures, and other devices can fit between the designed ceiling height and the bottom of any structural members or other obstructions. The horizontal spacing of these items will also be reviewed to confirm that desired locations of lighting fixtures and other devices can be achieved.
 - 2. Slabs where services would logically be installed within the slab on grade or on deck. The Architect will confirm that these services can fit within the slab cross section without compromising the structural integrity of the slab. Any limitations on embedded services will be noted on the construction documents.
 - 3. Areas and/or rooms where a significant number of services converge. This includes mechanical rooms, MDF rooms, IDF rooms, electrical closets, fire pump rooms, and any other areas or rooms where the coordination of individual or multiple services are required with multiple disciplines. Where a significant number of services penetrate a wall, floor, ceiling, or roof in close proximity, the Architect will design and detail an appropriate chase with respect to structural elements, code issues, and proper installation of the services.
 - 4. Within mechanical, equipment, and other specialty rooms to confirm that the required equipment, panels, racks, fixtures, ventilation, and other equipment, along with the services entering these rooms will fit within the designed space and layout. Checks will be made for door swings, as well as, equipment accessibility into and within the room.
 - 5. Locations on the site or under the building where major existing or new utilities come in close proximity to each other and/or other new or existing structures. This would include locations where these services enter the building or penetrate the foundations.
- xvii. The Architect will prepare documents that confirm that the appropriate power, communication, and other low voltage services are shown running to and from each required device/fixture and back to the appropriate originating or receiving location are included in the design. This coordination may be represented by a composite device/service schedule that cross references the appropriate interface points.
- xviii. The Architect will prepare documents that confirm that water supply, drainage, condensate lines, and vents for each required device, fixture, and piece of equipment are included in the design.
- xix. The Architect will be responsible for the overall coordination review. As each coordination document is completed, the Architect will review and resolve significant conflicts. The Architect must resolve all known conflicts prior to issuing the bid documents. Any items where the Architect recommends leaving coordination

to the construction contractor must be specifically reviewed by the Architect with the Commission's design review team.

- xx. Attend the Commission's internal Bid Package Review Conference where the Commission and User Department will verify that the construction documents, including the coordination documents, prepared by the Architect are ready to issue for bids.

C. Bidding Phase (Phase 2 only)

During the Bidding Phase, the Architect shall provide the following Services:

- i. Assemble and review all Bid Documents required, including, but not limited to all drawings, and technical specifications, Commissioning Agent Design Intent and Commissioning Plan.
- ii. Attend and document two Pre-Bid Conference Meetings. In addition to the general, open Pre-Bid Meeting, a technical working Pre-Bid Meeting will be for the purpose of making a detailed technical presentation and respond to questions from prospective bidders.
- iii. Prepare addenda, as directed by the Commission, to address bidder's questions that require clarification. Consider and document all written requests for product substitutions before receipt of bids.
- iv. Review bids and prepare an evaluation and recommendation for award relative to the Project and Construction Budget. Assist in finalizing the agreement(s) with the contractor(s) to construct the Project.
- v. If the lowest responsive and responsible bid obtained exceeds the Construction Budget, the Commission may either award the construction contract to the lowest responsive and responsible bidder, or request that the Architect, without additional compensation, make revisions to the Project, including design, scope, quality, drawings, specifications, deletions and substitutions for the purpose of decreasing Project costs to the point that the bids received are within the Construction Budget. All such revisions require the prior written approval of the Authorized Commission Representative. The right of the Commission to require such revision and re-bidding will not be exhausted by a single revision and re-bidding, but will be a continuing right until the lowest responsive and responsible bid received is within the Construction Budget.
- vi. Assist the Commission, without additional compensation, in the solicitation of new bids.
- vii. Attend the Commission's Pre-Bid Conference, Technical Review and review bids as required by the Authorized Commission Representative.

III. Construction Administration and Project Close-Out

The Renovation Architect of Record shall be on site weekly to conduct construction administration. Hourly requirement shall be determined by project complexity and scope of work.

A. Contract Administration Phase

During the Construction Administration Phase, the Architect shall provide the following Services:

- 1. Attend and participate in regularly scheduled: (i) weekly Project meetings, and (ii) monthly pay applications meetings for approval of contractor pay requests. Provide no less than 12 hours of field observation of the construction per week in order to monitor the progress and conformance of the permanent features of the work to the requirements of the Contract Documents. The Architect's on-site representative shall not be removed or replaced before final completion of the Project without the prior written approval of the Authorized Commission Representative. The Architect's on-site representative will be removed immediately upon written request of the Authorized Commission Representative.
- 2. If necessary during construction, interpret the meaning and intent of the Contract Documents, and with the Authorized Commission Representative's concurrence, transmit such information to the contractor. If requested by the Authorized Commission Representative, make recommendations on any claims between the Commission and any contractor with whom the Commission has a contract relating to the Project and any other matters relating to the execution and progress of the work or the interpretation of the Contract Documents.
- 3. Unless the Commission specifies, in writing, a shorter or longer time period, within 5 business days following receipt the Architect must comment upon and submit to the Authorized Commission Representative Architect's responses to requests for approval of subcontractors, delivery schedules, material lists, shop drawings, samples, and the like. However, the parties acknowledge that the Architect's internal costs and efficiencies during the construction phase are dependent on the Contractor's submittals and inquiries conforming to pre-approved schedules and deadlines. Any time limits for the Architect's review of shop drawings or other submittals is conditioned upon the Contractor's preparing and obtaining the Architect's approval of a master schedule of submittals and subsequently transmitting the submittals to the Architect in accordance with this schedule. Additionally, if after commencement of construction, the Commission

requests Architect to review and analyze a requested product or material substitution, the Architect shall undertake such review only as an Additional Service and after obtaining the Commission's approval to do so.

4. Provide and distribute Construction Documents and explanatory sketches as required during construction. Review and approve samples, shop drawings, product data, as-built drawings, product substitutions and other submissions for compliance with the design concept of the Project and fulfillment of the contractor's obligations as set forth in the Contract Documents.

5. Implement the Commission's specifications and procedures for processing scope changes, including applications for extensions of time. Receive and review all proposals, revisions in drawings and change orders requested by the contractor, Commission, User Agency, or as required by unforeseen conditions in the field, and make recommendations regarding practicality, costs, unit prices, time and material changes, effect on completion schedule and risk to the project.

6. Submit recommendations to the Authorized Commission Representative for approval before instituting any changes to the requirements of the Contract Documents. Process and prepare all bulletins, proposals, revisions in drawings and change orders approved by the Commission. Monitor all scope changes during construction to ensure compliance with approved revisions.

7. Identify instances of non-conformance of the Work, document such instances in a manner acceptable to the Authorized Commission Representative, and assist the Authorized Commission Representative in providing notice to contractors of such instances of non-conformance as necessary.

8. Issue clarifications for proper execution of the Work required by the Contract Documents; provided, however, the Architect shall not have control or charge of and will not be responsible for construction means and methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work or for the act or omissions of the contractor, subcontractors or any other persons performing any of the work in accordance with the Contract Documents. Notwithstanding any contrary or potentially ambiguous description of the Architect's Services, it is intended that the Architect shall have no responsibility for jobsite safety on the Project. The Contractor and Subcontractors shall have full and sole authority for all safety programs and precautions in connection with the Work. When the Architect is present at the site, such presence shall be only for the purpose reviewing the Work for deviations from the Construction Documents or defects, and the Architect shall have no authority to take any action whatsoever on the site regarding safety precautions or procedures.

9. Maintain RFI and Bulletin logs in a format acceptable to the Authorized Commission Representative.

10. Review the Work to establish preliminary acceptance of the Project.

B. Close Out Phase

During the Project Close out Phase, the Architect shall provide the following Services:

1. Conduct a comprehensive final inspection of the Project with the Authorized Commission Representative and User Agency to verify that the materials furnished and the work performed are substantially compliant with the contract documents.

2. The AOR is responsible for facilitating a walkthrough on site with the Authorized Board Representative, Commissioning Agent and User Agency to review punch list items identified in the Contractor prepared initial punch list. The AOR will consolidate and prepare punch lists indicating the items of work remaining to be accomplished before a Certificate of Final Acceptance will be issued. Prepare certificates of preliminary and final completion in consultation with the Commission and the User Agency.

3. Oversee the Contractor's efforts to assemble and deliver to the Commission all guarantees, warranties, operating and maintenance manuals required by the Contract Documents.

4. The User Agency requires a set of record drawings prepared and coordinated by the Architect. This set of record drawings must be provided in editable, auto-CAD format. The Architect shall, accordingly, oversee the Contractor's efforts to expedite the preparation and delivery of the Contractor's own record, "as-built" drawings and operations and maintenance manuals of the Project in accordance with the specifications. The "as-built" documents will be subject to the approval of the Commission. Submit approved "as-built" documents to the Commission upon completion of the Project.

5. Upon completion of the construction contract and all "punch list" items in accordance with the Contract Documents, issue a Certificate of Final Acceptance. A Certificate must not be issued by the Architect until, to the best of its knowledge, information and belief, all work has been completed in accordance with the Contract Documents.

6. Post Construction Review. The Commission will review Architect's performance in providing services during construction after the project punch list is complete. The Architect will be required to attend a meeting to discuss the performance review.

July 22, 2010

7. Project Close-out Approval Form. The Architect shall draft and complete the Project Closeout Approval Form for the Project.



CERTIFICATE OF LIABILITY INSURANCE

OP 1D CD

DATE (MM/DD/YYYY)

06/15/10

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER M.G. Welbel & Associates, Inc. Michael Welbel 650 Dundee Rd., Suite 170 Northbrook IL 60062 Phone: 847-412-1414 Fax: 847-412-1013	CONTACT NAME: PHONE (A/C, No, Ext): FAX (A/C, No): EMAIL ADDRESS: PRODUCER CUSTOMER ID#: FGMIN-1
INSURED FGM Architects, Inc. 1211 W. 22nd St #705 Oak Brook IL 60523	INSURER(S) AFFORDING COVERAGE INSURER A: Travelers Indemnity Co of CT INSURER B: Travelers Indemnity Company INSURER C: Continental Casualty Company INSURER D: Travelers Prop Cas Co of Amari INSURER E: INSURER F:

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY ☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ PRIMARY &----- ☒ SUBJECT TO----- GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC		5281L98A NON CONTRIBUTORY WRITTEN CONTRACT	10/01/09	10/01/10	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$1,000,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMPROP AGG \$2,000,000 \$
B	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ☒ NON-OWNED AUTOS		BA-5286L937	10/01/09	10/01/10	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$ \$
B	UMBRELLA LIAB ☒ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DEDUCTIBLE RETENTION \$		CUP-7312Y791	10/01/09	10/01/10	EACH OCCURRENCE \$5,000,000 AGGREGATE \$5,000,000 \$ \$
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N/A	7313Y751	10/01/09	10/01/10	☒ WC STATU-TORY LIMITS ☐ OTH-ER E.I. EACH ACCIDENT \$500,000 E.I. DISEASE - EA EMPLOYEE \$500,000 E.I. DISEASE - POLICY LIMIT \$500,000
C	Professional Liab		AEH 114077912	10/01/09	10/01/10	Per Claim 5,000,000 Aggregate 5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Re: Contract No. PS1799H- PBC, Board of Education of the City of Chicago and City of Chicago are included as additional insureds per blanket endorsement as respect GL/Auto, subject to written contract requiring same. GL is primary & non-contributory. Auto is primary. Waiver of subrogation applies GL. Umbrella limits apply to GL and Auto liability.

CERTIFICATE HOLDER**CANCELLATION**

PUBL103

Public Building Commission
of Chicago
Room 200
50 W. Washington
Chicago IL 60602

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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