

AMENDMENT ONE
CONSTRUCTION MANAGEMENT RISK (CMAR) SERVICES
PERSHING CENTRAL UPGRADES
CONTRACT NUMBER PS3071

This Amendment to Agreement Number **PS3071** (“**Amendment**”) is entered into as of **November 7, 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 **All Construction Group** with offices located at 1425 S. 55th Ct. Cicero, Illinois (“**ALL**” or “**Construction Manager**”) and hereby amends the Agreement for the **Pershing Road Center Buildings Upgrades** (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 now known as the Department of Fleet and Facilities (“**2FM**”), has undertaken the renovation, rehabilitation, improvement, and construction of the **Pershing Road Center Buildings Upgrades** (the “**Project**”) located 1819 West Pershing 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 \$10,000,000 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 \$8,342,010 with **ALL** for the Project; and

WHEREAS, the Project Notification Form executed on May 23, 2024 by 2FM and the Office of Budget Management reallocated funds previously approved for all Pershing Road Projects. The Commission approved a revised Guaranteed Maximum Project Cost Proposal (“**GMP**”) of \$22,945,000 for Pershing Road Center Buildings Upgrades; and

WHEREAS, the Commission and Construction Manager desire to amend the Agreement to establish a revised GMP in the amount of **\$19,386,864.29** 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

PS3071: Pershing Central Upgrades

ALL Construction Group

Amendment One

DESCRIPTION	COST
1. General Conditions	\$1,746,017.16
2. Payment and Performance Bond & Insurance	
Payment and Performance Bond	\$169,930.90
Insurance	\$169,930.91
Insurance	\$0
	\$339,861.81
3. Construction (A+B)	
A. TOTAL Pre-Construction Services (A) ¹	\$100,000.00
B. Cost of the Work (Cost of Construction + Allowances + CM Contingency + Commission's Contingency)	
Cost of Construction	\$15,247,073.13
Environmental Allowance	\$150,000.00
CM's Contingency	\$500,000.00
Commission's Contingency	\$800,000.00
TOTAL Cost of Work (B) ¹	\$16,697,073.13
4. Construction Manager's Fee (percentage of the total value of line 3)	<u>3 %</u>
	\$503,912.19
5. The Guaranteed Maximum Project Cost Proposal will be the values of Lines 1 + 2 + 3 + 4	<u>\$19,386,864.29</u>

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: _____



Pershing Central Upgrades

**EXHIBIT A-2
Project Notification Form
Additional Projects**

Request Date: May 15, 2024
 Address of Project: Pershing Road Projects
 Pershing Road East Building – 1769 W. Pershing Road
 Pershing Road Center Building – 1819 W. Pershing Road
 Pershing Road West Building – 1869 W. Pershing Road

PIN: Project work does not require PIN. If PIN is needed later, PBC will make a written request.

Legal Description of Project: Currently, legal descriptions are not required for the scope of work being requested. If legal descriptions are needed later, PBC will make a written request.

Description of Project:

2FM is requesting to reallocate the funds previously approved for the Projects identified above and provide additional funding. The Projects have been approved as part of a Project Notification, dated May 3, 2021 and subsequent Partial Undertaking Requests approved by the PBC Board on October 6, 2021 and November 18, 2021. 2FM identified the "Planned Allocation" for the Projects at Pershing Road in the PBC's Current Funding Authority, summarized below. PBC has completed their scope of services at Pershing Road East and the final PBC Projects costs have been confirmed. Due to the nature of the Projects, 2FM would like to reallocate the previously identified Project funds between the locations and provide additional funding at Pershing Road Center to complete required CIP work confirmed by 2FM.

PBC Project Number / 2FM CPM#	Project	PBC Current Authority (Partial Undertaking Previously Approved)	Authority Reallocation	Additional Funding (2FM)	New Total PBC Authority
04026 / 43805	Pershing Road Center	\$10,000,000	\$9,422,042	\$3,522,958	\$22,945,000
04027 / 43806	Pershing Road East	\$10,000,000	(\$9,422,042)	\$0.00	\$577,958
04028 / 44016	Pershing Road West and Tunnels	\$12,400,000	0.00	\$0.00	\$12,400,000
	Total Value	\$32,400,000	\$0.00	\$3,522,958	\$35,922,958

2FM Representative: Julie Hernandez-Tomlin, Commissioner

Maximum Amount of Funds: This Project Notification Form provides additional funding for Pershing Road Center in the amount of \$3,522,958 and increases the budget value for the Pershing Road Projects to NTE \$35,922,958.

Special Conditions, if any: An additional Project Notification Form/funding authority may be required for Projects beyond the funding authority approved in this request. 2FM will coordinate all funding requirements with OBM.

Execution Page

City: Julie Hernandez-Tomlin

Julie Hernandez-Tomlin
Commissioner

City of Chicago – Department of Fleet & Facility Management (2FM)
2 North LaSalle Street
2nd Floor
Chicago, IL 60602

5/17/24
Date

City: Annette Guzman

Annette Guzman
Budget Director

City of Chicago Office of Budget and Management (OBM)
121 North LaSalle Street
Chicago, IL 60602

5.22.24
Date

Accepted by PBC per Section 2.3 and 3.4.1:

Comments: [Signature]

City: Ray Giderof

Ray Giderof
Acting Executive Director
Public Building Commission (PBC)
50 W. Washington, Room 200
Chicago, IL 60602

5/23/2024
Date

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

**ATTEST:
PUBLIC BUILDING COMMISSION OF CHICAGO**



Chairman



Secretary

Date: 11-8-2024

Approved as to form and legality:



Neal & Leroy, LLC

Date: 11-7-2024

CONSTRUCTION MANAGER:



All Construction Group

President or Authorized Designee

11-07-2024
Date

AFFIX CORPORATE
SEAL, IF ANY, HERE

County of COOK
State of IL

Construction Managers subscribed and sworn to me this 7th day of November,
2024.



Notary Public Signature



My Commission expires: 4-10-2027
(SEAL OF NOTARY)