

PUBLIC BUILDING COMMISSION OF CHICAGO



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MULLER & MULLER, LTD.

PROFESSIONAL SERVICES AGREEMENT
CONTRACT NUMBER PS 1661

With

MULLER & MULLER, LTD

TO PROVIDE

ARCHITECT OF RECORD SERVICES

FOR

PECK ELEMENTARY SCHOOL ADDITION AND RENOVATION
CHICAGO, ILLINOIS
PROJECT NUMBER: 5290

Mayor Richard M. Daley
Chairman

Erin Lavin Cabonargi
Executive Director

Richard J. Daley Center, Room 200
50 West Washington Street
Chicago, Illinois 60602
www.pbcchicago.com

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EXECUTION PAGE

ARCHITECT OF RECORD SERVICES
PECK ELEMENTARY SCHOOL ADDITION AND RENOVATION
PS 1661

THIS AGREEMENT effective as of **July 14, 2009**, but actually executed on the date witnessed, is entered into by and between the **Public Building Commission of Chicago**, a municipal corporation of the State of Illinois, having its principal office at Room 200, Richard J. Daley Center, 50 West Washington Street, Chicago, Illinois 60602, (the "**Commission**"), and **Muller + Muller, Ltd.**, with offices at 700 North Sangamon Street Chicago, Illinois 60642, (the "**Architect**"), at Chicago, Illinois.

Background Information – Recitals:

Whereas, **The Commission** on behalf of the **Chicago Public Schools** (referred to in this Agreement as the "**User Agency**"), intends to undertake the construction and/or improvement of a facility or facilities in Chicago, Illinois based on the scope in Schedule A attached to the Agreement (the "**Project**").

Whereas, the Commission requires certain professional services described in the Agreement, in connection with the Project and desires to retain the Architect on the terms and conditions set forth in the Agreement to perform such Services. The Architect desires to be so retained by the Commission and has represented to the Commission that the Architect has the knowledge, skill, experience and other resources necessary to perform the Services in the manner provided by the Agreement.

Whereas, the Architect has consulted with the Commission and the User Agency, made site inspections, and taken such other actions as the Architect deemed necessary or advisable to make itself fully acquainted with the scope and requirements of the Project and the Services. The Architect represents that it is qualified and competent by education, training and experience to prepare drawings, specifications and construction documents necessary to complete the Project in accordance with standards of reasonable professional skill and diligence.

Whereas, the Construction Budget for the Project will be established by the Commission after completion of Schematic Design based upon the requirements of the Project and allowances for cost escalation and Project contingencies.

Whereas, the Commission has relied upon the Architect's representations in selecting the Architect.

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NOW THEREFORE, the parties agree on the terms and conditions that follow:

SIGNED by:

PUBLIC BUILDING COMMISSION OF CHICAGO by:

Richard M. Daley

Richard M. Daley
Chairman

Attest:

Edrick C. Johnson

Edrick C. Johnson
Secretary

ARCHITECT, MULLER + MULLER, LTD.

Cynthia B. Muller

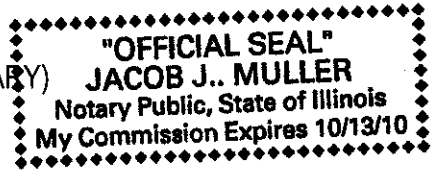
Cynthia B. Muller
President

County of: COOK

State of: ILLINOIS

Subscribed and sworn to before me by Cynthia Muller on behalf of Architect this 13 day of Oct, 2009.

Notary Public
My Commission expires 10/13/10 (SEAL OF NOTARY)



Approved as to form and legality

Garrett Epting 10/6/09

Neal & Leroy, LLC

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Article I. INCORPORATION OF RECITALS

Section 1.01 The matters recited above, the "Background Information," are incorporated in and made a part of the Agreement.

Article II. DEFINITIONS AND USAGE

Section 2.01 Definitions. The following phrases have the following meanings for purposes of the Agreement:

- (a) **Agreement.** This Agreement for Architect-of-Record Services, between the Commission and the Architect, including all attached exhibits, schedules and documents and all such exhibits, schedules and documents incorporated by reference, all component parts and all amendments, modifications, or revisions made in accordance with its terms.
- (b) **Architect.** The company or other entity identified in the Agreement, and such successors or assigns, if any, as may be authorized by the terms and conditions of the Agreement.
- (c) **AOR's Estimate of Probable Construction Cost.** The Architect's professional opinion of the cost to necessary construct the Project and furnish all items required to complete the Project as described in the corresponding design phase Deliverables prepared by the Architect in accordance with the Agreement.
- (d) **Authorized Commission Representatives.** One or more persons designated in writing by the Executive Director for the purposes of assisting the Commission in managing the Project. As specifically directed by the Commission, the Authorized Commission Representative will act on behalf of the Commission
- (e) **Commission.** The Public Building Commission of Chicago, a municipal corporation, acting by and through its Chairman, Secretary, Assistant Secretary, Executive Director, including the Commission's Authorized Representative, as designated by the Executive Director in writing.
- (f) **Construction Budget.** The total funds budgeted by the Commission for constructing the Project and furnishing all items necessitated by the Project which must be shown or described in the Contract Documents to be prepared by the Architect in accordance with this Agreement. The Construction Budget does not include any payments made to the Architect or Commission Consultants or reimbursable expenses pursuant to Schedule D.
- (g) **Additional Services.** Additional services to be provided by the Architect for the Project pursuant to the provisions of Schedule A.
- (h) **Contract Documents.** All of the Contract documents for the construction and improvement of the Project including the Bidding Instructions, Standard Terms and Conditions for Construction Contracts, Technical Specifications, Drawings, Addenda, Bulletins and Modifications to those parts.
- (i) **Day.** Unless otherwise indicated, the word "day" means calendar day. The phrase "business day" refers to Monday through Friday, except for national holidays.
- (j) **Deliverables.** The documents, in any format (electronic or hard copy) requested by the Commission, including technical specifications, designs, drawings, plans, reports, forms,

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recommendations, analyses, and interpretations, the Architect is required, under this Agreement, to provide to the Commission.

- (k) Design Architect. The Design Architect is the person retained by the Commission for the purpose of preparing the prototype and concept design documents for the Project.
- (k) Key Personnel. Those job titles and individuals identified in Schedule F.
- (l) Project. **Peck Elementary School – Addition and Renovation**
- (m) Project Schedule. The Project Schedule will be provided to the Architect in CPM and/or summary bar chart form. The Project Schedule will represent the information in Book 1 of the Contract Documents approved by the Commission for the Project. The Project Schedule will clearly identify major activities within the Project, including each phase of planning, design and construction. The Architect must provide details of their pre-construction activities and will promptly notify the Authorized Commission Representative whenever there is an actual or projected variance to the Project Schedule.
- (n) Record Documents. Drawings prepared by the Architect in an electronic editable format approved by the Commission showing significant changes in the work made during construction, based on marked-up prints, drawings, shop drawings and other data furnished by the Project's building contractor.
- (o) Services. Collectively, the duties, responsibilities and tasks that are necessary to allow the Architect to provide the Scope of Services required by the Commission under this Agreement.
- (p) Subconsultant or Subcontractor. Any person or entity hired or engaged by the Architect to provide any part of the Services required under the terms of this Agreement.
- (q) User Agency. The governmental agency or agencies identified in the Background Information that requested the Commission to undertake the construction and/or improvement of the Project.

Section 2.02 Usage and Conventions

- (a) Captions and Headings. The captions and headings of the various sections of the Agreement are used solely for reference purposes and do not construe, nor will they be deemed or used to construe, interpret, limit, or extend the meaning or scope of any work, clause, paragraph, or provision of the Agreement.
- (b) The term "include," in all its forms, means "include, without limitation" unless stated otherwise.
- (c) Terms of one gender imply the other gender(s) unless the context clearly indicates otherwise. Use of the singular includes the plural and vice versa.

Article III. INCORPORATION OF DOCUMENTS

The following documents are incorporated in and made a part of the Agreement. By executing the Agreement, the Architect acknowledges that Architect is familiar with the contents of each of such documents and will comply fully with all applicable portions of them in performing the Services.

Section 3.01 Policies Concerning MBE and WBE. The Commission's policies concerning utilization of minority business enterprises ("MBE") and women business enterprises ("WBE"), as the same may be revised from time to time.

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Article IV. ENGAGEMENT AND STANDARDS FOR PERFORMING SERVICES

Section 4.01 Engagement. The Commission engages the Architect, and the Architect accepts the engagement, to provide the Services described in this Agreement, as those Services may be amended by an Amendment to the Agreement as provided below in Section 4.13.

Section 4.02 Key Personnel. The Architect must not reassign or replace Key Personnel without the written consent of the Commission. The Commission may at any time in writing notify Architect that the Commission will no longer accept performance of Services under this Agreement by one or more Key Personnel listed in the Agreement in Schedule F. Upon that notice Architect must immediately suspend the Key Person or Key Persons from performing Services under this Agreement and must replace him or them with a person or persons with comparable professional credentials and experience. Such replacements are subject to approval by the Commission.

Section 4.03 Adequate Staffing. The Architect must, upon receiving a fully executed copy of this Agreement, assign and maintain for the duration of the Agreement an adequate staff of competent personnel that is fully equipped, licensed as appropriate, available as needed, qualified and assigned exclusively to perform the Services. The Architect must include among its staff the Key Personnel and positions as identified in the Agreement and specified in Schedule F. The level of staffing may be revised from time to time by notice in writing from Architect to the Commission and with prior written consent of the Commission.

Section 4.04 Nondiscrimination. In performing under this Agreement the Architect will not discriminate against any worker, employee, applicant for employment, or any member of the public, because of race, color, creed, national origin, gender, age, or disability, or otherwise commit an unfair labor practice. The Architect certifies that he/she is familiar with, and will comply with, all applicable provisions of the Civil Rights Act of 1964, 28 U.S.C. § 1447, 42 U.S.C. §§ 1971, 1975a-1975d, 2000a to 2000h-6 (1992); the Age Discrimination in Employment Act of 1967, 29 U.S.C. §§ 623-634 (1992); the Americans with Disabilities Act of 1990, 29 U.S.C. § 706, 42 U.S.C. §§ 12101-12213, 47 U.S.C. §§ 152, 221, 225, 611 (1992); 41 C.F.R. § 60 (1992); 41 C.F.R. § 60 (1992); reprinted in 42 U.S.C. 2000(e) note, as amended by Executive Order No. 11,375 32 Fed. Reg. 14,303 (1967) and by Executive Order No. 12,086, 43 Fed. Reg. 46,501 (1978); the Age Discrimination Act, 43 U.S.C. Sec. 6101-6106 (1981); P.L. 101-336; 41 C.F.R. part 60 et seq. (1990); the Illinois Human Rights Act, 775 ILCS 5/1-101 et seq. (1990), as amended; the Discrimination in Public Contracts Act, 775 ILCS 10/0.01 et seq. (1990), as amended; the Environmental Barriers Act., 410 ILCS 25/1 et seq; and the Chicago Human Rights Ordinance, Chapter 2-160, Section 2-160-010 et seq. of the Municipal Code (1990), as amended. The Architect will further furnish such reports and information as may be requested by the Commission, the Illinois Department of Human Relations, or any other administrative or governmental entity overseeing the enforcement, or administration of, or compliance with, the above mentioned laws and regulations.

Section 4.05 Employment Procedures; Preferences and Compliance. Salaries of employees of the Architect, performing work under this Agreement, will be paid unconditionally, and not less often than once a month, without deduction or rebate on any account except such payroll deductions as are mandatory or permitted by applicable law or regulations. The Architect certifies that he/she is familiar with, and will comply with, all applicable provisions of 820 ILCS 130/0.01 through 130/12 (Prevailing Wage Act), 30 ILCS 570/1 through 570/7 (Employment of Illinois Workers on Public Works Act) and 30 ILCS 560/0.01 through 560/7 (Public Works Preference Act). The Architect will also comply with all applicable "Anti-Kickback" laws and regulations, including the "Anti-Kickback" Act of 1986, 41 U.S.C. §§ 51-58 (1992); 18 U.S.C. § 874 (1992); 40 U.S.C. § 276c (1986) and the Illinois Criminal Code of 1961 720 ILCS 5/33E-1 et. seq. If, in the performance of this Agreement, any direct or indirect "kick-back" is made, as defined in any of the above mentioned laws and regulations, the Commission may withhold from the Architect, out of payments due to the Architect, an amount sufficient to pay any underpaid employees the difference between the salaries required to be paid under the law and this Agreement and the salaries actually paid such

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employees for the total number of hours worked. The amounts withheld may be disbursed by the Commission for and on account of the Architect to the respective employees to whom they are due, as determined by the Commission in its sole discretion.

Section 4.06 Compliance with Policies Concerning MBE and WBE. Without limiting the generality of the requirements of the policies of the Commission referred to in Section 3.01 above, the Architect will use every reasonable effort to utilize minority business enterprises for not less than 25% and women business enterprises for not less than 5% of the value of the Services, in accordance with the Resolution passed by the Board of Commissioners of the Commission on October 1, 2004, concerning participation of minority business enterprises and women business enterprises on contracts, other than construction contracts, awarded by the Commission and to furnish to the Commission, such reports and other information concerning compliance with such Resolution as may be requested by the Commission from time to time.

Section 4.07 Records. The Architect must maintain accurate and complete records of expenditures, costs and time incurred by the Architect and by consultants engaged by the Architect in connection with the Project and the Services. Such records will be maintained in accordance with recognized commercial accounting practices. The Commission may examine such records at the Architect's offices upon reasonable notice during normal business hours. The Architect must retain all such records for a period of not less than five calendar years after the termination of the Agreement. However, if there is a disagreement over fees, then five years or until a final resolution of the matter whichever occurs later.

Section 4.08 Compliance with Laws. In performing its engagement under the Agreement, the Architect must comply with all applicable federal, state and local laws, rules, and regulations.

Section 4.09 Weekly Meetings. Weekly meetings for the Project and project Team will be scheduled upon the Commission's request for the duration of the Services. The Architect will cause such meetings to be attended by appropriate personnel of the Design Team engaged in performing or knowledgeable of the Services.

Section 4.10 Defects in Project. The Architect must notify the Commission immediately if the Architect obtains knowledge of an issue or circumstances which could result in a delay in the performance of Services or significant problem in connection with the Project, including construction defects, cost overruns or scheduling delays.

Section 4.11 Performance Standard.

- (a) The Architect represents that the Services performed under the Agreement will proceed with efficiency, promptness and diligence and will be executed in a competent and thorough manner, in accordance with reasonable professional standards in the field consistent with that degree of skill and care ordinarily exercised by practicing design professionals performing services of a scope, purpose, and magnitude comparable with the Services to be provided under this Agreement. This includes, but is not limited to, a thorough review by the Architect of any design documents and/or prototype for the Project prepared by the Commission's Design Architect. The Commission expects the Architect to undertake a thorough review of the concept design documents and/or prototype, and to identify any errors, omissions, inconsistencies or ambiguity in the concept design, as well as any changes in any pertinent code that may have occurred. Regardless of any errors, omissions, inconsistencies or ambiguity in the concept design and/or prototype, the Commission will hold the Architect solely and completely responsible for any and all errors, omissions, inconsistencies and ambiguity in Architect's Deliverables, including, but not limited to, the construction documents for the Project. The Architect further promises that it will assign at all times during the term of the Agreement the number of experienced, appropriately trained employees necessary for the Architect to perform the Services in the manner required by the Agreement.

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- (b) The Architect must ensure that all Services that require the exercise of professional skills or judgment are accomplished by professionals qualified and competent in the applicable discipline and appropriately licensed, if required by law. The Architect must maintain current copies of any such licenses and provide these copies upon request by the Commission. The Architect remains responsible for the professional and technical accuracy of all Services furnished, whether by the Architect or others on its behalf. All deliverables will be prepared in a form and content satisfactory to the Commission and delivered in a timely manner consistent with the requirements of the Agreement.
- (c) The Architect must not use any business or individual who is disqualified by the Commission or debarred under any other governmental agency's procedures to provide the Services under the Agreement.
- (d) If the Architect fails to comply with the obligations under the standards of the Agreement, the Architect must perform again at its own expense, all Services required to be re-performed as a direct or indirect result of that failure. Any review, approval, acceptance or payment for any of the Services by the Commission does not relieve the Architect of its responsibility to render the Services and deliverables with the professional skill and care and technical accuracy required by the Agreement. This provision in no way limits the Commission's rights against the Architect either under the Agreement, at law or equity.
- (e) Evaluations of the Commission's budget for the Project, the preliminary estimate of the Cost of the Work and updated estimates of the Cost of the Work prepared by the Architect represent the Architect's judgment as a design professional familiar with the construction industry. It is recognized, however, that neither the Architect nor the Commission has control over the cost of labor, materials or equipment, over the Contractor's methods of determining bid prices, or over competitive bidding, market or negotiating conditions.

Section 4.12 Errors and Omissions. As directed by the Commission's Authorized Representative, the Architect will, without additional compensation, prepare addenda, change orders and/or bulletins required to correct or clarify negligent errors, omissions or ambiguities. The Commission has a committee that reviews the project for alleged errors and omissions by the Architect. The Committee will, as appropriate, conduct an internal review of the alleged error and omission, provide a written statement of claim regarding the alleged error and omission to the Architect, allow the Architect to respond in writing, and meet with the Architect to attempt to settle the claim when the Commission concludes an error or omission has occurred. The Architect will attend such meetings without additional compensation. Upon notice or discovery, and as directed by the Commission, the Architect will perform, without additional compensation, the required professional services to issue an addenda to the bidding documents, or change orders to the contract documents, to correct or clarify errors, omissions, or ambiguities. The Commission reserves the right to recover, from the Architect, damages incurred by the Commission resulting from errors or omissions in the construction documents prepared by the Architect. The Commission may withhold payments, in whole or in part, for a material breach of the Agreement, including but not limited to, the Architect's failure to perform services or meet the schedule, design errors or omissions and failure to adhere to terms of this Agreement.

If the Commission and the Architect disagree with regard to the Architect's fault or as to whether the Architect is entitled to Additional Services for the work required by the Commission in this paragraph, then the Architect may assert a dispute pursuant to the provisions of this Agreement. However, the Architect must provide Services as directed by the Commission during the pendency of any dispute.

Section 4.13 Amendments to this Agreement. The Commission may from time to time request changes to the terms and Services of the Agreement. Such changes, including any increase or decrease in the amount of compensation and revisions to the duration of the Services, which are mutually agreed upon by and between the Commission and Architect, will be incorporated in a written amendment to the Agreement.

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The Commission will not be liable for any additional payment absent such written amendment.

Section 4.14 Representation and Covenant by Consultant. Neither the Architect nor any affiliate of the Architect is listed on any of the following lists maintained by the Office Foreign Assets Control of the U.S. Department of the Treasury, the Bureau of Industry and Security of the U.S. Department of Commerce or their successors, or on any other list of persons or entities with which the User Agency or the Commission may not do business under any applicable law, rule, regulation, order or judgment: the Specially Designated Nationals List, the Denied Persons List, the Unverified List, the Entity List and the Debarred List. For purposes of this subparagraph only, the term "affiliate," when used to indicate a relationship with a specified person or entity, means a person or entity that, directly or indirectly, through one or more intermediaries, controls, is controlled by or is under common control with such specified person or entity, and a person or entity shall be deemed to be controlled by another person or entity, if controlled in any manner whatsoever that results in control in fact by that other person or entity (or that other person or entity and any persons or entities with whom that other person or entity is acting jointly or in concert), whether directly or indirectly and whether through share ownership, a trust, a contract or otherwise.

Section 4.15 Subcontract Terms and Conditions. Architect shall include a provision in any and all subcontracts that Architect may enter into for the performance of the Services that states that the subcontractor shall comply with the terms and conditions of this Agreement in its performance of its portion of the Services. In addition, each subcontract for the performance of the Services shall provide that the Commission is a third-party beneficiary to the subcontract, and may enforce any of the subcontract terms including, but not limited to, those pertaining to standard of performance, indemnity and insurance. Nothing in this Agreement, nor any subcontract to this Agreement, shall state, imply or be construed to state or imply that the Commission or its User Agency are indemnitors or insurers of the Architect or Architect's subcontractors. Each subcontract shall further require that by executing the subcontract, the subcontractor consents to an assignment of the subcontract by the Architect to the Commission upon the request of the Commission for such assignment.

Article V. TERM

Section 5.01 Duration. The term of the Agreement begins on the Commencement Date of Services specified in Schedule A, and subject to the provisions in this section, expires upon completion of the Services and acceptance of the Deliverables by the Commission.

Section 5.02 Termination by the Commission. The Commission has the right, at any time, to terminate this Agreement in whole or in part, with or without cause, by written notice given to the Architect at least 30 days before the effective date of termination. So long as the Architect is not in default under this Agreement at the time of termination, the Commission will pay the Architect, in accordance with the terms of this Agreement, all compensation and reimbursements due to the Architect for periods up to the effective date of termination. The Commission may exercise any right of set off regarding Architect's failure to properly perform Services from payments that are due to Architect.

Section 5.03 Suspension by the Commission. The Commission also has the right, at any time and from time to time, with or without cause, to suspend the performance of the Architect hereunder with respect to all or any part of the Services, by written notice given to the Architect at least 5 days before the effective date of suspension. During the notice period the Architect must wind down its Services. So long as the Architect is not in default under this Agreement at the time of suspension, the Commission will pay the Architect, in accordance with the terms of this Agreement, all compensation and reimbursements due to the Architect for periods up to the effective date of suspension

- (a) During the period the Architect's performance is suspended, the Architect is not entitled to incur fees or bill the Commission, except for Architect's time for participating in substantive meetings concerning the Project (but not for meetings to discuss Architect's invoices or claims). The Architect may bill such time spent during a suspension only if the Architect's participation is

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requested by the Commission and only for the time of one individual per meeting. Commission will pay for such time at the applicable hourly billing rate set forth in Schedule D. Participation in meetings at the request of the Commission is not considered to be resumption of the Architect's Services.

- (b) If the Architect is required to resume its Services under this Agreement, the Commission will notify Architect in writing, giving Architect a reasonable period not to exceed 10 days to remobilize itself. The Architect may bill such time spent on remobilization. The Commission will pay for such remobilization as is reasonable and billed at the hourly rate for one Senior Project Manager or less at the hourly billing rate set forth in Schedule D. The number of days during which the suspension period lasted, including any remobilization time, will be added to the Completion Date of Services as determined in accordance with the provisions of Schedule C, establishing a revised Completion Date of Services, and Architect will re-commence its Services at the point they were suspended and may resume billing in accordance with the terms of the Agreement.

Section 5.04 Effect of Termination or Suspension. Termination or suspension of this Agreement in whole or in part does not relieve the Architect from liability for its performance of any obligation under this Agreement that was performed or was to have been performed by the Architect on or before the effective date of termination or suspension. In no event will the Commission be liable to the Architect for any loss, cost or damage, including lost profits, which the Architect or any other party may sustain by reason of the Commission terminating or suspending this Agreement as provided in it.

Section 5.05 *Force Majeure*. Neither of the parties will be liable to the other for any delay or failure in performance hereunder due to causes which are beyond the control of the party unable to perform. If a force majeure occurs, the party delayed or unable to perform will give prompt notice to the other party, and the Commission may, at any time during the continuation of the force majeure event, elect to suspend the performance of the Architect under the Agreement for the duration of the force majeure. The Commission will not be obligated to pay for the Services to the extent and for the duration that performance of the Services is delayed or prevented by force majeure, but, provided the Architect is not in default of any obligation of the Architect under the Agreement, the Commission will pay to the Architect, according to the terms of the Agreement, all compensation and reimbursements due to the Architect for periods up to the effective date of suspension. The term "force majeure" means an extraordinary event or effect that the parties could not have anticipated or controlled and that renders performance impossible or impracticable for the duration of the event or effect. Such events or effects include but are not limited to: extraordinary acts of nature, such as tornadoes; or of people, such as acts of terrorism; or of governments, such as imposition of martial law.

Article VI. COMPENSATION OF ARCHITECT; REIMBURSEMENT FOR EXPENSES

The Commission will compensate the Architect for the Services in the amount and manner set forth on Schedule D.

Article VII. RIGHTS AND OBLIGATIONS OF COMMISSION

Section 7.01 General and Specific. In connection with the administration of the Project by the Commission and the performance of the Agreement by the Architect, the Commission has the following rights and obligations, in addition to those provided elsewhere in the Agreement:

- (a) Information. The Commission will provide the Architect all information reasonably required concerning the Commission's requirements for the Project and the Services.

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- (b) **Review of Documents.** Subject to the provisions of the Agreement, the Commission will make reasonable efforts to examine documents submitted by the Architect and render decisions pertaining to them with reasonable promptness.
- (c) **Site Data.** To the extent the Commission determines to be necessary for the Architect to perform the Services, the Commission may furnish, or may authorize the Architect to obtain from a company or companies approved by the Commission as Reimbursable Expenses:
 - (i) A certified survey of the site or sites providing, as required, all grades and lines of streets, alleys, pavements and adjoining property, rights-of-way, encroachments, boundaries and contours of the building site.
 - (ii) A certified title.
 - (iii) Information concerning locations, dimensions and data pertaining to existing buildings and other improvements
 - (iv) Title information as to restrictions, easements, zoning and deed restrictions.
 - (v) Information concerning availability of both public and service and utility lines. See Schedule A for more details.
 - (vi) If the Architect does procure these or any other services at the request of the Commission, the Architect shall not be liable for the substantive accuracy or completeness of such services, nor shall the Architect be vicariously liable for the procured services.
- (d) **Tests and Reports.** To the extent required for the Architect to perform the Services, the Commission may furnish structural, civil, chemical, mechanical, results of test borings and pits for determining soil and subsoil conditions and/or other tests and reports or may authorize the Architect to procure such tests and reports from a consultant or consultants approved in writing by the Commission. See Schedule A for more details. The Commission will pay for such tests and reports, however, the Commission may direct the Architect to procure such professional services as Reimbursable Expenses and submit invoices to the Commission for payment as provided in Schedule D.
- (e) **Architect's Rights and Obligations with Respect to Commission-Provided Information ("CPI").** Architect may rely upon the CPI provided by the Commission as described in this Section 7.01, provided, however, that the Commission expects the Architect to review such CPI in detail and verify such CPI to the extent it may be reasonable and prudent for the Architect to do so for the proper performance of the Services under this Agreement. The Commission makes no warranties and representations with respect to the accuracy of the information provided. Architect must promptly report any errors, omissions, inconsistencies or ambiguities in the CPI to the Authorized Commission Representative. In the event that Architect believes that additional compensation is due to the Architect from the Commission because of errors, omissions, inconsistencies or ambiguities in the CPI, the Commission will consider a request for additional compensation if, and only if, Architect furnishes reasonable and appropriate evidence that Architect has met its obligation to review and verify the CPI.

Section 7.02 Audits. The Commission has the right to abstract and audit the books of the Architect and its subcontractors on all subjects relating to the Project and/or the Services.

Section 7.03 Legal, Auditing and other Services. The Commission will arrange and pay for such legal, auditing, insurance counseling and other services as the Commission, in its sole discretion, may determine

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to be required for the Project. Such payments will not include legal or auditing expenses arising out of or relating to any errors or omissions, or claimed errors or omissions, of the Architect.

Section 7.04 Ownership of Documents. All designs, drawings, documents, data, studies and reports prepared by the Architect or any party engaged by the Architect, pertaining to the Project and/or the Services will be the property of the Commission. Architect shall provide the Commission with opportunity to review all such documents and shall provide copies to the Commission upon written request. The Architect may reuse standard details and specifications on other projects.

- (a) The parties intend that, to the extent permitted by law, the drawings, specifications and other design documents to be produced by the Architect and its subcontractors pursuant to this Agreement (the "Work") will conclusively be deemed "works made for hire" within the meaning and purview of Section 101 of the United States Copyright Act, 17 U.S.C. § 101 et seq., and that the Commission, the User Agency and their successors and assigns, will be the copyright owner of all aspects, elements and components of them in which copyrights can subsist. To the extent that any of the foregoing does not qualify as a "work made for hire," the Architect hereby irrevocably grants, conveys, bargains, sells, assigns, transfers and delivers to the Commission, the User Agency and their successors and assigns, all right, title, and interest in and to the copyrights and all U.S. and foreign copyright registrations, copyright applications and copyright renewals for them, and all other intangible, intellectual property embodied in or pertaining to the Work contracted for under the Agreement, free and clear of any liens, claims or other encumbrances, to the fullest extent permitted by law.
- (b) The Architect will execute all documents and, at the expense of the Commission, perform all acts that the Commission may reasonably request in order to assist the Commission, the User Agency and their successors and assigns, in perfecting their rights in and to the copyrights relating to the Work.
- (c) The Architect represents to the Commission, the User Agency and their successors and assigns, that (1) the Work constitutes a work of authorship; (2) on the date of this Agreement the Architect is the lawful owner of good and marketable title in and to the copyrights for the Work (including the copyrights on designs and plans relating to the Work); (3) the Architect has the legal right to fully assign any such copyright with respect to the Work; (4) the Architect has not assigned any copyrights nor granted any licenses, exclusive or non-exclusive, to any other party; and (5) the Architect is not a party to any other agreement or subject to any other restrictions with respect to the Work.
- (d) In addition, the Architect represents that the plans and designs for the Work will, upon completion of the Services be complete, entire and comprehensive in accordance with the typical practices and performance standard of this Agreement. The Architect will provide the Commission the final plans and specifications for the project in an editable, electronic form. Further, the Architect will not restrict or otherwise interfere with the Commission's and/or the User Agency's future actions in authorizing the use, adaptation, revision, or modification or destruction of the Work provided that the Architect is indemnified by the Commission for any damages resulting from any such future re-use or adaptation of the Work by having the Executive Director and Architect execute an Electronic File Transfer Agreement in the form attached to this Agreement as Exhibit C.

Article VIII. INDEMNIFICATION

Section 8.01 Indemnification. The Architect must indemnify, defend, keep and save harmless the Commission and the User Agency and their respective commissioners, board members, officers, officials and employees, from and against all claims, demands, suits, losses, costs and expenses, including the fees and expenses of attorneys, (including court costs and expert's fees) that may arise out of or be based on

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any injury to persons or property that is, or is claimed to be, the result of the Architect's negligent performance or non-performance of the agreement or of any error or omission or negligent or willfully wrongful act of the Architect, or and any person employed by the Architect, or and any Subcontractor retained by the Architect in connection with this Project.

No official, employee or agent of the Commission shall be charged personally by Architect, or by any subcontractor or assignee of Architect, with any liability or expenses of defense, or be held personally liable to them under any term or provision of this Agreement, or because of the Commission's execution or attempted execution of the Agreement, or because of any breach of the Agreement.

To the extent permissible by law, Architect waives any limits to the amount of its obligations to indemnify, defend or contribute to any sums due pursuant to Architect's obligations under this Article VIII, including any claim by any employee of Architect that may be subject to the Workers' Compensation Act, 820 ILCS 305/1 et seq., or any other law or judicial decision (such as *Kotecki v. Cyclops Welding Corporation*, 146 Ill. 2d 155 (1991)). The Commission, however, does not waive any limitations it may have on its liability under the Illinois Workers' Compensation Act, the Illinois Local Government and Governmental Employees Tort Immunity Act, the Illinois Pension Code, or any other statute.

Article IX. INSURANCE MAINTAINED BY THE ARCHITECT

The Architect will purchase and maintain at all times during the performance of Services, for the benefit of the Commission, the User Agency and the Architect, insurance coverage which will insure the Commission, the User Agency and the Architect against claims and liabilities which could arise out of the performance of such Services, including the insurance coverages set forth in Schedule E to this Agreement.

Article X. DEFAULT

Section 10.01 Events of Default. Each of the following occurrences constitutes an Event of Default by the Architect under the Agreement:

- (a) Failure or refusal on the part of the Architect to duly observe or perform any obligation or agreement on the part of the Architect contained in the Agreement, which failure or refusal continues for a period of 10 days (or such longer period as the Commission, in its sole discretion, may determine if such failure is not capable of being cured within such 10-day period) after the date on which written notice of it has been given to the Architect by the Commission;
- (b) Any representation or warranty of the Architect set forth in this Agreement or otherwise delivered pursuant to the Agreement will have been false in any material respect when so made or furnished;
- (c) The Architect becomes insolvent or ceases doing business as a going concern, or makes an assignment for the benefit of creditors, or generally fails to pay, or admits in writing its inability to pay, its debts as they become due, or files a voluntary petition in bankruptcy, or is adjudicated a bankrupt or an insolvent, or files a petition seeking for itself any reorganization, arrangement, composition, readjustment, liquidation, dissolution, or similar arrangement under any present or future statute, law or regulation relating to bankruptcy or insolvency, or files an answer admitting the material allegations of a petition filed against it in any such proceeding, or applies for, consents to or acquiesces in the appointment of a trustee, receiver, liquidator or other custodian of it or of all or any substantial part of its assets or properties, or if it or its principals will take any action in furtherance of any of the foregoing;
- (d) Any proceeding is commenced against the Architect seeking reorganization, arrangement, readjustment, liquidation, dissolution or similar relief under any present or future statute, law or

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regulation relating to bankruptcy which is not vacated, stayed, discharged, bonded or dismissed within 60 days following commencement of the proceeding, or appointment of, without the Architect's consent or acquiescence, any trustee, receiver, liquidator or other custodian of Custodian or of all or any substantial part of the Architect's assets and properties, and such appointment will not have been vacated, stayed, discharged, bonded or otherwise dismissed within 60 days of the appointment.

- (e) The Architect's material failure to perform any of its obligations under the Agreement, including any of the following:
 - (i) Failure due to a reason or circumstance within the Architect's reasonable control to perform the Services with sufficient personnel, and equipment or with sufficient material to ensure the performance of the Services according to Schedule C in this Agreement;
 - (ii) Failure to properly perform the Services or inability to perform the Services as a result of insolvency, filing for bankruptcy or assignment for the benefit of creditors;
 - (iii) Failure to promptly re-perform within a reasonable time the Services that were rejected as erroneous or unsatisfactory per the Terms of this Agreement;
 - (iv) Discontinuance of the Services for reasons within the Architect's reasonable control; or
 - (v) Failure to comply with a material term of the Agreement, including the provisions concerning insurance and nondiscrimination.
 - (vi) The Architect shall have a ten day period to cure following written notice for the events of default listed here.
- (f) Any change in ownership or control of the Architect (as defined in Article XIII) without prior written approval of the Executive Director which approval the Executive Director will not unreasonably withhold.
- (g) The Architect's default under any other agreement it presently may have or may enter into with the Commission, the User Agency, the City of Chicago, the Chicago Public Schools or the Chicago Park District. Architect acknowledges that in event of a default under the Agreement the Commission may also declare a default under any such other agreements.

Section 10.02 If an Event of Default occurs and continues, then the Commission may exercise any right, power or remedy permitted to it by law or in equity and has, in particular, without limiting the generality of the foregoing, the right to terminate the Agreement upon written notice to the Architect, in which event the Commission has no further obligations hereunder or liability to the Architect except as to payment for Services actually received and accepted by the Commission through the effective date of termination, subject to set off of any claims of the Commission against the Architect for failure to properly perform its services. No courses of dealing on the part of the Commission or delay or failure on the part of the Commission to exercise any right will operate as a waiver of such right or otherwise prejudice the Commission's rights, powers or remedies. The Commissioner's decision to terminate the Agreement is not subject to claim or dispute under Article XI.

Section 10.03 Remedies Not Exclusive. No right or remedy in the Agreement conferred upon or reserved to the Commission is exclusive of any right or remedy provided or permitted under this Agreement or by law or equity, but each is cumulative of every other right or remedy given in the Agreement or now or hereafter existing at law or in equity or by statute or otherwise, and may be enforced concurrently or from time to time.

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Article XI. CLAIMS AND DISPUTES

Section 11.01 General. All Claims arising under, related to or in connection with the terms of this Agreement or its interpretation, whether involving law or fact or both, including questions concerning allowability of compensation, and all claims for alleged breach of contract will first be presented to the Authorized Commission Representative. The Architect will present all disputes which can not be resolved, by discussion with the Authorized Commission Representative, to the Executive Director for final determination, subject to Section 11.04 below.

Section 11.02 Claim Procedure. The Architect will make all requests for determination of claims in writing, specifically referencing this Section, and will include: 1) the issue(s) presented for resolution; 2) a statement of the position of the Architect; 3) the facts underlying the dispute; 4) reference to the applicable provisions of the Agreement by page and section; 5) identification of any other parties believed to be necessary to the resolution; and 6) all documentation which describes and relates to the dispute. The Authorized Commission Representative will have 30 business days to respond in writing to the Claim by supplementing the submission or providing its own submission. The Authorized Commission Representative will attempt to negotiate a resolution of the claim by agreement, but if a negotiated resolution is not achieved, the Authorized Commission Representative must provide a written ruling within 60 days of receipt of the Claim. However, if the Architect agrees in writing, an extension not to exceed sixty (60) days may be granted by the Executive Director. The Dispute must be filed within thirty (30) days of the receipt of the ruling by the Authorized Commission Representative.

Section 11.03 Dispute Procedure. In the event that the Authorized Commission Representative and Architect can not resolve the Claim, the Architect may file a Dispute to the Executive Director. The Dispute submission must be in writing and contain the information required in Section 11.02 above and be copied to the Authorized Commission Representative. The Authorized Commission Representative shall file a response within thirty (30) days.

Section 11.04 Executive Director's Determination. The Executive Director's final decision will be rendered in writing no more than 45 business days after receipt of the response by the Commission Representative was filed or was due unless the Executive Director notifies the Architect that additional time for the decision is necessary. The Architect must follow the procedures set out in this Section to receive the Executive Director's final decision. In the event the Architect disagrees with the Executive Director's final decision, the Architect may file, a common law *writ of certiorari* in the Circuit Court of Cook County which shall be the sole and exclusive judicial remedy of the Architect. However, the Architect must have followed the procedures in this section as a condition precedent to filing a common law *writ of certiorari*. The Architect shall not withhold performance of any Services required by the Commission under this Agreement during the dispute resolution period.

Section 11.05 Architect Self-Help Prohibited. The Architect must never withhold performance of its Services by, for example, refusing to review and approve appropriately submitted invoices or pay applications, timely to make recommendations on general contractor claims, or promptly to issue other appropriate approvals needed by others where doing so would potentially harm third parties, such as subconsultants, the general contractor, or its subcontractors. Doing so to gain potential leverage in negotiating or settling the Architect's claims against the Commission or User Agency will constitute bad faith on the Architect's part. This provision is not intended to prohibit the Architect from exercising its well-considered professional judgment, however, in carrying out its duties and responsibilities under the Agreement.

Article XII. CONFIDENTIALITY

All of the reports, information, or data prepared or assembled by the Architect under the Agreement are confidential, and except as may be necessary to perform its services the Architect must not make such

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reports, information or data must be available to any party without the prior written approval of the Commission. In addition, the Architect must not, without the prior written consent of the Commission, prepare or distribute any news releases, articles, brochures, advertisements or other materials concerning the Agreement, the Project or the Services. If the Architect is served with a subpoena requiring the production of documents or information which is deemed confidential, the Architect will immediately notify the Commission in writing and provide a copy of the subpoena to the Commission in sufficient time for the Commission to attempt to quash, or take other action in relation to, the subpoena.

Architect acknowledges and understands that the Deliverables required by the Commission pursuant to this Agreement include the documents that the Commission will use to solicit bids for the construction of [name of project]. It is of the utmost importance to the Commission that any and all information pertinent to such bids not be divulged to any third parties prior to the opening of bids for the Project. Accordingly, Architect and its subcontractors, of any tier, are expressly prohibited from divulging any information that might materially impact a bid for the Project to any person or individual that is not a party to this Agreement. Architect acknowledges and agrees that its obligations to the Commission with respect to information pertinent to bidding on the Project are those of a fiduciary, and that the Commission will hold Architect to the standard of care of a fiduciary in this respect.

Article XIII. ASSIGNMENT

The Architect acknowledges that the Commission is induced to enter into this Agreement by the personal qualifications of the principals, staff and employees of the Architect and, therefore, that neither the Agreement nor any right or obligation in the Agreement may be assigned by the Architect, in whole or in part, without the prior written approval of the Commission. For purposes of this paragraph, if the Architect undergoes a change in control, the change in control is deemed an assignment of the Agreement; a change in control is defined as a transfer of more than 50% of the equity ownership of the Architect during any 12-month period. In the event of an assignment by the Architect without the prior written approval of the Commission, the Commission will have the right to immediately terminate the Agreement without fault or responsibility. The Architect further acknowledges that the Architect represented to the Commission the availability of certain members of the Architect's staff who will be assigned to Project; therefore, in the event of the unavailability of such members for any reason, the Architect must so notify the Commission in writing, and must assign other qualified members of the Architect's staff, as approved by the Commission, to the Project.

Article XIV. RELATIONSHIP OF PARTIES

Under the Agreement, the relationship of the Architect to the Commission is that of an independent contractor, and the Architect will have no right or authority to make contracts or commitments for or on behalf of the Commission, to sign or endorse on behalf of the Commission any instruments of any nature or to enter into any obligation binding upon the Commission. The Agreement will not be construed as an agreement of partnership, joint venture, or agency.

Article XV. GENERAL

Section 15.01 Architect's Authority. The Architect represents that its execution of the Agreement is authorized by a resolution of its Board of Directors, if a corporation, or similar governing document if a partnership or a joint venture, and the signature(s) of each person signing on behalf of the Architect have been made with complete and full authority to commit the Architect to all terms and conditions of the Agreement, including each and every representation, certification and warranty contained or incorporated by reference in it.

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Section 15.02 Counterparts. The Agreement may be executed in any number of counterparts, any of which will be deemed an original.

Section 15.03 Entire Agreement. The Agreement constitutes the entire understanding and agreement between the parties to this Agreement and supersedes any and all prior or contemporaneous oral or written representations or communications with respect to the subject matter hereof, all of which communications are merged in this Agreement. The Agreement must not be modified, amended or in any way altered except by an instrument in writing signed by both of the parties.

Section 15.04 Governing Law. The Agreement has been negotiated and executed in the State of Illinois and will be construed under and in accordance with the laws of the State of Illinois.

Section 15.05 No Waiver. The waiver by either party of any breach of the Agreement will not constitute a waiver as to any succeeding breach.

Section 15.06 Notices. All notices required to be given under this Agreement must be given in writing and must be hand delivered or sent by United States certified or registered mail, postage prepaid, addressed to the Commission or to the Architect at their respective addresses set forth above, as appropriate. If given as provided in this Agreement, such notice is deemed to have been given on the date of delivery, if delivered by hand, and on the second business day after mailing, if given by mail. The Commission or the Architect may, from time to time, change the address to which notices will be sent by giving notice to the other party in the manner provided in this subparagraph.

Section 15.07 Non-liability of Public Officials. No Commission Board member, employee, agent, officer, or official is personally liable to Architect or its subcontractors, and Architect and its subcontractors are not entitled to, and must not attempt to, charge any of them with liability or expense or hold them personally liable to Architect or its subcontractors under this Agreement.

Section 15.08 Severability. If any provision of the Agreement is held to be invalid or unenforceable by a court of competent jurisdiction, such provision will be severed from the Agreement and such invalidity or unenforceability will not affect any other provision of the Agreement, the balance of which will remain in full force and effect; provided, however, that if such provision is deemed invalid or unenforceable as a matter of law, such provision will be deemed to have been modified so as to be valid and enforceable to the maximum extent permitted by law.

Section 15.09 Successors and Assigns. Except as otherwise provided in the Agreement, the Agreement is binding upon and inures to the benefit of each of the parties to the Agreement and their respective successors and assigns.

Section 15.10 Non-appropriation of Funds. If funds have not been appropriated in full or in part, the Commission has the right to terminate the Agreement. The Commission will not authorize the Architect to provide services under this Agreement unless sufficient funds are appropriated to pay for the services.

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SCHEDULE A
SCOPE OF SERVICES

ARCHITECT OF RECORD SERVICES
PECK ELEMENTARY SCHOOL ADDITION AND RENOVATION
PS 1661

A. General Requirements

I. Completion of Design of the Project

The Architect serves as the Architect of Record for the Project, providing all Services required to complete the coordinated design of the Project. The Commission retained a Design Architect to develop and modify the prototypes provided by the User Agency, and to monitor the Services and Deliverables prepared by the Architect(s) of Record in order to assist the Commission in verifying that the requirements of the Commission and User Agency are met. The use of prototypes is integral to a number of the goals of the Commission and the User Agency, including the implementation of sustainable design in order to control future operations and maintenance costs.

The Commission has also designated the Authorized Commission Representative to assist the Commission in managing the Project and to have the authority, as specifically directed by the Executive Director, to act on its behalf. The Architect shall cooperate at all times with the Commission, its Authorized Commission Representative, Program Manager and Design Architect in the performance of the Services. Although it is anticipated that the Architect will interface and cooperate with representatives of the User Agency during the course of the Project, the Architect will take direction with respect to the Services solely from the Authorized Commission Representative.

As the Architect of Record, the Architect will (i) work with the prototype provided by the Commission to complete the design for the Project, (ii) prepare and stamp the construction documents that will be issued for bids by the Commission, and (iii) assist the Commission in the oversight of the construction of the Project. The Architect is solely and completely responsible for the completion of the design of the Project, resulting in a complete and usable facility. The Architect is liable for any and all errors and omissions that may be found in the construction documents that are issued to bid for the construction of the Project.

The Commission will provide the Architect with the following documents: 1) the Concept Package for the Project prepared by the Design Architect and 2) the Quality Program Guidelines.

The Concept Package is the prototype for the Project. **Be advised that any and all material deviations from the Concept Package and Site Plan must be requested by the Architect and approved, in writing, by the Authorized Commission Representative prior to being included in any Deliverable for the Project.** The Commission expects the Architect to undertake a thorough review of the Concept Package for purposes that include, but are not necessarily limited to, the identification and correction of any errors, omissions, inconsistencies, ambiguities or other issues, including, but not limited to, compliance with all codes in effect at the time of performance of the Services, in the Concept Package. As stated above, the Commission will look solely to the Architect for any and all liabilities that may arise from any error or omission present in the construction documents for the Project.

II. Project Site and Program Components

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The site is bounded by W. 57th Place to the North, W. 58th Place to the South, S. Hamlin Ave. to the East, and S. Springfield Ave. to the West. The building design is a 3-story, 97,111 square-foot facility addition consisting of steel framing with exterior masonry. The scope also includes renovation of the existing 50,802 square foot facility as described in the Altusworks report of January 29, 2009, to a Level 3 Order of Magnitude. The building is to function as the elementary school for the W. Elsdon Community. Major programmatic components include kindergarten classrooms, classrooms, warming kitchen and dining area, offices, science labs, art/music rooms, storage, toilets, mechanical spaces, elevator and required circulation all based on prototype design standards. The site development will include all code- and ordinance-required amenities, including, but not limited to, two (2) ADA compliant playlots, parking for 48 (forty-eight) cars, transformer and garbage enclosures, three (3) curb cuts, driveway, landscaping and improvements to the adjacent public rights of way.

III. Term of this Agreement

Commencement Date of Services: September 28, 2009

The term of this Agreement will terminate when all Services required have been completed to the reasonable satisfaction of the Commission.

IV. Organization of the Services

The Services are separated into two parts: Part I - Design/Engineering for Site Preparation and Part II - Design/Engineering for Vertical (Building) Construction and Site Development. Part I is, in turn, divided into 4 phases: Scope Development Phase, Construction Documents Phase Contract Administration Phase and Closeout Phase. Part II is, in turn, divided into 6 phases: Schematic Design Phase; Design Development Phase; Construction Documents Phase; Bidding Phase; Contract Administration Phase and Close-Out Phase. The Deliverables (and any other work product) of each of the phases must be approved by the Authorized Commission Representative in writing before commencement of the subsequent or dependent phase.

V. Responsibilities of the Architect in Performing the Services

A. The Architect shall use the Commission's project management software, as designated by the Authorized Commission Representative for all communications with the Commission, the Authorized Commission Representative, the Design Architect, and the Commission's Program Manager.

B. The Architect is responsible for compiling all Lessons Learned by the Commission on similar projects prior to and during the design of the Project, and implementing such Lessons Learned in the design of the Project. The Architect shall not be relieved of its obligation to obtain the written approval of the Commission and User Agency in the event that the implementation of any Lesson Learned requires a material change to the Concept Package.

C. The Architect will identify long lead items in the construction documents so as to enable the contractors to order such items in a manner that maintains the Commission's Project Schedule, attached as Schedule C hereto.

D. The Architect will certify its compliance with the Commission's Design Checklist for each phase of the Services. Such certification shall be a Deliverable for each phase of the Services.

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E. The Architect will perform its Services promptly, with sufficient staffing to achieve the dates in Schedule C, Project Schedule.

F. Read and become completely familiar with and knowledgeable of both the form and substance of the Commission's bid documents, including Book 1, Requirements for Bidders, Book 2, General Conditions, Book 2A, General Conditions User Manual, and Book 3, Technical Specifications.

G. All parts and phases of this Project are required to be designed in accordance with USGBC standards to achieve a minimum Leadership in Energy and Environmental Design (LEED) rating of Silver, or such other level as the Commission may designate; the requirements for the LEED rating designated by the Commission are set forth in the US Green Building Council LEED Reference Guide. LEED requirements are to be fully integrated into the bid documents, including drawings and specifications, and are included in the scope of the Architect's responsibilities with respect to contract administration.

H. The Architect will retain a roofing expert, and require the roofing expert to perform the following Services, as appropriate, during the phases identified in Section B, "Requirements by Phase," below: 1) review the roofing design, and any portions of the design that must be coordinated with the roof, at each phase of design completion, including, but not limited to, the review of shop drawings; 2) develop a field observation program for the Commission's review, coordinating site visits with critical installation activities 3) review all contractor submittals, including shop drawings, with respect to the roof; 4) attend any and all pre-installation meetings pertaining to the roof; 5) perform field observation Services during the installation of the roof per the approved observation program schedule; 6) promptly alert the Authorized Commission Representative with respect to any issues during the installation, verify that the installation was performed pursuant to the manufacturer's instructions, and affirm to the Commission that the warranty has been provided to the Commission and is in full force and effect.

B. Requirements by Phase

I. Part 1 – Design / Engineering for Site Preparation

A. Scope Development Phase

During the Scope Development Phase, the Architect shall provide the following Services:

1. Upon review of the Commission's Environmental Consultant's findings, develop a proposed Site Preparation scope of work coordinated with the geotechnical consultant findings and the proposed utility service connections into the new building. The site preparation design will include all work necessary to abate and demolish existing structures on the site, as well as to prepare the site both environmentally and geotechnically in order to implement the building construction and site development scope of work, including, but not limited to, the development of soil management strategies that will be subject to the review and approval of the Commission. The site preparation scope of work will also require the design of all utilities to be brought within 5 feet of the building perimeter. This proposed scope of work will be submitted to the Authorized Commission Representative for review and approval.
2. Architect will coordinate the site preparation phase design with the vertical (building) design such that the site preparation design and contract documents support compliance with all project LEED goals.

B. Construction Documents Phase

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

1. 75% Construction Documents. Continued development of the Site Preparation Package inclusive of necessary geotechnical and site utility service termination, rerouting or connection scope of work and coordination of environmental scope of work with the Commissions environmental consultant.
 - a) Site Preparation Documents (including specifications) in the format provided by the Commission.
2. 100% Construction Documents. Final development of the Site Preparation Package inclusive of necessary geotechnical and site utility service termination, rerouting or connection scope of work and coordination of environmental scope of work with the Commissions environmental consultant.
 - a) Site Preparation Documents (including specifications) in the format provided by the Commission.
 - b) Provide a list of required submittals and a schedule for submission with the 100% construction documents.

C. Bidding and Contract Administration Phase

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

1. Attend and participate in regularly scheduled: (i) weekly Project meetings, and (ii) monthly pay application meetings for approval of contractor pay requests. Provide field

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observation of the construction each week 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 the written request of the Authorized Commission Representative.

2. Review any Request for Information (RFI) submitted by the contractor and provide responses within four (4) days of receipt.

D. Closeout Phase

During the 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 Architect 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 Architect 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 prepare and deliver to the Commission an "as-built" survey of the Project site.
4. Oversee the Contractor's efforts to prepare and deliver to the Commission all required LEED documentation.
5. Upon completion of the construction contract 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.

II. Part II – Design / Engineering for Vertical (Building) Construction and Site Development

A. Schematic Design Phase

During the Schematic Design phase, the Architect shall provide the following Services:

1. 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).
2. 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

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Commission to establish the design, and the functionality and financial feasibility of the Project.

3. Facilitate and document a sustainable design charrette and follow up sessions with all subconsultants and such other participants as directed by the Authorized Commission Representative. The purpose of the charrette is to confirm that the Project's target LEED™1 rating of Silver is achievable and to develop the appropriate design strategies, for all project phases, to ensure that this rating can be achieved or to make alternative plans if it is determined that the desired rating is not feasible.
4. Preparation of documents necessary to illustrate any required amendments to the public right of way.
5. As required, prepare Request for Clarification submittals for PBC or User Agency questions.
6. Preparation and presentation of Schematic Design options for the Project for review by the Commission and the User Agency. Preparation of schematic drawings and design studies (including materials) based upon analysis of Project requirements.
7. 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 Owner's Estimate of Probable Construction Costs.
8. In the event the Owner's Estimate of Probable Construction Costs exceeds the Construction Budget at the Schematic Design stage, 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.
9. As required, review the Schematic Design documents along with necessary value engineering items, if any, with the Authorized Commission Representative and align the Owner's Estimate of Probable Construction Costs with the Construction Budget for the Project.
10. 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.
11. Conduct and prepare a code analysis package, including, but not limited to, the following components:
 - a) Occupancy classification
 - b) Construction type
 - c) Occupant load by area and floor
 - d) Travel distances

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- e) Accessibility
- f) Exit types, units and widths
- g) Plumbing fixture counts
- h) Loading berths and parking requirements
- i) Fire resistance requirements

12. At the completion of Schematic Design 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 phase for presentation to the User Agency. Presentation to be made as directed in writing by the Authorized Commission Representative.

13. Prepare and issue hard copies of the Schematic Design Drawings, Outline Specifications and Narratives to various stakeholders for the Schematic Design Milestone Review.

14. Schematic Design Phase Deliverables include:

- a) Certification of Compliance with the Commission's Design Checklist.
- b) Site Preparation Schematic Design Documents;
- c) Building Construction Schematic Design Documents
- d) Sustainable Design Goals and target LEED checklist, including a detailed narrative describing project-specific strategies to achieve each credit, as shown in the Commission's Design Management Manual;
- e) Stormwater analysis and management proposal;
- f) Proposed Public Right of Way Amendment Plan;
- g) Issuance of a zoning analysis package;
- h) Issuance of a code analysis package;
- i) Provide an initial utility coordination and public infrastructure plan;
- j) Provide an initial energy simulation model using the DOE2 Modeling Software;
- k) Request for Clarification compilation and log; and
- l) Issuance of milestone packages (Site Preparation and Building Construction) for review.

15. Immediately upon the Authorized Commission Representative's review and written approval of the Deliverables of the Schematic Design 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.

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B. Design Development Phase

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

1. Consistent with the approved Schematic Design phase Deliverables (including drawings and design studies), Architect will prepare plans, elevations and other drawings and outline specifications necessary to illustrate the size and character of the Project in its essentials including kinds of materials, type of structure, mechanical and electrical systems and such other work as may be required (the "Design Development Documents").
2. Subject to the prior written consent of the Authorized Commission Representative, incorporate the Schematic Design Milestone Review comments into the Design Development Documents.
3. Preparation and presentation of documents necessary for User Agency departmental approvals.
4. Develop a keyed furniture, fixture and equipment plan and schedule for review and approval. The plan must locate devices requiring any power, data, communication, low voltage wiring, security and life safety equipment for Commission and User Agency review and approval. The plan will also indicate any equipment requiring water supply, drainage, condensate lines and vents for each device or piece of equipment.
5. Develop a hardware and device location plan for Commission and User Agency review and approval.
6. Develop a signage plan and specifications for Commission and User Agency review and approval.
7. Develop a Project Documentation Log based upon contract document requirements. A template for matrix development will be provided by the Authorized Commission Representative.
8. Preparation of documents necessary for the Planned Development process as well as participation in any required meetings to facilitate the rezoning of the Project site.
9. Review the Design Development Documents along with the necessary cost and/or scope reduction items, if any, with the Authorized Commission Representative and incorporate modifications and revisions into the Design Development Documents as required to align the Owner's Estimate of Probable Construction Costs with the Construction Budget for the Project.
10. At completion of the Design Development phase, transmit one complete set of the final Design Development Documents, , to the Authorized Commission Representative for review and transmittal to the User Agency. Prepare a written and oral report of the Design Development 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 Authorize Commission Representative, incorporate User Agency comments into the Construction Documents.

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11. 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.

12. Conduct and prepare a code analysis package, including, but not limited to, the following components:

- a) Occupancy classification
- b) Construction type
- c) Occupant load by area and floor
- d) Travel distances
- e) Accessibility
- f) Exit types, units and widths
- g) Plumbing fixture counts
- h) Loading berths and parking requirements
- i) Fire resistance requirements

13. Prepare and issue hard copies of the Design Development Drawings, Outline Specifications, and Narratives to various stakeholders designated by the Authorized Commission Representative for the Design Development Milestone Review. 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.

14. If the updated Owner's Estimate of Probable Construction Costs exceeds the Construction Budget then, upon written request of the Authorized Commission Representative, Architect must continue to revise, modify or correct any or all of the Project design, drawings and specifications, as necessary, in a manner satisfactory to the Commission until the correspondingly revised Owner's Estimate of Probable Construction Costs is within the Construction Budget. Such revisions, modifications and corrections in the plans, specifications and drawings will be submitted for review and approval to the Authorized Commission Representative within a reasonable time (not to exceed 30 days) after notice and direction by the Authorized Commission Representative. The Services provided in this Section II.B.15 of Schedule A shall be provided by the Architect without compensation or an extension to the Project Schedule.

15. 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

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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.

16. Design Development Phase Deliverables include:

- a) Certification of Compliance with Commission's Design Checklist.
- b) Building Construction Design Development Documents (including specifications) and Estimate of Probable Construction Costs in the format provided by the Commission.
- c) Issuance of approved Furniture, Fixture and Equipment Plan and Schedule.
- d) Issuance of approved Hardware and Device Location Plan and Schedule.
- e) Issuance of Submittal and Closeout Matrix.
- f) Updated LEED checklist and detailed narrative; indicating all changes from prior submittal.
- g) Updated Stormwater Analysis and Management Proposal.
- h) Proposed Public Right of Way Amendment Plan.
- i) Provide an updated energy simulation model.
- j) Plan Commission Documentation for rezoning process.
- k) Issuance of initial MEP coordination documents.
- l) Issuance of compilation of issued Meeting Minutes (Meeting Minutes shall be recorded and furnished by the Authorized Commission Representative).
- m) Issuance of code analysis package.
- n) Provide a complete utility coordination and public infrastructure plan.
- o) Documentation for User Agency Departmental Approvals.
- p) Request for Clarification compilation and log
- q) Issuance of milestone packages for review.
- r) Response to milestone review comments.
- s) Provide an updated energy simulation model using the DOE2 Modeling Software;

17. Immediately upon the Authorized Commission Representative's review and written approval of the deliverables of the Design Development phase, begin the next phase on the updated and approved schedule.

C. Construction Documents Phase

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

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1. Consistent with the approved Design Development Documents, Architect will prepare all Construction Documents as necessary to obtain bids for the construction of the project. Milestone reviews will be performed at 60%, 90% and 100% completion on the dates listed in Schedule C Project Schedule and estimate provided at 60%, 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.
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.
3. Prepare an Inspection and Testing Plan as part of the 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:
 - a) Verification of responsibilities for providing inspections, tests and certificates.
 - b) Scope of services for the testing and inspection services RFQ.
 - c) A scorecard to monitor the completion of required inspections and tests, and the submittal of required certificates.
4. Prepare and present an AOR's Estimate of Probable Construction Costs prior to the completion of 60%, Construction Document Deliverables. Review the Construction Documents along with value engineering items with the Authorized Commission Representative to align AOR's Estimate of Probable Construction Costs with the Construction Budget.
5. If the AOR's 60% Estimate, or the Owner's 90% and 100% Estimate of Probable Construction Costs exceeds the Construction Budget, then, upon written request of the Authorized Commission Representative, Architect must continue to revise, modify or correct any or all of the Project design, drawings and specifications as necessary in a manner satisfactory to the Commission until the correspondingly revised AOR's or Owner's Estimate of Probable Construction Costs is within the Construction Budget. Such revisions, modifications and corrections in the plans, specifications and drawings will be submitted to the Authorized Commission Representative within a reasonable time (not to exceed 30 days) after notice and direction by the Authorized Commission Representative. The Services provided in this Section II.C.6 of Schedule A shall be provided by the Architect without compensation or any extension of time for the performance of the Services.

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6. 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. If requested by the Authorize 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 the Section II.C.7 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.

7. At the completion of the each Construction Document milestone (60%, 90% and 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.

8. 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.

9. 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.

10. Conduct and prepare a code analysis package, including, but not limited to, the following components:

- a) Occupancy classification
- b) Construction type
- c) Occupant load by area and floor
- d) Travel distances
- e) Accessibility
- f) Exit types, units and widths
- g) Plumbing fixture counts
- h) Loading berths and parking requirements
- i) Fire resistance requirements

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11. 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.

12. Update the Submittal and Closeout Matrix based upon Construction Document requirements.

13. Construction Document Deliverables for each milestone (60%, 90% & 100%) include:

- a) Certification of Compliance with Commission's Design Checklist.
- b) Issue updated Submittal and Closeout Matrix.
- c) Site Preparation Construction Documents (including specifications) and Estimate of Probable Construction Cost in the format provided by the Commission.
- d) Building Construction Documents (including specifications) and Estimate of Probable Construction Costs in the format provided by the Commission.
- e) Updated LEED checklist and detailed narrative, indicating all changes from prior submittal.
- f) Updated Stormwater Analysis and Management Proposal.
- g) Compilation of issued meeting minutes.
- h) Issuance of updated zoning analysis package and required rezoning documentation as required.
- i) Provide an updated energy simulation model.
- j) Issuance of updated code analysis package.
- k) Issuance of updated MEP coordination documentation.
- l) Request for Clarification compilation and log
- m) Issuance of milestone packages for review.
- n) Provide an updated energy simulation model using the DOE2 Modeling Software;

14. Submittal package for second Commissioning Authority review at 90% CD, including all systems and equipment to be commissioned. Specific requirements are as indicated in the Commission's Design Management Manual.

15. Immediately upon the Commission's review and written approval of the deliverables of each Construction Documents phase (60%, 90% and 100%), begin the next phase on the updated and approved schedule.

16. 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

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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.

17. 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 60% Design Review, 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:

a) 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.

b) 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.

c) 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.

d) Within mechanical, equipment, and other specialty rooms to confirm that the required equipment, panels, racks, fixtures, ventilation, and other equipment, along

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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.

e) 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.

18. 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.

19. 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.

20. 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.

21. 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.

D. Bidding Phase

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

1. Assemble and review all Bid Documents required, including, but not limited to all drawings, and technical specifications, Commissioning Agent Design Intent and Commissioning Plan.
2. 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.
3. 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.
4. 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.

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5. 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.
6. Assist the Commission, without additional compensation, in the solicitation of new bids.
7. Attend the Commission's Pre-Bid Conference, Technical Review and review bids as required by the Authorized Commission Representative.

E. 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

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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. Provide an expert in roofing on the Project Site throughout the construction/installation of the roof for the Project.

6. 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.

7. 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.

8. 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.

9. 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.

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

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

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F. 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 punchlist items identified in the Contractor prepared initial punchlist. 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.
7. Project Close Out Approval Form. The Architect shall draft and complete the Project Closeout Approval Form for the Project. A sample form is attached to the Scope as Exhibit 1.

III. ADDITIONAL RESPONSIBILITIES AND REPRESENTATIONS WITHIN THE ARCHITECT'S BASE SCOPE OF SERVICES

Architect shall:

- A. The Architect is solely responsible for the development of the Project specifications. Specifications must comply with the following criteria. On projects where template specifications are furnished by the Commission, the Architect is responsible to amend any template specifications sections which do not adhere to the following criteria.

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1. Specifications will follow performance criteria outline format.
 2. Specifications will identify acceptable manufacturers.
 3. No proprietary specifications will be permitted without written authorization from the Authorized Commission Representative.
 4. On projects where template specifications have been provided, the Architect is responsible for the development of any specifications which have not been provided. The Architect is responsible for the verification of all manufacturer names and model numbers as well as the compatibility with other systems and materials specified. Further, the Architect is responsible for verifying that each cited acceptable manufacturer is capable of providing the product as documented in the performance criteria. Deviations from major systems, materials or specialty items must be approved in writing on projects where template specifications have been provided.
- B. Facilitate and document the value engineering process. Evaluate proposed building systems as to quality, first cost and life cycle cost, impact on LEED certification, constructability, material and product availability. Propose alternate materials and system assemblies as well as the resultant cost savings opportunities.
- C. Develop a furniture, fixture and equipment plan to locate electronic devices, including power, data, communications, security and life safety equipment.
- D. Provide assistance in expediting, coordinating and securing all necessary orders, ordinances, permits, licenses, fees, or other approvals, as applicable, that are required by local, state and federal agencies to permit construction of the Project. Such assistance will include conferences with and presentations to appropriate regulatory agencies including the Building Department and Fire Prevention Bureau of the City of Chicago and other governmental bodies. Coordinate all aspects of the Project with any quasi-public agencies or utility companies involved in the Project.
- E. Oversee the Contractor's procurement and assembly of all required permits, licenses, and certificates from the contractor and arrange delivery of same to the Commission.
- F. Energy Simulation Modeling Using Department of Energy DOE 2 Software. Using the DOE2 Energy Modeling Software, model the energy use of the building and provide both a hard copy and electronic version on a compact disk of the input and the output. The information provided regarding the input and output will become the property of the Public Building Commission. An updated model must be provided with each milestone submittal during the design of the Project.
- G. The Architect will be responsible for infrastructure coordination and design integration of any owner-furnished furniture, fixture and equipment (e.g., furniture, communication equipment, sound systems, security/surveillance cameras, photovoltaic panels or geothermal panels, public art).
- H. The Architect will be responsible for assisting the Commission with any documentation and coordination necessary to facilitate amendments to the public right of way.
- I. Administer the Project's LEED compliance and submittal program, including providing all submittals to the USGBC. Administer LEED compliance as part of Architect's construction administration for the project.

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1. Register the project as a LEED project in the Schematic Design Phase.
 2. Coordinate, assemble and submit the design phase package to the LEED Authority during the Bid/Award phase.
 3. Review construction phase LEED submittals for completeness and compliance with LEED credit requirements. Provide comments, in Architect's role as project LEED administrator. Expedite review and submittal of construction phase submittals to the LEED Authority at the completion of construction.
 4. Coordinate responses to LEED Authority review: compile reviewer comments, assign responsibilities to required responders, establish schedule for responses to ensure timely re-submittal, review responses for compliance with credit and comment requirements, and re-submit to LEED Authority.
 5. Submit Credit Interpretation Requests (CIR) at the direction of the Authorized Commission Representative.
- J. The Architect will be responsible for the utility coordination and public infrastructure aspect of the Project including, but not necessarily limited to, the following:
1. Present the Project to the Commission's Utility Roundtable Meeting attended by each public utility and coordinated by the Commission's Deputy Director of Utility Coordination. The Architect will assist the Deputy Director of Utility Coordination as necessary.
 2. Meet with the engineers from Commonwealth Edison to determine if infrastructure relocations will be required. Provide all necessary assistance and coordination for the relocations.
 3. Provide Commonwealth Edison with the electrical service requirements for the new facility. Provide necessary assistance and coordination for the new service. Assist and monitor the transition to permanent power for the facility.
 4. Meet with the engineers from AT&T to determine if infrastructure relocations will be required. Provide the necessary assistance and coordination for the relocation(s).
 5. Provide AT&T with voice and data service requirements for the new facility. Provide the necessary assistance and coordination for the new service.
 6. Meet with the engineers from People's Energy to determine if infrastructure relocations will be required. Provide the necessary assistance and coordination for the relocation(s).
 7. Provide People's Energy with gas service requirements for the new facility. Provide the necessary assistance and coordination for the new service.
 8. Meet with the Department of Water Management to review and gain approval for water service and sewer design. Provide the necessary assistance and coordination for the new service.

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9. Meet with the engineers from the City of Chicago Department of Streets and Sanitation, Bureau of Electricity to determine if infrastructure relocations or new street lighting will be required. Provide the necessary assistance and coordination for the relocations and new lighting.
 10. Meet with the Fire Prevention Bureau to determine whether infrastructure relocations or new hydrants will be required. Provide the necessary assistance and coordination for the relocations and the new hydrants.
 11. Meet with the Office of Emergency Management and Communications to determine whether infrastructure relocations or new infrastructure will be required. Provide the necessary assistance and coordination for the relocations and new infrastructure.
 12. Meet with the Chicago Department of Transportation to determine whether infrastructure relocations or new infrastructure will be required. Provide the necessary assistance and coordination for the relocations and new infrastructure.
- K. The Architect shall participate and document all "lessons learned" throughout the design and construction phases of the Project. The intent of this exercise is to conduct a comprehensive design review, thereby documenting ways in which the prototype design may be improved during this and future implementations of the prototype design.
- L. Assist the Commission with warranty inspection at 11 months following Substantial Completion of the Project.
- M. If the Architect takes any photographs of the Project for any purpose, Architect shall provide a complete set of such photographs, in negative or digital format, to the Commission.

IV ADDITIONAL SERVICES

The following Additional Services may be authorized in writing by 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 on either a negotiated Lump Sum basis or in accordance with the Billing Rates established in accordance with the requirements of Schedule D:

- A. Architect may be required to provide detailed specifications and coordinate the bidding and installation of Fixtures, Furnishings and Equipment (FF&E) not covered in the Project, sculpture, murals and other related features and special equipment not included in the construction contract.
- B. Architect may be required to provide consultation concerning replacement of any work damaged or destroyed by fire or other cause during construction and furnish additional services as may be required in connection with the replacement of the work.
- C. Architect may be required to provide additional services made necessary by the default of the contractor in the performance of the construction contract.

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**SCHEDULE B
PROJECT DOCUMENTS**

**ARCHITECT OF RECORD SERVICES
PECK ELEMENTARY SCHOOL ADDITION AND RENOVATION
PS 1661**

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SCHEDULE C
PROJECT SCHEDULE

ARCHITECT OF RECORD SERVICES
PECK ELEMENTARY SCHOOL ADDITION AND RENOVATION
PS 1661

A. Site Preparation: Scope Development Phase:

Scope Development: Schematic Design documents shall be completed no later than November 6, 2009.

B. Site Preparation: Construction Documents Phase:

1. 75% Construction Documents: 75% Construction Documents shall be completed no later than February 15, 2010.

2. 100% Construction Documents. 100% Construction Documents shall be completed no later than March 22, 2010.

C. Site Preparation: Construction Phase Services:

Site Preparation work is anticipated to complete not later than June 8, 2010.

D. Building: Schematic Design Phase:

Schematic Design: Schematic Design documents shall be completed not later than November 6, 2009

E. Building: Design Development Phase:

Design Development Documents shall be completed not later than January 13, 2010.

F. Building: Construction Documents Phase:

1. 60% Construction Documents: 60% Construction Documents shall be completed no later than March 22, 2010.

2. 90% Construction Documents. 90% Construction Documents shall be completed no later than April 29, 2010.

3. 100% Construction Documents. 100% Construction Documents shall be completed no later than May 26, 2010.

G. Building: Bid and Award Phase:

The Bid and Award phase of the project, from bid advertisement to bid opening through final contract award, is anticipated to require 60 calendar days to complete.

H. Building: Construction Phase Services:

Construction of the Project building is anticipated to require 425 calendar days to complete after issuance of Notice to Proceed to the contractor. Renovation of the existing building is anticipated to require 365 days to complete.

I. Building: Time of Completion

Time of completion for the Schematic Design, Design Development 60%, 90%, and 100% Construction Documents, Bid and Award, and Construction Phase Services to be provided shall be as stated above. Any time adjustments to the above phases shall be authorized in writing by the Commission.

J. The Architect

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The Architect shall perform the requested services based on the terms and conditions stated in this Agreement.

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SCHEDULE D
COMPENSATION OF THE ARCHITECT

ARCHITECT OF RECORD SERVICES
PECK ELEMENTARY SCHOOL ADDITION AND RENOVATION
PS 1661

I. ARCHITECT'S FEE

A. The Commission shall pay the Architect for the satisfactory performance of the Services a Fixed Fee ("Fee") of **\$2,666,764.00**. The Fee will be allocated and payments made on a monthly on percent complete basis as follows:

Allocation of Fee:

Site Preparation		\$202,500.00
Scope Development	35%	\$70,875.00
Construction Documents	40%	\$81,000.00
Bidding Phase Services	5%	\$10,125.00
Construction Phase Services	15%	\$30,375.00
Project Close-out	5%	\$10,125.00
Design/ Engineering of Building:		\$2,464,264.00
Schematic Design	15%	\$369,639.60
Design Development	20%	\$492,852.80
Construction Documents	35%	\$862,492.40
Bidding Phase Services	5%	\$123,213.20
Construction Phase Services	20%	\$492,852.80
Project Close-out	5%	\$123,213.20

B. Architect's Fee will include consultant's profit, overhead, general conditions, and all items not specifically identified as Reimbursable Expenses.

II. BILLING RATES AND COMPENSATION FOR ADDITIONAL SERVICES

A. The Commission shall compensate the Architect for Additional Services on either a negotiated Lump Sum Fee basis or a Time Card Not-to-Exceed Fee basis as agreed to by the Architect and approved by the Commission in the form of an Amendment issued in accordance with Section 4.13 of this Agreement. In the case of Time Card billings, rates of reimbursement for the Architect's employees (and employees of any Subconsultant performing Additional Services) will be the actual base salaries paid to the specific employee performing the services times a 2.5 multiplier.

The 2.5 multiplier will fully compensate the Architect for all direct and indirect costs associated with the Additional Services. Indirect costs included in the multiplier shall constitute full and complete compensation to the Architect for labor burden costs (including Workers' Compensation insurance, FICA, SUTA, health benefits, long term disability benefits, pensions and similar contribution and

PUBLIC BUILDING COMMISSION OF CHICAGO

other statutory and non-statutory employee benefits), indirect administrative expenses, general and administrative expenses, overhead, additional premium costs for insurance (including but not limited to general liability, professional liability, valuable papers and automobile, but excluding additional insurance premium costs for specialty subconsultants and Subcontractors), computer and related charges, postage and handling charges, parking and mileage charges, telephone service (including local calling charges), profit, and all items not specifically identified below as "Reimbursable Expenses."

IV. REIMBURSABLE EXPENSES

- A. "Reimbursable Expenses" as referred to in this Agreement, are actual expenditures at cost without mark-up or surcharge, incurred by the Architect, and required for the Services. Reimbursable Expenses must be supported with proper documentation in the form of itemized invoices which include a notation stating the Project-related purpose of the expenditure.

The following will be considered Reimbursable Expenses:

1. Plotting, printing, reproduction and distribution of drawings specifications, and presentation materials requested by the Commission, or required for scheduled reviews of the progress of the work by the Commission and/or the User Agency, public or city agency meetings and hearings, and as required for professional peer reviews of documents as directed by the Commission.
2. Printing and distribution costs associated with shop drawing and submittal reviews during construction.

The following are NOT Reimbursable Expenses:

1. Plotting, printing and distribution of drawings and specifications for the purpose of coordination between members of the Architect's team, or otherwise incidental to the Architect's Services are not Reimbursable Expenses.
2. Office and administrative expenses, including telephone system expenses, photocopying, duplicating costs, postage, office & drafting supplies, fax and delivery services (except as noted above in A. 1. and A. 2. are not Reimbursable Expenses.

- B. The following shall be Reimbursable Expenses provided that the Architect has obtained the prior written approval by the Authorized Commission Representative:

1. Expense of transportation and living of principals and employees traveling in connection with the Project, but not including travel and expense to and from the job site or within a 50-mile radius of downtown Chicago. Travel expenses include coach air fare, hotel and per diem costs, auto rental, fuel and insurance, and must be supported with proper documentation in the form of itemized invoices.
2. Fees and costs of special consulting services requested by the Commission such as acoustical, theater, food service, masonry, roofing and elevator consultants will be paid as a reimbursable expense. Civil, structural, mechanical, electrical, plumbing and fire protection engineering services are included within the Fixed Fee.
3. Costs for rental or purchase of special items or equipment requested by the Commission.
4. Fees and costs to secure necessary permits or civil agency approvals, including permit fees and expenditure fees.
5. Costs of surveys, geotechnical and environmental technical testing and reports.

PUBLIC BUILDING COMMISSION OF CHICAGO

6. Other direct costs of the Project may be approved as a Reimbursable Expense by Commission's Authorized Representative provided that written approval is obtained in advance of incurring the expense and provided that the expense is to be reimbursed on a Lump Sum basis.

C. Reimbursable Expenses shall not exceed **\$200,000.00** except as approved by the Commission in the form of an Amendment issued in accordance with Section 4.13 of this Agreement

V. METHOD OF PAYMENT

1. Invoices. Once each month, the Architect will submit an invoice to the Commission for Services performed during the preceding month with the exception of Project Close-out phase services that will be paid in one lump sum after the completion Date of Services.

Each invoice must reference the contract number and be supported with such reasonable detail and data as the Commission may require, including detail and data related to Subconsultant costs. In accordance with the terms of the Agreement, the Architect must maintain complete documentation of all costs incurred for review and audit by the Commission or its designated audit representative(s). Each invoice must be submitted in the format directed by the Commission. Invoices must be accompanied by a progress report in a format acceptable to the Commission. Such progress report must identify any variances from budget or schedule and explain and the reasons for such variances.

The Consultant must attach MBE and WBE utilization reports on the form entitled "Status Report of MBE and WBE Sub-Contract Payments", at the time of submitting each monthly invoice. The report should indicate the current and cumulative payments to the MBE and WBE sub-contractors.

2. Payment will be processed within 30 days after Commission receives an acceptable invoice from the Architect.
3. Invoice Disputes. If the Commission disputes certain items in the Architect's invoices, the amount not disputed will be paid in full. The amount in question must be resolved in accordance with the Claim and Disputes provisions of this Agreement.

VI. INVOICING

The Architect will submit one original of its monthly invoice to the Commission's Accounts Payable Department clearly noting the contract numbers for approval.

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

Fuller Building Commission - Railroad Daily Center - 50 West Washington, Room 200 - Chicago, Illinois 60602 - Tel: 312/744-6380 - Fax: 312/744-6005

Project Name: Peck Elementary Addition and Renovation

Date: 6/22/2008

Architect of Record:

Contact Name: Jay Muller, AIA

Phone: 312.800.8000

Project Delivery Method:		Fee Breakdown by Project Phase								
Service Category	Service Provider	M/WBE Affiliation	Percentage of Project Team	Proposed Total Fee	Schematic Design 15%	Design Development 20%	Construction Documents 35%	Bidding 5%	Contract Administration 20%	Project Close-Out 5%
Architecture Interiors	Muller+Muller, Ltd	WBE	53.0%	\$ 1,307,264.00	\$ 198,088.00	\$ 281,452.80	\$ 457,542.40	\$ 65,383.20	\$ 281,452.80	\$ 65,383.20
LEED Consulting	Muller+Muller, Ltd	WBE	2.8%	\$ 72,000.00	\$ 10,800.00	\$ 14,400.00	\$ 25,200.00	\$ 3,600.00	\$ 14,400.00	\$ 3,600.00
Civil Engineering	Graef, Inc	na	2.8%	\$ 70,000.00	\$ 10,500.00	\$ 14,000.00	\$ 24,500.00	\$ 3,500.00	\$ 14,000.00	\$ 3,500.00
Landscape Architecture	D. Weinbach	na	2.0%	\$ 59,000.00	\$ 7,500.00	\$ 10,000.00	\$ 17,500.00	\$ 2,500.00	\$ 10,000.00	\$ 2,500.00
Structural Engineering	V3	na	12.2%	\$ 308,000.00	\$ 45,000.00	\$ 60,000.00	\$ 105,000.00	\$ 15,000.00	\$ 60,000.00	\$ 15,000.00
MEP Engineering	Primera	MBE (F)	27.0%	\$ 665,000.00	\$ 98,750.00	\$ 133,000.00	\$ 232,750.00	\$ 33,250.00	\$ 133,000.00	\$ 33,250.00
Electrical Engineering	Primera	MBE (F)	0.0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Plumbing & Fire Protection Engineering	Primera	MBE (F)	0.0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Kitchen Consulting	NA	NA	0.0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cost Consultant	PROVIDE NAME	eg: MBE (AA, H, A) or WBE	0.0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other	PROVIDE NAME	eg: MBE (AA, H, A) or WBE	0.0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other	PROVIDE NAME	eg: MBE (AA, H, A) or WBE	0.0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other	PROVIDE NAME	eg: MBE (AA, H, A) or WBE	0.0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other	PROVIDE NAME	eg: MBE (AA, H, A) or WBE	0.0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proposed Total Fee for Basic Services associated with the Building Construction ROW				\$ 2,444,264.00	\$ 368,638.80	\$ 492,852.80	\$ 852,492.48	\$ 123,213.20	\$ 492,852.80	\$ 123,213.20

Building Construction and Site Development SOW Comments:

1. XX
2. XX
3. XX
4. XX
5. XX

Project Delivery Method:		Fee Breakdown by Project Phase								
Service Category	Service Provider	M/WBE Affiliation	Percentage of Project Team	Proposed Total Fee	Scope Development 35%	Construction Documents 40%	Bidding Assignment 5%	Contract Administration 15%	Project Close-Out 5%	
Architecture	Muller+Muller, Ltd	WBE	46.9%	\$ 95,990.00	\$ -	\$ 33,250.00	\$ -	\$ 4,750.00	\$ 14,250.00	\$ 4,750.00
Cost Consulting	NA	eg: MBE (AA, H, A) or WBE	0.0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LEED Consulting	Muller+Muller, Ltd	WBE	2.7%	\$ 5,500.00	\$ 1,825.00	\$ 2,200.00	\$ 2,200.00	\$ 275.00	\$ 825.00	\$ 275.00
Civil Engineering	Graef, Inc	na	38.5%	\$ 78,000.00	\$ 27,300.00	\$ 31,200.00	\$ 3,900.00	\$ 11,700.00	\$ 3,900.00	\$ 3,900.00
Structural Engineering	V3	na	11.9%	\$ 24,000.00	\$ 8,400.00	\$ 9,600.00	\$ 1,200.00	\$ 3,600.00	\$ 1,200.00	\$ 1,200.00
Other	PROVIDE NAME	eg: MBE (AA, H, A) or WBE	#DIV/0!	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other	PROVIDE NAME	eg: MBE (AA, H, A) or WBE	#DIV/0!	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other	PROVIDE NAME	eg: MBE (AA, H, A) or WBE	#DIV/0!	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other	PROVIDE NAME	eg: MBE (AA, H, A) or WBE	0.0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other	PROVIDE NAME	eg: MBE (AA, H, A) or WBE	0.0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proposed Total Fee for Basic Services associated with the Site Preparation ROW				\$ 262,500.00	\$ 70,875.00	\$ 81,000.00	\$ 10,125.00	\$ 30,375.00	\$ 10,125.00	\$ 10,125.00

Site Preparation SOW Comments:

1. XX
2. XX
3. XX
4. XX
5. XX

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

Public Building Commission: Richard J. Daley Center - 50 West Washington, Room 200 - Chicago, Illinois 60602 - Tel: 312-744-3300 - Fax: 312-744-8005

Project Name: Peck Elementary Addition and Renovation

Date: 6/22/2009

Architect of Record:

Contact Name: Jay Miller, AIA

Phone: 312-xxx-xxxx

ACR Reimbursable Consultant Allowance	Company
Survey	By PBC
Cost Consulting	Vislana - one estimate at 80%
Geotechnical Testing/Reporting	ESC
Food Service Consulting	Edge Associates for mandated warming kitchen
Audio/Visual Consulting	By Primavera in Basic Fee
Negotiation Consulting	NA
Theatrical Consulting	Bill Conar Associates LLC
Acoustical Consulting	Shiner Assoc.
Lighting Consulting	By Primavera in Basic Fee
Information Technology Consulting	By Primavera in Basic Fee
Traffic Consulting	If Required
Roofing Consulting	In Building Envelope Consultant fee
Hardware Consulting	George Klug
Other Specialty Consulting	Building Envelope Consultant (BEC)
Other Specialty Consulting	If Required
Other Specialty Consulting	If Required
Total ACR Reimbursable Consultant Allowance	\$ 121,539.00

Reimbursable Expenses	Comment
Expense	Pricing and delivery services associated with the project
Expense	As Noted
Expense	As Noted
Expense	As Noted
Expense	As Noted
Total Reimbursable Expenses	\$ 36,000.00

Total Fee Proposal Value \$ 2,624,294.00

Allowance/Special Contingent	Comment
Allowance	Demolition of Boiler House
Allowance	As Noted
Allowance	As Noted
Allowance	As Noted
Allowance	As Noted
Total Allowance/Special Contingent	\$ 85,000.00

Notes:

1. Unless noted otherwise, the Public Building Commission will procure the following consultants: Commissioning Agent / Authority, Environmental Testing / Consulting
2. Unless noted otherwise, the Site Preparation Scope of Work includes, but is not limited to, Site Remediation, Geotechnical Site Preparation, and Site Utility Work to 5'-0" from the building footprint
3. Unless noted otherwise, the Building Construction Scope of Work includes, but is not limited to, Building Construction, FF&E, and Site Utility connection
4. Refer to Schedule D of the contract language for terms regarding Architect Compensation, including allowed reimbursable expenses.
5. Please note the project delivery method, as different delivery methods require different levels of document preparation.

Jay Miller

Signature of the Architect of Record

29 June 2009

Date

Peck Elementary School
Muller & Muller, Ltd.
Hourly Direct Rates

June 25, 2009

Firm Name		2009 Hourly Direct rate	2010 Hourly Direct Rate	2011 Hourly Direct Rate	2012 Hourly Direct Rate
M&M	P	\$67.50	\$69.53	\$72.31	\$75.20
M&M	P	\$66.51	\$68.51	\$71.25	\$74.10
M&M	A5	\$65.00	\$66.95	\$69.63	\$72.41
M&M	A4	\$55.00	\$56.65	\$59.48	\$62.46
M&M	A3	\$48.00	\$49.44	\$51.91	\$54.51
M&M	A2	\$33.50	\$34.51	\$36.23	\$38.04
M&M	A1	\$27.00	\$27.81	\$29.20	\$30.66
M&M	A1	\$25.00	\$25.75	\$27.04	\$28.39
M&M	A1	\$23.50	\$26.00	\$27.30	\$28.67
M&M	A1	\$22.50	\$24.00	\$25.20	\$26.46
M&M	A1	\$19.00	\$22.00	\$23.10	\$24.26
M&M	Ad	\$21.00	\$21.63	\$22.71	\$23.85
Graef	P7	\$43.93	\$46.13	\$48.43	\$50.58
Graef	P4	\$36.02	\$37.82	\$39.71	\$41.70
Graef	P1	\$26.37	\$27.69	\$29.07	\$30.53
Graef	T3	\$24.85	\$26.09	\$27.40	\$28.77
Graef	P3	\$29.82	\$31.31	\$32.88	\$34.52
Primera	PD	\$74.00	\$77.00	\$79.00	\$81.00
Primera	PM	\$60.00	\$62.00	\$64.00	\$66.00
Primera	E3 (E)	\$44.00	\$45.00	\$46.00	\$47.00
Primera	SD(M)	\$48.00	\$49.00	\$50.00	\$52.00
Primera	E3 (M)	\$44.00	\$45.00	\$46.00	\$47.00
Primera	E5 (P)	\$44.00	\$45.00	\$46.00	\$47.00
Primera	E2 (P)	\$41.00	\$42.00	\$43.00	\$44.00
Primera	E3(E)	\$44.00	\$45.00	\$46.00	\$47.00
Primera	E3 (FP)	\$44.00	\$45.00	\$46.00	\$47.00
Primera	TM (M)	\$55.75	\$57.00	\$59.00	\$61.00
Primera	TM (E)	\$55.75	\$57.00	\$59.00	\$61.00
Primera	ADM	\$36.00	\$37.00	\$38.00	\$39.00
DWP	P	\$52.00	\$55.00	\$57.75	\$60.64
DWP	SS	\$34.00	\$35.00	\$36.75	\$38.59
DWP	S	\$24.00	\$26.00	\$27.30	\$28.67
V3	Principal	\$70.57	\$73.39	\$76.33	\$79.83
V3	Sr.PM	\$49.42	\$51.40	\$53.45	\$55.59
V3	PM	\$46.75	\$48.62	\$50.56	\$52.59
V3	PE	31.73	\$33.00	\$34.32	\$35.69
V3	Engineer III	\$30.21	\$31.42	\$32.68	\$33.98
V3	Engineer II/I	\$27.82	\$28.93	\$30.09	\$31.29
V3	Sr. Technician	\$29.63	\$30.82	\$32.05	\$33.33
V3	Technician III	\$25.81	\$26.84	\$27.92	\$29.03
V3	Technician II	\$20.00	\$20.80	\$21.63	\$22.50
V3	Technician I	\$14.77	\$15.36	\$15.98	\$16.61
V3	Admin	\$21.14	\$21.99	\$22.87	\$23.78

Peck Elementary School
Muller & Muller, Ltd.
Staffing Plan

25-Jun-09				Schematic Design	Design Development	Construction Documents	Bidding	Contract Administration	Project Close-Out
Firm Name	Last Name	First Name		15%	20%	35%	5%	20%	5%
M&M	Muller	Cynthia	P	8	12	25	4	60	8
M&M	Muller	Jacob	P	94	52	100	32	120	24
M&M	Sullivan	Terrence	A5	320	480	1000	120	940	80
M&M	Steele	David	A4	160	120	250	24	0	12
M&M	Johnson	Susan	A3	60	80	420	40	800	12
M&M	Vrba	Mark	A2	0	0	0	0	0	0
M&M	Viamontes	Mindy	A1	120	480	1000	80	0	96
M&M	Newsom	Hannibal	A1	12	0	0	0	0	0
M&M	Perry	Nicholas	A1	160	240	420	80	400	120
M&M	Frankowski	Ed	A1	180	160	420		1400	
M&M	Streyfe	Kaitlin	A1	180	160	330		400	
M&M	Hlubek	Dana	Ad	8	12	25	32.00	240	8
Sub Total				1302	1796	3990	412	4360	360
Graef	Johnston	Peter	P7	21	10	33	4	16	4
Graef	Youngquist	Mark	P4	200	80	300	40	140	40
Graef	Bahr	Jon	P1	142	40	198	26	88	26
Graef	Richards	Adam	T3	60	24	90	12	42	12
Graef	Bayan	Eurie	T3	20	8	30	4	14	4
Subtotal				443	162	651	86	300	86
V3	Galluchi	Lou	P	20	8	14	2	8	2
V3	Allen	Walter	Sr.PM	20	8	128	18	70	18
V3	Maloney	Phil	Sr.PM	62	64	128	18	70	18
V3	Burke	Chris	PM	126	142	270	37	150	38
V3	VanStelle	Elliot	Eng I/II	121	142	270	37	148	38
V3	Pung	Dave	Tech III	140	168	310	44	174	44
V3	Russel	Marlene	Admin	10	14	25	4	14	4
Subtotal				499	646	1145	160	634	162
Primera	Panucci	Ken	PD	0	0	0	0	0	0
Primera	Panucci	Ken	PM	61	81	141	20	81	10
Primera	Steimel-Clair	Deb	E3 (E)	220	270	400	60	378	65
Primera	Beinkowski	Andy	SD(M)	150	250	420	50	378	40
Primera	Maramon	Gibson	E3 (M)	81	216	378	40	162	40
Primera	Cwanek	Michael	E5 (P)	120	160	180	48	120	30
Primera	Taylor	Brandon	E2 (P)	36	48	210	12	120	30
Primera	Beane	Lindsey	E3(E)	81	200	250	30	162	40
Primera	Kulpit	Jonathan	E3 (FP)	75	100	175	25	100	25
Primera	Belczak	Mike	TM (M)	41	54	95	0	0	0
Primera	Lazabnik	Rosa	TM (E)	41	54	95	0	0	0
Primera	Marra	Rosanne	ADM	75	100	175	25	100	25
Subtotal				980	1,533	2,518	310	1,601	305
DWP	Schulenberg	Wendy	P	20	20	20	5	12	5
DWP	Ferguson	Bill	SS	40	60	100	14	78	17
DWP	Forbes	Jeff	S	12	20	63	5	0	0
Subtotal				72	100	183	24	90	22
Total				3,296	4,137	8,487	992	6,985	936

**SCHEDULE E
INSURANCE REQUIREMENTS**

**ARCHITECT OF RECORD SERVICES
PECK ELEMENTARY SCHOOL ADDITION AND RENOVATION
PS 1661**

The Architect of Record (Architect) must provide and maintain at Architect's own expense, until expiration or termination of the agreement and during the time period following expiration if Architect is required to return and perform any additional work, the insurance coverage and requirements specified below, insuring all operations related to the Agreement.

E.1. INSURANCE TO BE PROVIDED:

E.1.1. Workers' Compensation and Employers Liability

Workers' Compensation Insurance, as prescribed by applicable law covering all employees who are to provide a service under the Agreement and Employers Liability coverage with limits of not less than \$500,000 each accident, illness, or disease.

E.1.2. Commercial General Liability (Primary and Umbrella)

Commercial General Liability Insurance or equivalent with limits of not less than \$5,000,000 per occurrence for bodily injury, personal injury, and property damage liability. Coverage must include, but are not limited to the following: All premises and operations, products/completed operations, separation of insureds, defense, and contractual liability (with no limitation endorsement). The Commission, Board of Education of the City of Chicago and City of Chicago must be named as additional insureds on a primary, non-contributory basis for any liability arising directly or indirectly from the work.

Subcontractors performing work for Architect must maintain limits of not less than \$1,000,000 per occurrence with the same terms herein.

E.1.3. Automobile Liability (Primary and Umbrella)

When any motor vehicles (owned, non-owned and hired) are used in connection with work to be performed, the Architect must provide Automobile Liability Insurance, with limits of not less than \$2,000,000 per occurrence for bodily injury and property damage. The Commission, Board of Education of the City of Chicago and City of Chicago must be named as additional insureds on a primary, non-contributory basis.

Subcontractors performing work for the Architect must maintain limits of not less than \$1,000,000 per occurrence with the same terms herein.

E.1.4. Professional Liability

When Architect performs work in connection with the Agreement, Professional Liability Insurance must be maintained with limits of not less than \$5,000,000 covering acts, errors, or omissions. When policies are renewed or replaced, the policy retroactive date must coincide with, or precede the, start of work on the Agreement. A claims-made policy, which is not renewed or replaced, must have an extended reporting period of two (2) years.

PUBLIC BUILDING COMMISSION OF CHICAGO

Subcontractors performing work for Architect must maintain limits of not less than \$1,000,000 per occurrence with the same terms herein.

E.1.5. Property

The Architect is responsible for all loss or damage to Commission, Board and/or City property at full replacement cost. The Architect is responsible for all loss or damage to personal property (including but not limited to materials, equipment, tools and supplies) owned, rented, or used by Architect

E.1.6. Valuable Papers

When any plans, designs, drawings, specifications, data, media, and documents are produced or used under the Agreement, Valuable Papers Insurance will be maintained in an amount to insure against any loss whatsoever, and will have limits sufficient to pay for the re-creation and reconstruction of such records.

E.1.7 Contractors Pollution Liability

Contractors Pollution coverage is required with limits of not less than \$2,000,000 per occurrence for any portion of the services, which may entail, exposure to any pollutants, whether in the course of sampling, remedial work or any other activity under this contract. Coverage must include bodily injury, property damage and other losses caused by pollution conditions that arise from the Contract scope of services, completed operations, contractual liability, defense, excavation, environmental cleanup, remediation and disposal. When policies are renewed or replaced, the policy retroactive date must coincide with or precede, start of work on the Contract. A claims-made policy, which is not renewed or replaced, must have an extended reporting period of two (2) years. The Public Building Commission, the Board of Education of the City of Chicago and the City of Chicago are to be named as additional insureds on a primary, non-contributory basis.

Subcontractors performing work for Consultant must maintain limits of not less than \$1,000,000 per occurrence with the same terms herein.

E.1.8 Railroad Protective Liability

When any work is to be done adjacent to or on railroad or transit property, Architect must provide or cause to be provided, with respect to the operations that Architect or subcontractors perform, Railroad Protective Liability Insurance in the name of railroad or transit entity. The policy must have limits of not less than the requirement of the operating railroad/transit entity for losses arising out of injuries to or death of all persons, and for damage to or destruction of property, including the loss of use thereof.

ADDITIONAL REQUIREMENTS

The Architect must furnish the Public Building Commission Procurement Department, Richard J. Daley Center, Room 200, Chicago, IL 60602, original Certificates of Insurance, or such similar evidence, to be in force on the date of this Agreement, and Renewal Certificates of Insurance, or such similar evidence, if any insurance policy has an expiration or renewal date occurring during the term of this Agreement. The Architect must submit evidence of insurance to the Commission prior to Agreement award. The receipt of any certificate does not constitute agreement by the Commission that the insurance requirements in the Agreement have been fully met or that the insurance policies indicated on the certificate are in compliance with all Agreement requirements. The failure of the Commission to obtain certificates or other insurance evidence from Architect is not a waiver by the Commission of any requirements for the

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PUBLIC BUILDING COMMISSION OF CHICAGO

Architect to obtain and maintain the specified insurance. The Architect will advise all insurers of the Agreement provisions regarding insurance. Non-conforming insurance does not relieve Architect of the obligation to provide insurance as specified in this Agreement. Nonfulfillment of the insurance conditions may constitute a breach of the Agreement, and the Commission retains the right to stop work until proper evidence of insurance is provided, or the Agreement may be terminated.

The Commission reserves the right to obtain copies of insurance policies and records from the Architect and/or its subcontractors at any time upon written request.

The insurance must provide for 60 days prior written notice to be given to the Commission if coverage is substantially changed, canceled, or non-renewed.

Any deductibles or self-insured retentions on referenced insurance coverage must be borne by Architect.

The Architect hereby waives and agrees that their insurers waive their rights of subrogation against the Commission, Board of Education of the City of Chicago and the City of Chicago, their respective Board members, employees, elected officials, or representatives.

If Architect is a joint venture or limited liability company, the insurance policies must name the joint venture or limited liability company as a named insured.

The insurance coverage and limits provided by Architect in no way limit the Architect's liabilities and responsibilities specified within the Agreement or by law.

Any insurance or self-insurance programs maintained by the Commission, Board of Education of the City of Chicago and the City of Chicago do not contribute with insurance provided by the Architect under the Agreement.

The required insurance to be carried is not limited by any limitations expressed in the indemnification language in this Agreement or any limitation placed on the indemnity in the Agreement given as a matter of law.

The Architect must require all its subcontractors to provide the insurance required in this Agreement, or Architect may provide the coverage for its subcontractors. All subcontractors are subject to the same insurance requirements of Architect unless otherwise specified in this Agreement.

If Architect or its subcontractors desires additional coverage, the party desiring the additional coverage is responsible for the acquisition and cost.

The Commission's Risk Management Department maintains the rights to modify, delete, alter or change these requirements.

PUBLIC BUILDING COMMISSION OF CHICAGO

**SCHEDULE F
KEY PERSONNEL**

**ARCHITECT OF RECORD SERVICES
PECK ELEMENTARY SCHOOL ADDITION AND RENOVATION
PS 1661**

As president of Muller+Muller, Ms. Muller's responsibilities include the management of the office and general guidance of design projects. With the input from other staff members, she determines which projects are suitable for the firm to pursue and what project teams are suitable for each project. She directs the business development and marketing efforts to attain firm projects. As manager of human resources, Ms. Muller is responsible for the office personnel, and is in control of payroll, benefits, taxes and annual reviews. She authored the Muller+Muller Manual of Office Procedures and also takes charge of its continual review. This plan is designed to provide staff with a method and a level of confidence in which we assure our clients of the highest degree of excellence. Ms. Muller sets the financial goals of Muller+Muller, reviews the financial reports and monthly accounts payable and receivables. With respect to Muller+Muller projects, Ms. Muller reviews contracts, all project documentation and project costs on a monthly basis through invoicing. Ms. Muller is always available to the clients to review any project concerns.

SELECTED PROJECT EXPERIENCE

COMMERCIAL/INTERIORS

Chicago Bureau Electricity Shops and Warehouse, Chicago IL
Regional Transit Authority, Interior Build Out, Chicago IL
Metra, ADA Toilet Room Upgrades at 547 W. Jackson, Chicago IL
Exhibit Group/Giltspur Office Renovation, Roselle IL
Chicago Department of Aviation Building 4 Renovation, Chicago IL
Chicago Department of Aviation Building 500 Renovation, Chicago IL
Chicago Department of Aviation, Tracon Office Plan, Chicago IL
Pace Headquarters, Arlington Heights, IL

EDUCATION

City Colleges of Chicago, Various Upgrades 225 W. Jackson, Chicago, IL
Public Building Commission of Chicago, Boone Clinton Elementary, Chicago, IL
Northern Illinois University, Research Center for Family Abuse, DeKalb IL
Northern Illinois University, Williston Hall Roof Renovation, DeKalb IL
Imagine Schools, Survey Report, Chicago IL
Public Building Commission of Chicago, Richard J. Daley Academy, Chicago IL
Public Building Commission of Chicago, Nobel West Elementary School, Chicago IL

JUDICIAL / CORRECTIONS

Illinois Youth Center Gatehouse and Visitors Center, St. Charles IL
Stateville Correctional Center, Vehicle Maintenance/Warehouse, Joliet IL
Stateville Correctional Center, Masonry Repairs, Joliet IL
Stateville R&C Center Medium Security Housing, Joliet IL
Warren Berger Federal Courthouse Study, St. Paul MN

EDUCATION

Bachelor of Architecture,
University of Illinois at Chicago, 1979
Bachelor of Science in Architectural Studies,
University of Illinois at Champaign-Urbana, 1975

PROFESSIONAL REGISTRATION

Licensed Architect, State of Illinois
NCARB Certified

PROFESSIONAL EXPERIENCE

Muller+Muller, Ltd. 1985 to Present, Principal
Metz, Train & Youngren, 1979 to 1981
Frank Lloyd Wright Home & Studio Foundation,
1977 to 1979

PROFESSIONAL ACTIVITIES

Member of the American Institute of Architects
Member of the Association of Licensed Architects
Corporate Member, Chicago Women in Architecture
Board Member, A3
Board Member, Carpe Diem
Past Board Member, Girl Scouts of Chicago
Past Board Member of the Women's Transportation
Seminar
Founder and Member of Logan Square Preservation

PUBLICATIONS AND AWARDS

- 2007 Chicago Transit Authority, Kedzie and Rockwell Stations; Congress for New Urbanism Charter Award;
- 2006 Millennium Park Bicycle Station; American Institute of Architects-Illinois, Frank Lloyd Wright Award
- 2006 Chicago Transit Authority, Kedzie and Rockwell Stations; Association of Licensed Architects Silver Medal
- 2006 Manhattan Metra Station; Association of Licensed Architects - Silver Medal
- 2004 RIBA USA Diverse City Commendation
- 2004 Millennium Park Bicycle Station; Chicago Architecture Foundation Patron of the Year Award
- 2004 Near South Transfer Tunnel; Chicago Tile Institute and International Masonry Institute; Grand Prize Skyline Award

MULLER+MULLER
ARCHITECTURE PLANNING INTERIORS

PROJECT EXPERIENCE CONTINUED

JUDICIAL / CORRECTIONS (Continued)

Illinois, Dwight Correctional Center, Dietary Facility/Warehouse, Dwight IL
Historic Masonry Repairs, Dwight Correctional Center, Dwight IL

RECREATION

Aurora River Edge Phase I, Aurora, IL
Chicago Department of Transportation, Millennium Park Bicycle Station, Chicago IL
Chicago Department of Transportation, Grant Park, 11th Street Bridge, Chicago IL
Evanston Ecology Center, Evanston IL
Chicago Department of Transportation, Lakefront Bicycle Path, Chicago IL
Chicago Park District Comfort Stations, Foster Ave, 12th Street and 31st Street, Chicago IL
Chicago Department of Transportation, Wacker Drive Riverwalk Boat House, Chicago IL

TRANSPORTATION

Chicago Transit Authority, Brown Line Reconstruction, Western to Kimball, Chicago IL
Chicago Transit Authority, Block 37 Express Station, Chicago, IL
Chicago Transit Authority, Dempster Street Station Renovation, Evanston IL
Chicago Transit Authority, Main Street Station Renovation, Evanston IL
Chicago Department of Transportation, Near South Transfer Tunnel, Chicago, IL
Chicago Department of Transportation, Red Line Construction Administration, Chicago, IL
Chicago Department of Transportation, Damen Avenue Bridge, Chicago, IL
Chicago Department of Transportation, North Avenue Bridge, Chicago IL
Chicago Department of Transportation, Clark/Roosevelt Underpass, Chicago IL
Chicago Department of Transportation, Halsted Street Bridge, Chicago IL
Chicago Department of Transportation, Taylor Street Bridge, Chicago IL

PUBLICATIONS AND AWARDS (CONT'D)

- 2004 Millennium Park Bicycle Station; Association of Licensed Architects; Silver Award for Excellence in Architecture
2004 Millennium Park Bicycle Station; Chicago Tribune; Architecture Review
Blair Kamin
2004 Millennium Park Bicycle Station; AIA Focus Magazine
2004 Millennium Park Bicycle Station; Millennium Park After the Hype; Lynn Becker
2004 Millennium Park Bicycle Station; New York Bicycle Club; Bicycle Tour of Chicago; Jim Reaven
2003 Near South Transfer Tunnel; Association of Licensed Architects; Merit Award for Excellence
2003 Wacker Drive River Walk; Association of Licensed Architects; Merit Award for Excellence in Architecture
2003 Near South Transfer Tunnel; AIA Focus Magazine; Creative Designs for Transportation; Laurie Petersen
1998 Nobel West Elementary School; American School & University Design Excellence
1998 Nobel West Elementary School and Richard J. Daley Academy ISAB/IASA/IASBO; Educational Environment Exhibit
1998 Meeting the Challenge of Athletic Facility Planning; NSSEA School Equipment Show, Charlotte NC
1997 CTA Roosevelt/State Station Illumination Design for Lighting Achievement Guth Award
1997 Designing Physical Education Facilities; School Planning & Management
1996 Hedges Elementary School; Illinois Association of School Boards Honorable Mention
1996 CTA Roosevelt/State Station Illumination Engineering Society of North America Recognition
1988 2522 North Seminary, Chicago IL; Remodeling, Magazine & the National Association of Home Builders Remodelers Council Renaissance Merit Award
1978 Planning for the Restoration and Adaptive Use of the Frank Lloyd Wright Home & Studio; University of Chicago Press

MULLER+MULLER
ARCHITECTURE · PLANNING · INTERIORS

Mr. Muller began his professional career working on coordination of the technical aspects of the building, and later graduated to overall management of the project. This background, along with extensive construction administration and management work, gives him a complete understanding regarding the importance of a well-coordinated and managed project and project team. Mr. Muller assists in determining which projects the firm should pursue, and reviews each potential project for liability exposure.

As a firm principal, his project work includes client contact, assists in determining projects to pursue and teaming efforts, negotiating sub-consultant contracts, developing project budgeting, review of design direction, technical reviews of projects and oversight of construction administration activities. Mr. Muller chairs the firm's weekly office meetings and determines project staffing in order to adequately meet our clients needs. As part of our firm's quality control, Mr. Muller reviews all project documentation for each project, and is responsible for the Technical and Construction Administration sections of our office manual. Throughout the duration of a Muller+Muller project, he reviews time deliverables to ensure that client expectations are met. As part of this responsibility, Mr. Muller ensures that staffing is adequate and that project items are completed in a timely manner.

SELECTED PROJECT EXPERIENCE

COMMERCIAL/INTERIORS

City of Chicago, Bureau of Electricity Shops and Warehouse, Chicago IL
City of Chicago, Department of Aviation Building 4, Chicago IL
Citgo, Locker Room, Lemont IL
Citgo, Satellite Coker Unit Upgrade, Lemont IL
Citgo, Petro Chemical, Lemont IL
Citgo, Control Center, Lemont IL
Burlington Northern, Sante Fe Corwith Tower, Chicago IL
Burlington Northern/Sante Fe 43rd St. Locker Rooms, Chicago IL
Burlington Northern/Sante Fe Cicero Locker Rooms, Chicago IL
Burlington Northern/Sante Fe CECO Building, Chicago IL
Burlington Northern/Sante Fe Super Cartage Building, Chicago IL
Pace Headquarters, Arlington Heights, IL
815-25 Chicago Avenue, Chicago, IL

EDUCATION

Boone Clinton Elementary School, Chicago, IL
City Colleges of Chicago, Various Upgrades, Chicago, IL
Northern Illinois University, Research Center for Family Abuse and Violence, DeKalb IL
Northern Illinois University, Williston Hall Roof Renovation, DeKalb IL
Public Building Commission, Richard J. Daley Academy, Chicago IL
Public Building Commission, Nobel West Elementary School, Chicago IL
Public Building Commission, Augusta Lara Elementary School, Chicago, IL
Public Building Commission, Twenty-Three Annexes-Jane Adams, Chicago, IL

EDUCATION

Masters of Architecture,
University of Illinois, 1977
Bachelor of Science in Architectural Studies,
University of Illinois, 1975

PROFESSIONAL REGISTRATION

Licensed Architect, State of Illinois, 1981
Licensed Architect, State of Indiana, 2001
NCARB Certified

PROFESSIONAL EXPERIENCE

Muller+Muller, Ltd. 1985 to Present
Lester B. Knight & Associates, Inc. 1982 to 1985
Skidmore, Owens & Merrill 1977 to 1982

PROFESSIONAL ACTIVITIES

Member of the American Institute of Architects
Member of the Illinois Chamber of Commerce
Member of Chicago Yacht Club
Founder and Member of Logan Square Preservation

PUBLISHED ARTICLES AND PRESENTATIONS

1999 "Fast and Efficient", Passenger Terminal
1979 The Vernacular of American Train Station
Design; Archicenter - Chicago IL
1978 Re-Use and Revitalization of Loft Structures;
Archicenter - Chicago IL

PUBLICATIONS AND AWARDS

2007 Chicago Transit Authority, Kedzie and Rockwell
Stations; Congress for New Urbanism Charter
Award;
2006 Millennium Park Bicycle Station; American Institute
of Architects-Illinois; Frank Lloyd Wright Award
2006 Chicago Transit Authority, Kedzie and Rockwell
Stations; Association of Licensed Architects
Silver Medal
2006 Manhattan Metra Station; Association of Licensed
Architects - Silver Medal
2004 Millennium Park Bicycle Station; Recreation
Management; A Park with Wheel Appeal; Richard
Hartger
2004 Millennium Park Bicycle Station; Industry News;
Energy Info Source

MULLER+MULLER
ARCHITECTURE · PLANNING · INTERIORS

PROJECT EXPERIENCE CONTINUED

JUDICIAL / CORRECTIONS

State of Illinois, Illinois Youth Center Gatehouse and Visitors Center, St. Charles, IL
State of Illinois, Stateville Correctional Center, Vehicle Maintenance Facility, Joliet, IL
State of Illinois, Stateville Correctional Center, Warehouse, Joliet, IL
State of Illinois, Stateville R&C Center Medium Security Housing, Joliet, IL
Warren Berger Federal Courthouse Study, St. Paul, Minnesota
State of Illinois, Dwight Correctional Center, Dietary Facility and Warehouse, Joliet, IL

RECREATION

Aurora River Edge Park, Aurora, IL
Chicago Department of Transportation Millennium Park Bicycle Station, Chicago, IL
City of Chicago, Grant Park, 11th Street Renovations, Chicago, IL
Chicago Department of Transportation, Lake Shore Drive Bicycle Path, Chicago, IL
Chicago Park District Comfort Stations, Foster Ave, 12th St and 31st St, Chicago, IL
Chicago Department of Transportation, Wacker Drive Riverwalk Boat House, Chicago, IL

TRANSPORTATION

Chicago Transit Authority Brown Line Renovations - Western to Kimball, Chicago, IL
Chicago Transit Authority, Block 37, Chicago, IL
Chicago Department of Transportation, Near South Transfer Tunnel, Chicago, IL
Chicago Department of Transportation, Red Line Construction Administration, Chicago, IL
Chicago Department of Transportation, Damen Avenue Bridge, Chicago, IL
Chicago Department of Transportation, North Avenue Bridge, Chicago, IL
Chicago Department of Transportation, Clark/Roosevelt Underpass, Chicago, IL
Chicago Department of Transportation, Halsted Street Bridge, Chicago, IL
Chicago Department of Transportation, Taylor Street Bridge Houses, Chicago, IL
Metra Davis Street Station, Evanston IL
Metra Belmont Road Grade Separation Stairs and Ramps, Downers Grove IL
Metra, Healy Road Station, Chicago IL
Metra, 12th Street Metra Station, Chicago IL
Metra, Ivanhoe Station, Riverdale IL
Metra, Crystal Lake Station, Historic Renovation, Crystal Lake, IL
Metra, Hanover Park Station, Hanover Park, IL
Metra, Kenosha Crew Facility, Kenosha WI
Metra, Prospect Heights Station, Prospect Heights, IL
Metra, Manhattan IL Station, Manhattan IL
Metra, Westmont Station Renovation, Westmont IL
Metra, Blue Island Yard Storage Facility, Blue Island IL
Metra, Train Wash, California yard, Chicago, IL.
Metra, M-19 California Yard Expansion Study, Chicago, IL
Metra, Hill Yard Crew Facility, Aurora IL
Metra, KYD Yard Storage Facility, Chicago IL
Metra, Randolph Street Temporary Station, Chicago IL
Northeast Indiana Commuter Transit District, East Chicago Station, East Chicago IN
Northeast Indiana Commuter Transit District, Hegewisch Station, Chicago IL

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PUBLICATIONS AND AWARDS (CONT'D)

2004 Millennium Park Bicycle Station; Bike Traffic; Hire Voltage
2004 Millennium Park Bicycle Station; New York Bicycle Club; Bicycle Tour of Chicago; Jim Reaven
2004 Millennium Park Bicycle Station; McGraw Hill Construction; Foot Bridge Bicycle Station; Elaine Schmidt
2004 Millennium Park Bicycle Station; US Green Building Council-Chicago Greening Chicago: A Walk in the Park; Angela Leontis
2004 Millennium Park Bicycle Station; Chicago Architecture Foundation Patron of the Year Award
2004 Near South Transfer Tunnel; Chicago Tile Institute and International Masonry Institute; Grand Prize Skyline Award
2004 Millennium Park Bicycle Station; Association of Licensed Architects; Silver Award for Excellence in Architecture
2004 Millennium Park Bicycle Station; Chicago Tribune; Architecture Review Blair Kamin
2004 Millennium Park Bicycle Station; AIA Focus Magazine
2004 Millennium Park Bicycle Station; Millennium Park After the Hype; Lynn Becker
2004 Millennium Park Bicycle Station; Chicago Tribune; Chicago Architecture Honored; Blair Kamin
2003 Wacker Drive River Walk; Association of Licensed Architects; Merit Award for Excellence in Architecture
2003 Near South Transfer Tunnel; AIA Focus Magazine; Creative Designs for Transportation; Laurie Petersen
2003 Near South Transfer Tunnel; Association of Licensed Architects; Merit Award for Excellence in Architecture

Reference:

Mr. Robert Dawson, AIA
City of Chicago
Department of Aviation
10510 West Zemke Road
Chicago, IL 60666
773-686-3060

MULLER+MULLER
ARCHITECTURE PLANNING INTERIORS

Mr. Sullivan has successfully been the project manager for many of Muller+Muller's projects. He has extensive expertise in the construction and construction administration phases of a project. His approach to each project includes developing a positive relationship with each client through an open communication process. He is constantly aware of the client's schedule, budget and project requirements.

Mr. Sullivan is an integral part of each project team, participating in the design and preparation of contract documents, review of project submittals, project construction and project completion. He has prepared quality assurance and control documents as a project manager and as the QA/QC liaison for a project.

His experience includes LEED projects, commercial/interiors, educational facilities, municipal buildings, recreation projects, transit stations, bridges and urban landscaping.

SELECTED PROJECT EXPERIENCE

LEED

Boone Clinton Elementary School, Chicago, IL - anticipated LEED Silver
Chicago Department of General Services, 4th Ward Yard, Chicago, IL - anticipated LEED silver certification
City of Evanston, Fire Station #5, Evanston, IL - anticipated LEED silver certification
City of Chicago, O'Hare Modernization Program, Mt. Prospect Road Guard Post One, Chicago, IL - Green Certification Rating 4 (highest rating)
City of Chicago, Department of Aviation, Midway Airport Elevated Parking Structure Green Initiatives, Chicago, IL

COMMERCIAL/INTERIORS

Emerald Loop Bar and Restaurant, 35 E. Wacker Drive, Chicago, IL
Pace Administrative Headquarters, Arlington Heights, IL
City of Chicago, Bureau Electricity Shops and Warehouse, Chicago IL
Metra, ADA Toilet Room Upgrades at 547 W. Jackson, Chicago IL
700 North Sangamon, Office Renovation, Chicago IL
Chicago, Department of Aviation, Midway Leed Sensitive Parking Garage, Chicago, IL

EDUCATION

Public Building Commission of Chicago, Boone Clinton Elementary, Chicago, IL
Public Building Commission of Chicago, Richard J. Daley Academy, Chicago IL
Public Building Commission of Chicago, Nobel West Elementary School, Chicago IL
Public Building Commission of Chicago, Augusta Lara Academy, Chicago IL
Public Building Commission of Chicago, Roswell Mason Elementary School, Chicago IL
Public Building Commission of Chicago, Washington School, Chicago IL
Public Building Commission of Chicago, Sheridan, Owens Schools, Chicago IL

EDUCATION

Masters of Architecture,
Tulane University, 1993

PROFESSIONAL REGISTRATION

Licensed Architect, State of Illinois, 2001
LEED Accredited Professional 2004

PROFESSIONAL EXPERIENCE

Muller+Muller, Ltd. 1994 to Present
Oliveri Brothers, Inc. 1993 - 1994
Lester B. Knight & Associates, Inc.
1989 - 1990

PROFESSIONAL ACTIVITIES

Docent - Architectural Boat tours, "Chicago from the Lake"

PUBLICATIONS AND AWARDS

- 2007 CTA Brown Line Kedzie & Rockwell Stations
Congress for New Urbanism Charter Award
- 2006 CTA Brown Line Kedzie & Rockwell Stations
Silver medal award from Association of
Licensed Architects
- 2006 O'Hare Modernization Program Mount Prospect
Road and Guard Post 1 Relocation; Highest
rating, Sustainable Design Green Certification
- 2006 Millennium Park Bike Station; Illinois American
Institute of Architects Frank Lloyd Wright Awardz
- 2004 Near South Transfer Tunnel; Chicago Tile
Institute and International Masonry Institute;
Grand Prize Skyline Award
- 2003 Near South Transfer Tunnel; Association of
Licensed Architects; Merit Award for Excellence
in Architecture
- 2003 Wacker Drive River Walk; Association of
Licensed Architects; Merit Award for Excellence
in Architecture, unbuilt projects
- 2003 Near South Transfer Tunnel; AIA Focus
Magazine; Creative Designs for Transportation,
Laurie Petersen
- 2002 Wacker Drive; Chicago Tribune; A Grandeur
Canyon, Blair Kamin
- 2002 Near South Transfer Tunnel Midwest
Construction; Subway Work Ensues As Trains
Pass By, Jeffrey Steele

MULLER+MULLER
ARCHITECTURE · PLANNING · INTERIORS

PROJECT EXPERIENCE CONTINUED

MUNICIPAL

City of Evanston, Fire Station #5, Evanston IL
Chicago Department of General Services, Various Fire Station Upgrades, Chicago IL
Chicago Department of General Services, Various Library Upgrades, Chicago IL
Chicago Department of General Services, Various Health Center Renovations, Chicago IL
Chicago Department of General Services, Various Senior Center Renovation, Chicago IL
Chicago Department of General Services 4th and 13th Ward Yards, Chicago IL
GSA Project Management, Great Lakes Region, B.H. Whipple Building, Minneapolis MN

RECREATION

Chicago Department of Transportation, Grant Park, 11th Street Renovations, Chicago IL
Chicago Park District Comfort Stations, Foster Ave, 12th St and 31st St, Chicago IL
Chicago Department of Transportation, Wacker Drive Riverwalk Boat House, Chicago IL
Chicago Department of Transportation, Solidarity Drive Underpass, Chicago IL
Chicago Department of Transportation, North Lake Shore Dr. Pedestrian Study, Chicago, IL
Chicago Department of Transportation, Grant Park Restoration Plan, Chicago, IL

TRANSPORTATION

Chicago Transit Authority Brown Line Station Renovations, Western, Francisco, Rockwell, Kedzie and Kimball, Chicago IL
Chicago Transit Authority, Block 37, Chicago IL
Chicago Department of Transportation, Near South Transfer Tunnel, Chicago IL
Chicago Department of Transportation, Red Line Construction Administration, Chicago IL
Chicago Department of Transportation, Wacker Drive Rehabilitation, Chicago IL
Chicago Department of Transportation, Blue Line Jackson/Van Buren Station, Chicago IL
Chicago Department of Transportation, Halsted Street Bridge, Chicago IL
Chicago Department of Transportation, Taylor Street Bridge, Chicago IL
Metra, Hanover Park Station, Hanover Park IL
ISTHA, Elgin Toll Plaza, Elgin, IL and Army Trail Toll Plaza, Addison IL
ISTHA, Buckley Road Computer Bldg, Libertyville IL
Illinois Department of Transportation (IDOT), Markham Facility Addition, Markham IL
City of Chicago, O'Hare Modernization Program, Mt Prospect Road, Guard Post One, Chicago IL

PUBLICATIONS AND AWARDS (CONT'D)

2002 Near South Transfer Tunnel; Licensed Architect
Volume 7; Merit Award
2002 Wacker Drive River Walk; Licensed Architect
Volume 7; Merit Award
2000 Wacker Drive River Walk Chicago; Tribune
Front Page Cover Story; Gary Washburn
1999 Welcome to Chicago Golf Hole; Golf Around
Chicago; Creativity Award
1999 Damen Avenue Bridge; Wausau Tile, Custom
Concrete Designs
1999 Damen Avenue Bridge; Chicago Tribune;
Architecture Review, Blair Kamin
1999 Nobel West Elementary School; Excellence in
Masonry
1998 Nobel West Elementary School; American
School & University; Design Excellence
1998 Nobel West Elementary School and Richard J.
Daley Academy; ISAB/IASA/IASBO; Educational
Environment Exhibit
1998 Welcome to Chicago Golf Hole; Golf Around
Chicago; John Buck Chairman Award

Reference:

Mr. John Yonan
City of Chicago, Department of Transportation
30 North LaSalle Street
Suite 1100
Chicago, IL 60602
312-744-4834
jyonan@cityofchicago.org

MULLER+MULLER
ARCHITECTURE PLANNING INTERIORS

David A. Steele, AIA

David Steele AIA, as Lead Designer, is responsible for gathering programmatic needs and conceptualizing the project design. His involvement continues through design development and construction. Mr. Steele's approach to each project is unique, taking into consideration the specific project needs and working with the client to create a solution that best meets these needs. He works through schematic design and design development to satisfy the client's requirements. Once the design work is complete and approved by the client, he is responsible for assuring that the design intent is carried through the entire project.

Mr. Steele is an integral part of each project team, participating in the preparation of contract documents, review of project submittals, project construction, and project completion leading to user occupancy.

Mr. Steele's background in space planning and creation presents each client with a distinctive design that best meets outlined expectations. He pays careful consideration to the details of a project, making decisions and proposals which best suit the facility and produce high client satisfaction. Mr. Steele strives to work with each client on a level where concerns and ideas are exchanged and addressed.

SELECTED PROJECT EXPERIENCE

TRANSPORTATION

Chicago Department of Transportation, North Avenue Bridge, Chicago IL
Chicago Transit Authority, Brown Line Reconstruction Kimball to Western, Chicago IL
Chicago Department of Transportation, Clark-Roosevelt bridge, Chicago IL
Chicago Department of Transportation, Randolph/Washington CTA Station, Chicago IL
Chicago Department of Transportation, Near South Transfer Tunnel, Chicago IL
Chicago Department of Transportation, Jackson/Van Buren CTA Station, Chicago IL
Chicago Department of Transportation, Damen Avenue Bridge, Chicago IL
Chicago Skyway, Architectural and Landscaping Guidelines, Chicago IL
Joliet Port Authority, Lewis University Airport, Terminal and Hangar, Romeoville IL
Chicago Transit Authority, Dempster Street Station, Evanston IL
Chicago Transit Authority, Main Street Station, Evanston IL

RECREATION

Aurora River Edge Park, Aurora, IL
Chicago, Department of Transportation, Millennium Park Bicycle Station, Chicago IL
Chicago, Department of Transportation, Lakefront Bike Path, Chicago IL
Evanston Ecology Center Addition, Evanston IL
Wacker Drive Rehabilitation and Riverwalk Development, Chicago IL

EDUCATION

Masters of Architecture,
State University of New York at Buffalo, 1986
Bachelor of Science in Environmental Design,
State University of New York College at Buffalo, 1982

PROFESSIONAL REGISTRATION

Licensed Architect, State of Illinois, 1991

PROFESSIONAL EXPERIENCE

Muller+Muller, Ltd., 1996 to Present
Powell/Kleinschmidt, Inc., 1989 to 1996
Victor Cromie Architects and Planners, 1987 to 1989
Weldon Pries Architects, 1986 to 1987

PROFESSIONAL ACTIVITIES

Member of the American Institute of Architects
President of Chicago Architecture Club 2003-04
Member of the Board Chicago Architectural Club
1998 -present
Editor, Chicago Architectural Journal #10, 2002

PUBLICATIONS AND AWARDS

2007 CTA Brown Line, Congress for New Urbanism Award
2006 CTA Brown Line, Association of Licensed Architects 2007 Award
2006 Manhattan Metra Station, Association of Licensed Architects Award
2006 Millennium Park Bicycle Station, American Institute of Architects Award
2004 Damen Avenue Bridge; Why Architecture Matters by Blair Kamin
2004 Millennium Park Bicycle Station; Chicago Tribune; Architecture Review; Blair Kamin
2004 Millennium Park Bicycle Station; AIA Focus Magazine
2004 Millennium Park Bicycle Station; Millennium Park After the Hype; Lynn Becker
2004 Millennium Park Bicycle Station; Chicago Architecture Foundation Patron of the Year Award
2004 Near South Transfer Tunnel; Chicago Tile Institute and International Masonry Institute; Grand Prize Skyline Award

MULLER+MULLER
ARCHITECTURE · PLANNING · INTERIORS

PROJECT EXPERIENCE CONTINUED

COMMERCIAL / INTERIORS

Pace Administrative Headquarters, Arlington Heights, IL
American Airlines Terrazzo Replacement, O'hare Airport, Chicago, IL
Regional Transit Authority, New Offices, Chicago IL
Podmajersky and Associates, Commercial and Retail Space Design, Chicago IL
Exhibitgroup/Giltspur Office Addition and Renovation, Roselle IL
Bureau of Electricity Warehouse, Chicago IL
700 North Sangamon, Office Renovation, Chicago, IL
O'Hare International Airport, Tracon Office Planning, Chicago IL
O'Hare International Airport, Relocation of Central Field Offices, Chicago IL
O'Hare International Airport, Department of Aviation Offices, Chicago IL

EDUCATION

City Colleges of Chicago, Various Upgrades, Chicago, IL
Boone Clinton Elementary School, Chicago, IL
Northern Illinois University, Center for the Research of Family Violence, DeKalb IL

MUNICIPAL

Evanston Fire Station No. 5, Evanston, IL
Evanston Police Station Renovations, Evanston, IL

PUBLICATIONS AND AWARDS (CONT'D)

- 2004 Millennium Park Bicycle Station; Association of Licensed Architects; Silver Award for Excellence in Architecture
2004 Millennium Park Bicycle Station; New York Bicycle Club; Bicycle Tour of Chicago; Jim Reaven
2004 Millennium Park Bicycle Station; McGraw Hill Construction; Foot Bridge Bicycle Station; Elaine Schmidt
2004 Millennium Park Bicycle Station; US Green Building Council-Chicago Greening Chicago: A Walk in the Park; Angela Leontis
2004 Millennium Park Bicycle Station; Recreation Management; A Park with Wheel Appeal; Richard Hartger
2004 Millennium Park Bicycle Station; Industry News; Energy Info Source
2003 Near South Transfer Tunnel; AIA Focus Magazine; Creative Designs for Transportation; Laurie Petersen
2003 Wacker Drive River Walk; Association of Licensed Architects; Merit Award
2003 Near South Transfer Tunnel; Association of Licensed Architects; Merit Award for Excellence in Architecture
2001 "Chicago Architectural Journal" Volume #10 Influence Across Fields
2000 "Chicago Architectural Journal" Volume #9- Positions in Architecture
1999 Welcome to Chicago Golf Hole; Golf Around Chicago; Creativity Award
1998 Welcome to Chicago Golf Hole; Golf Around Chicago; John Buck Chairman Award
1995 Paul Stuart Chicago, Men's Clothing Store, Published in Interior Design, November 1995
1995 Paul Stuart Chicago, Men's Clothing Store, ASID, IIDA A&D Design Excellence Award

Reference:

Ms. Janet Attarian
City of Chicago, Department of Transportation
30 North LaSalle Street
Chicago, IL 60602
312-744-5900
jattarian@cityofchicago.org

MULLER+MULLER
ARCHITECTURE · PLANNING · INTERIORS

Susan Johnson brings to the Muller+Muller Project Team more than twenty years of experience in the construction industry. Her extensive knowledge of building products assists her in the development of technical specifications. She additionally provides cost estimating services through a variety of software estimating packages. Because of her strong background in construction she additionally has provided construction administration services in a variety of projects.

Susan assists in coordinating the design and the technical documentation for a project. She offers extensive experience at all levels of the architectural process, from the early stages of design through construction administration. Her vast knowledge of new construction as well as renovation/restoration projects benefits the firm and client as her constant field representation helps avoid unnecessary problems and delays and ensures a smooth path for the project. Susan has been project manager for Capital Development Board Projects, and is currently the project manager for CTA Projects.

SELECTED PROJECT EXPERIENCE

COMMERCIAL

American Airlines Terrazzo Replacement, O'hare International Airport, Chicago, IL
Chicago Department of Aviation, Administration Building, Chicago, IL
Pace Headquarters, Arlington Heights, IL
815-825 West Chicago Avenue, Chicago, IL
Emerald Loop Restaurant, Chicago, IL
Chicago Department of General Services 4th Ward Yards, Chicago IL

TRANSPORTATION

Chicago Transit Authority Brown Line Renovations - Western to Kimball, Chicago IL
Chicago Transit Authority, Block 37, Chicago IL
Chicago Department of Transportation, Near South Transfer Tunnel, Chicago IL
Metra 95th Street Station Renovation, Chicago, Illinois
Metra Cicero Station Rehabilitation, Cicero, Illinois
Metra Belmont Road Station Improvements, Downers Grove, Illinois
BNSF Railway Facility Improvements, Cicero/Chicago Illinois
BNSF Railway CECO Building, Cicero, Illinois
Amtrak Union Station Mail Platform Rehabilitation, Chicago, Illinois

EDUCATION

City Colleges of Chicago, Various Renovations 226 W. Jackson, Chicago, IL
Public Building Commission, Boone Clinton Elementary School, Chicago, IL
Northern Illinois University, Research Center for Family Abuse, DeKalb IL
Imagine Schools, Survey Report, Chicago, IL

EDUCATION

Bachelor of Science in Architecture,
University of Illinois, Urbana-Champaign, 1978

PROFESSIONAL REGISTRATION

Licensed Architect, State of Illinois 2005
Construction Specification Institute Certification 2003

PROFESSIONAL EXPERIENCE

Muller+Muller, Ltd. 1998 to Present
Castle Makers, Construction Company, 1989 to 1998
W. Lloyd Christoph & Associates, 1987 to 1989
Castle Makers, Construction Company, 1984 to 1987
Kraft Corporate Headquarters, 1981 to 1984
Designed and Built Personal Residence, 1980 to 1981
Woodchuck Construction, 1978 to 1980
Wimmer & Associates, 1978

PROFESSIONAL ACTIVITIES

President Elect of the Northern Illinois Chapter of
Construction Specification Institute (CSI)

REFERENCE

Capital Development Board
Steve Halm
1222 Shooting Park Road
Suite 108
Peru, Illinois 61354
815-220-1363
815-220-1364 (f)
steve.halm@illinois.gov

MULLER+MULLER
ARCHITECTURE PLANNING INTERIORS

PROJECT EXPERIENCE CONTINUED

JUDICIAL / CORRECTIONS

State of Illinois, Stateville Correctional Center, Emergency Roof Repair, Joliet, IL
State of Illinois, Illinois Youth Center Gatehouse and Visitors Center, St. Charles IL
State of Illinois, Stateville Correctional Center, Vehicle Maintenance Facility, Joliet IL
State of Illinois, Stateville Correctional Center, Warehouse, Joliet IL
State of Illinois, Dwight Correctional Center, Dietary Facility and Warehouse, Joliet IL

RECREATION

Aurora River Edge Phase I, Aurora, IL
City of Chicago, Millennium Park Bicycle Station, Chicago IL
City of Chicago, Grant Park, 11th Street Renovations, Chicago IL

MULLER+MULLER
ARCHITECTURE PLANNING INTERIORS

Mindy Viamontes serves as Project Architect at Muller+Muller. She works with various team members through all phases of a project to develop design details, as well as, construction document preparation and construction administration. She possesses a working knowledge of the complete architectural process, having experience ranging from the conceptual stage of design to project construction and field observation.

While at Kansas State University, Mrs. Viamontes worked as a research assistant documenting the impacts of community development on public health. She currently serves as Vice-President on the board for Chicago Women in Architecture.

SELECTED PROJECT EXPERIENCE

COMMERCIAL/INTERIORS

O'Hare American Airlines Terminal 3 Terrazzo
PACE, Administrative Offices, Arlington Heights, IL
Department of Aviation, Building 4, Chicago, IL
Baker Furniture Showroom, Chicago, IL

MUNICIPAL

PBC, Boone Clinton Elementary School, Chicago, IL
O'Hare Air Rescue and Firefighting Station #2 Auxiliary
Evanston Fire Station # 5, Evanston, IL
Evanston Police Station, Evanston, IL

RECREATION

Aurora, IL RiverEdge Park Masterplan

TRANSPORTATION

Chicago Transit Authority, Purple Line Renovation, Dempster Station, Evanston, IL
Chicago Transit Authority, Purple Line Renovation, Main Station, Evanston, IL
METRA, Belmont Road, Downers Grove, IL
METRA, Cicero, Cicero, IL
METRA, 95th Street, Chicago, IL
NICTD, Hegwisch Commuter Station, Chicago, IL
BNSF Railroad, Facility Renovations, Chicago, IL
Midway Parking Garage - LEED Sensitivity, Chicago, IL

EDUCATION

Bachelor of Architecture,
Kansas State University, 2005

PROFESSIONAL EXPERIENCE

Muller+Muller, Ltd. 2005 to Present
Kansas State University, 2004-2005
Wilson Architects, Ltd., 2004

PROFESSIONAL ACTIVITIES

Associate Member, American Institute of Architects
Vice-President, Chicago Women in Architecture
Graphics Director, Chicago Women in Architecture
Member, Chicagoland Bicycle Federation

REFERENCE:

Ariel Vaca
Project Manager
Public Building Commission
Richard J. Daley Center
50 West Washington, Room 200
Chicago, IL 60602
312.744.9695
ariel.vaca@cityofchicago.org

MULLER+MULLER
ARCHITECTURE · PLANNING · INTERIORS

Hannibal Newsom

Hannibal Newsom serves as Project Architect at Muller+Muller. He works with various team members through all phases of a project to develop design details, as well as construction document preparation and construction administration. He possesses a working knowledge of the complete architectural process, having experience ranging from the conceptual stage of design to project construction and field observation.

EDUCATION

Bachelor of Science in Architectural Studies,
University of Illinois, 2005
Ecole d'Architecture de Versailles, 2003-2004
Ecole d'Architecture de Paris-Belleville, 2005

PROFESSIONAL EXPERIENCE

Muller+Muller, Ltd. 2007 to Present
OKW Architects, Inc. 2006-2007

SELECTED PROJECT EXPERIENCE

EDUCATIONAL

PBC, Boone Clinton Area Elementary School, Chicago, IL
City Colleges of Chicago, Masterplan, Chicago IL

RECREATION

City of Aurora, RiverEdge Park Masterplan, Aurora, IL

TRANSPORTATION

CDOT, State - Lake Loop Elevated Facade Improvements, Chicago, IL
CDOT, Solidarity Drive Underpass, Chicago, IL
CDOT, Blue Line Clark/Lake Station, Chicago, IL
Chicago Transit Authority, Block 37, Chicago, IL
CDOT, North Avenue Bridge, Chicago, IL
CDOT, 35th Street Pedestrian Bridge, Chicago, IL
METRA, Woodstock Yard, Woodstock, IL

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Peter M. Johnston, P.E., LEED® AP

Principal/ Project Manager

An experienced Project Manager, Peter Johnston is skilled at balancing the three main aspects of every well-managed project (quality, schedule, and cost), while ensuring that the client's vision and expectations for the finished product are met or exceeded. His technical background runs the gamut of civil disciplines and includes site development, municipal infrastructure, transportation design, structural issues for bridges and buildings, and construction coordination. Practical experience, excellent communication skills, and his formal MBA training in Operations Research allow him to move projects from conception to construction in an efficient and timely manner. Peter takes pride in his ability to rapidly respond to client concerns and engage the appropriate disciplines as necessary.

Professional Registration:

Professional Engineer - Illinois

Education:

B.S., Civil Engineering, 1987

University of Illinois, Urbana - Champaign

M.B.A., Operations Research, 1996

Loyola University of Chicago

Professional Certifications:

LEED Accredited Professional

Community Impact Assessment (CIA) Training

CSS Approach Class

Professional Affiliations:

American Society of Civil Engineers, Member Grade

Illinois Association of Highway Engineers

Illinois Road and Transportation Builders Association

American Consulting Engineers Council

Boone Clinton Elementary School, Chicago, IL— Project Principal for the site development portion of this new 120,000-sq.-ft. building on a 3-acre site. The facility is a grade school for the benefit of the Chicago Public Schools and will be designed to achieve a LEED silver rating. GRAEF engineers are responsible for civil and structural components of the project.

Pace Headquarters, Arlington Heights, IL— Project Manager for the site development portion of this new Pace headquarters building. Additionally, building structural design, professional land survey and construction phase services were provided. The new site was comprised of a complicated detention and grading design to fit within the existing property. This was a rewarding high profile project for GRAEF staff and the local community.

4th Ward Yard, Chicago, IL—Project Manager for this new office/garage facility located on a ½-acre site. This project is one of the first LEED-certified facilities for the City of Chicago, and employs a number of principles of environmentally-friendly and energy-efficient design. In addition to grading, erosion control, paving, and utility design, the project includes the relocation of an existing public alley. Site improvements include the installation of a bio-retention area designed to capture and infiltrate storm-water runoff on site, with a goal of zero discharge.

Celebration on the Park, Chicago, IL— Project Manager for this project consisting of 12 low-income apartment buildings on adjacent lots. Each site includes parking, grading, and water and sewer design, with individual underground detention systems required for five of the sites.

Metropolitan Family Services, Chicago, IL—Project Manager for this project consisting of a new office building, parking lot, and related site improvements. Work included the design of right-of-way improvements including new sidewalks and curbs, as well as an underground detention system, and required coordination with a number of City agencies.

GRAEF

Mark A. Youngquist, P.E.

Project Engineer

Mark brings experience with municipal, commercial and transportation engineering to projects at GRAEF. He has provided both design and construction services for a variety of municipal, transportation, and commercial site development projects.

Professional Registration:

Professional Engineer – Illinois

Education:

B.S., Civil and Environmental Engineering, 1996
University of Wisconsin, Madison, WI

Boone Clinton Elementary School, Chicago, IL— Project Manager and lead civil design engineer for this new 120,000 square foot elementary school on a 3-acre site. Site improvements include a new parking lot, access drives, permeable fire lane, and outdoor plaza. The project was designed to achieve a LEED silver rating and incorporates a number of unique storm water management facilities, including a rain garden, a bio-retention area, and two above-grade water storage tanks designed to collect a portion of the roof runoff for use in landscape watering. Design work was completed under an aggressive schedule and required close coordination with the Public Building Commission, Chicago Public Schools, and various planning and review agencies. GRAEF engineers completed both the civil and structural design on the project.

4th Ward Yard, Chicago, IL—Mark was the Project Engineer for this new office/garage facility located on a ½-acre site. This project was one of the first LEED-certified facilities for the City of Chicago, and employed a number of principles of environmentally-friendly and energy-efficient design. In addition to grading, erosion control, paving, and utility design, the

project included the relocation of an existing public alley. Site improvements included the installation of a bio-retention area designed to capture and infiltrate stormwater runoff on site with a goal of zero discharge. In addition to preparing plans and specifications, Mark researched appropriate BMPs for the site, and prepared narratives and exhibits for funding applications and Department of Water Management approval.

Celebration on the Park, Chicago, IL— Prepared plans for this development consisting of 12 low-income apartment buildings on adjacent lots. Each site includes parking, grading, and water and sewer design, with individual underground detention systems required for five of the sites.

Metropolitan Family Services, Chicago, IL—Site Design Engineer for this project consisting of a new office building, parking lot, and related site improvements. Work included the design of right-of-way improvements, including new sidewalks and curbs, as well as an underground detention system and required coordination with a number of City agencies.

Thillens Stadium Chicago Park District – Kedzie & Devon Avenues, Chicago, IL –Project Engineer for the replacement of existing stadium facilities with five new pre-fabricated buildings and related site work. GRAEF completed the Plat of Survey and prepared civil engineering plans, including plans for all paving, grading, and utility work.

Public Library ADA Upgrades, Chicago, IL—Mark coordinated with the client and was the lead designer for the firm. He also involved additional GRAEF design personnel as warranted. Projects consisted of minor interior renovations, including restrooms and exterior doors, as well as various site-work improvements in order to comply with the requirements of the Americans with Disabilities Act. Site work consisted of handicapped ramps, sidewalk, and curb and gutter. Work also included the reconstruction of various parking lots, including layout, grading, pavement design, and minor landscaping and restoration.

GRAEF

Jon Bahr, E.I., LEED® AP

Design Engineer

Mr. Bahr has obtained a unique mix of civil engineering experience with various clients, including municipal, industrial, commercial, residential, and infrastructure. His project experience has primarily focused on roads, traffic layout, parking lot design, utility coordination, storm and sanitary sewer systems, and pond design. Mr. Bahr is a LEED Accredited Professional and an Engineering Intern.

Professional Registration:

Engineer Intern, Iowa

Education:

Bachelor of Science, Civil Engineering
University of Iowa, 2004

Professional Certifications:

LEED Accredited Professional

Boone Clinton Elementary School, Chicago, IL—Site
Design of new 105,000 SF Boone Clinton Elementary School located at 6700 N. Whipple St. in Chicago, IL.

Landings of Fox Lake, Fox Lake, IL—Landing of Fox Lake is a mixed use development located at southeast of the intersection of US Route 12 and Eagle Point Road in Fox Lake, IL. The site includes an InPlay recreation center, boat storage facility, hotel, and commercial and residential outlots. Design included a mass grading plan, dredging plan, and temporary erosion control plan. Preliminary engineering plans included infrastructure improvements for all outlots.

Palos Community Hospital, Palos Heights, IL—Palos Community Hospital is a 42 acre hospital located at the northeast corner of the intersection of W 123rd Place and S 80th Avenue. The facility improvements include the demolition of buildings and construction of new infrastructure that included a Parking Structure, Central Plant, Emergency Department Parking Lot, relocation of an Ambulatory Care Drive, and the extension of a 12 inch watermain loop through the site in order to improve flow. The land improvements included site grading, site utilities, storm water management, existing utility coordination, site layout, and consultant coordination on two parking lots, ring road, building approach pavements, two access drives, landscaped areas, and open space. Utility challenges included the design of an underground storm water detention facility that lies beneath a parking garage. Utility lines were designed to be temporary functional during bypasses and then abandoned and removed.

Fountaindale Library, Bolingbrook, IL—Fountaindale Library is a three story library located at the northwest corner of the intersection of W. Briarcliff Road and Delaware Drive in Bolingbrook, IL. The site includes a three phase development which intends to keep the existing onsite library open through the completion of the new facility.

ADA Ramps, Chicago, IL —Detailed design of special condition ADA Ramps at intersections throughout the City of Chicago.

South Shore Pedestrian Improvements, Chicago, IL —Turning lane, cross-walk, and signal layout improvements at the intersection of South Shore Drive and 67th St. in Chicago, IL.

Adam Richards, E.I.

Civil Engineer

Adam is assigned to the Chicago office working primarily on municipal and civil projects including the tasks in design phase. He is familiar with Microstation, Geopak, and IDOT Documentation. His background includes construction observation, plan review and working in the construction industry.

Professional Registration:

Engineer Intern - Iowa

Education:

B.S. Civil Engineering, 2005

University of Iowa, Iowa City, IA

Continuing Education:

IDOT District 1: Documentation of Contract Quantities - 07-0059, Effective 10/26/2006, Expires 11/01/2010

IDOT/APWA Local Agency & Consultant Resident Engineers' Seminar, IDOT Region 1 Office, 01/21/2009

Boone Clinton Elementary School, Chicago, IL— Design engineer for this new 120,000 square foot elementary school on a 3-acre site. Site improvements include a new parking lot, access drives, permeable fire lane, and outdoor plaza. The project was designed to achieve a LEED silver rating and incorporates a number of unique storm water management facilities, including a rain garden, a bio-retention area, and two above-grade water storage tanks designed to collect a portion of the roof runoff for use in landscape watering. Design work was completed under an aggressive schedule and required close coordination with the Public Building Commission, Chicago Public Schools, and various planning and review agencies. GRAEF engineers completed both the civil and structural design on the project.

Clavinia Subdivision Water Main Replacement, Deerfield, IL – Design Engineer for the reconstruction of approximately 6500 feet of 8-inch water main and full-depth roadway reconstruction in the Clavinia Subdivision in the Village of Deerfield. Duties included producing final plans, specifications, permitting and cost estimates.

Winston Park Drainage Improvements, Palatine, IL – Design Engineer for both a Phase I Drainage Study and Phase II constructions plans for the flood-prone Winston Park neighborhood in Palatine, IL. The study area encompassed an approximately 100-acre area consisting of primarily single-family homes. Many of these homes have lower level garages, and have been subject to repeated flooding in heavy rainfall events when storm sewer overflows have exceeded the surface capacity of the roadways. The drainage study included a field investigation to confirm the Village storm sewer atlases and determine tributary drainage areas to each storm sewer structure within the study area. A model of the existing storm sewer system was prepared to determine the total capacity at surcharge levels, and the corresponding volume of water that needed to be accommodated along surface overflow routes for various design storms. Inlet capacity throughout the study area was also examined to determine whether additional structures would help alleviate flooding.

GRAEF



PHIL MALONEY, P.E., S.E. SENIOR STRUCTURAL MANAGER

of twin structures on I-80 over IL 82 south of Geneseo. Also included roadway work to widen two existing ramps at the IL 82 interchange. This ramp widening necessitates widening of the Geneseo Creek structures, including new beams on the eastbound structure. Responsibilities included preparation of type, size and location plans for proposed structures, as well as final contract documents for roadway and structural work.

4180 North Marine Drive, Chicago, Illinois – Project Manager for the due diligence inspection of this sixteen story building that faces Lake Shore Drive, and was undergoing a conversion to condominiums. A report was created that detailed all of the inspection findings and provided estimates of probable cost for any necessary repairs. Also provided was an estimate of the remaining useful life for all major structural components.

727 West Randolph, Chicago, Illinois – Project Manager for structural inspection and design for repair of this masonry structure, which was exhibiting major cracking in the exterior masonry walls. The City of Chicago had mandated that the building have a structural repair plan developed, which was addressed by this work.

Floor Slab Replacement, Southcorp Packaging USA, Ontario, California – Project to remove and replace portions of the floor slab in this Ontario, California facility due to poor condition of the existing slab and leakage of hydraulic fluid which had saturated the existing concrete slab and portions of the soil beneath the slab. The design for both sections was initially completed with construction anticipated to be done in two separate stages – an east half and a west half (sizes approximately 50' by 140' and 50' by 200', respectively) to allow plant operations to continue uninterrupted.

PREVIOUS EXPERIENCE

State of Illinois-Secretary of State, Springfield, Illinois – Exterior masonry inspection of two historic buildings in Springfield's capital district, and preparation of drawings outlining recommended rehabilitation. The Centennial Building (now known as the Michael J. Howlett Building) and the Archives Building are structures with stone and masonry facades. The inspection report detailed all cracked and spalled blocks, as well as any open mortar joints.

Skokie Shops Renovation, Skokie, Illinois – Structural building design for the Chicago Transit Authority (CTA), for expansion of the Skokie Shops, a major rail car repair shop facility. This major renovation called for the demolition of one existing building, modifications to two other buildings, the complete rehabilitation of another building, and the construction of two new building additions, which attached to either side of the rehabilitated structure. This complex project involved frequent coordination with architects, as well as civil, mechanical, electrical, and industrial engineers. Intricate reinforced concrete pits were required for several specialized pieces of equipment. The building exterior of the additions was supported by a structural steel framing system, and steel joists and joist girders supported the roof.

SEGS Solar Power Facilities, State of California – Structural steel design for the exterior building steel framing for a powerhouse building at the SEGS solar power facilities.

Watts Bar Nuclear Power Plant, Tennessee Valley Authority – Structural design and seismic analyses of HVAC duct supports at the Watts Bar Nuclear Power Plant. Calculations were subject to an intensive review process in accordance with Nuclear Regulatory Commission procedures.

State Street Subway Station at Randolph/Washington, Chicago, Illinois – Structural design for the expansion of an underground subway station at State Street and Randolph/Washington. The design required staged construction so that the station, as well as the Pedway into Marshall Fields, could remain open at all times. The enlarged mezzanine level provided new larger electrical and communication rooms, new fare collection booths and equipment, and newly installed elevators for handicapped accessibility. Structural modifications to the existing subway tube were required and grade beams on concrete caissons extending to bedrock supported the enlarged areas of mezzanine. An elaborate



PHIL MALONEY, P.E., S.E.

SENIOR STRUCTURAL MANAGER

excavation support system consisting of braced sheet piling was required to allow State Street to remain open immediately adjacent to the excavation.

Vaulted Sidewalk Reconstruction, Chicago, Illinois – Project Manager of the construction phase for the reconstruction of vaulted sidewalks at Metra's headquarters building at 547 West Jackson Boulevard. Unanticipated deterioration of portions of the structural steel support system necessitated quick design alterations to keep the tight schedule on track. The work included slab replacement over a live Commonwealth Edison electrical vault that supplied power to the building.

Barrington Metra Station Expansion, Barrington, Illinois – Design of structural elements for the Barrington Metra Station expansion. Improvements consisted of an addition to the station building, new platforms, canopies, shelters, and parking improvements. Specific structural work included checking the design of the timber truss framing for the architect, design of the station floor slab and wall footings, design of the steel framing systems for the new canopies and shelters, and design of a new precast concrete block retaining wall in the expanded parking area.

C&NW North Line Bridges, Chicago, Illinois – Design of seven new railway bridges for Metra on the Chicago and Union Pacific North Line, including inspection, preparation of construction specifications, and cost estimates. The existing structures consisted of single-span and three-span thru-girder superstructures supported by reinforced concrete abutments and steel bent columns. The new structures were to all be single span bridges supported by abutments founded on reinforced concrete caissons. Design loading was Cooper E80 for all structures.

State of Illinois-Capital Development Board, Elgin, Illinois – Shop drawing review and construction supervision of steam tunnel and piping rehabilitation at the Elgin Mental Health Center. Field design revisions for tank supports and portions of the reinforced concrete tunnel system were required.

O'Hare International Airport Terminal T2 & T3, Chicago, Illinois – Development of structural drawings and specifications associated with the air handling unit replacement at Terminals T2 & T3 at O'Hare Airport. Equipment slabs were designed and existing building structural framing was checked for structural capacity.

CONTINUING EDUCATION:

ACI/PCA: Building Code Seminar – 2000

ARTBA: Mississippi Valley Conference – 2000

CONSULTING ENGINEERS COUNCIL OF ILLINOIS: Government Affairs Workshop - 2002

IDOT/ACEC-IL: Bridge Seminar – 2008, 2004, 2002

ILLINOIS CAPITAL DEVELOPMENT BOARD: Project Management Training – 2001

PENN STATE: Understanding & Preparing for Project Management - 2000

STRUCTURAL ENGINEERS ASSOCIATION OF ILLINOIS: Midwest Bridge Symposium – 2004

UNIVERSITY OF ILLINOIS AT URBANA-CHAMPAIGN: Structural Engineering Conference – 2003



PHIL MALONEY, P.E., S.E.

SENIOR STRUCTURAL MANAGER

EDUCATION:

Bachelor of Science
Civil Engineering
University of Illinois,
Urbana - Champaign

REGISTRATIONS:

Professional Engineer:
Illinois, 062-048820, 1994
Arizona, 13051, 2005
(with structural proficiency)
Colorado, 39992, 2006
Indiana, PE10001163, 2000
Michigan, 6201048307, 2002

Structural Engineer:
Illinois, 081-005712, 2000

PROFESSIONAL ASSOCIATIONS:

American Consulting
Engineers Council of Illinois,
(ACEC)

American Public Works
Association, (APWA)

American Railway
Engineering & Maintenance
of Way Association,
(AREMA)

Illinois Road &
Transportation Builders
Association, (IRTBA)

Mr. Maloney has 20 years of structural and civil engineering experience. His project management experience includes both design and construction management/supervision projects in the roadway/highway, rail, building, and private development arenas.

PROJECT EXPERIENCE

Building Code Reviews, City of Chicago, Department of Buildings – Structural Project Manager for performing building code review of structural and foundation drawings and calculations for plans submitted to the City by developers for medium to large-scale building projects.

Metra Milwaukee District North Line Bridge over Golf Road, Golf, Illinois – Design Project Manager for the partial redesign of this bridge that V3 was performing construction management for. Value Engineering indicated that a major revision to the staging plan, along with a change to abutments supported on drilled caissons rather than driven piles, would result in a more economical design that could be built in less time. V3 worked closely with Metra and the general contractor to prepare revised design and staging plans for this 98' long single span, two-track through girder bridge that replaced an existing three-span structure that was supported on timber foundations.

Guide to Porch Design and Construction, City of Chicago, Department of Buildings – Structural Project Manager for the development of this publication. This guide provides the residents of Chicago with approved construction plans, details and specifications necessary to construct a code-compliant porch. Standard layouts are provided for four building types. The guide is available online at the City's website.

Adaptive Reuse of Soldier Field, Chicago, Illinois – Structural Project Manager for the design of various facilities at the project site. These included a mechanically stabilized earth retaining wall at the stadium loading dock, a sheet pile retaining wall with decorative concrete facing at the Waldron Drive pedestrian underpass, foundations for earth-themed sculptures in the Children's Garden, a temporary earth retention system needed for the installation of a Commonwealth Edison electrical vault, and reinforced concrete stairways just outside the stadium. V3 also performed various construction phase tasks such as solving various design issues that arose in the field, and shop drawing review.

River Point Development, Sheridan, Colorado – Project Manager for the design of a new 244' long two-span roadway bridge over the South Platte River as part of a large retail development project. This composite concrete deck on concrete bulb tee girder structure will carry three traffic lanes and features numerous architectural enhancements including a decorative lighted monument column and a sidewalk overlook at the mid-point of the bridge. Corrosive soils and aggressive scour conditions had to be taken into account in the design. This project also includes the design of new substructures for the relocation of an existing 231' long steel prefabricated truss pedestrian bridge.

I-80 over Geneseo Creek and IL 82, IDOT District 2, Henry County, Illinois – Project Manager for this project, which consists of replacement of existing bridge decks on both structures on I-80 over Geneseo Creek, and complete structure replacement



WALTER ALLEN, JR., P.E., S.E.

SENIOR PROJECT MANAGER

Illinois Route 176 over North Branch of Chicago River, Lake County, Illinois – A simple 20' span slab bridge was replaced with a CIP three-barrel culvert, 27 feet wide, adjacent to an existing railroad culvert with a 12' span. Retaining walls were built to divert the flow from 12 to 27 feet and maintained the ditch flow and storm sewer outlets. Because of poor soil and tight working conditions, a steel sheet piling wall was constructed and clad with CIP concrete attached with studs and rebar. The wall and culvert were designed by hand using IDOT Design Manual, IDOT culvert Manual, "Soil Mechanics in Engineering Practice" by Terzaghi and Peck and "Foundation Design" by Wayne Teng.

Ferry Road Sound Wall, Warrenville, Illinois – The proposed relocation of Ferry Road placed it close to an elementary school. The solution to keep the highway noises to a minimum was to install a 235-foot long MSE wall approximately 15 foot high with an 8-foot high wood fence on the embankment. Plans and specifications were prepared to meet DuPage County DOT, IDOT and AASHTO requirements.

Warning Lights of Illinois, Villa Park, Illinois – Develop four acre industrial site for parking, 22 berth loading dock, yard storage and a 80,000 S.F. manufacturing plant. Extension of the village storm sewers and protection of on-site wetlands complicated the stormwater detention requirements. Also included in the design were power islands for equipment recharge and special traffic layout for dispatcher control.

4180 North Marine Drive, Chicago – Due diligence inspection of a sixteen-story building that faces Lake Shore Drive, and is undergoing a conversion to condominiums. A report was created that detailed all of the inspection findings and provided estimates of probable cost for any necessary repairs. Also provided was an estimate of the remaining useful life for all major structural components.

CONTINUING EDUCATION:

AISC: "Design Your Way with the 2005 AISC Specification", 2006

ASCE:

"Advances in Structural Materials and Aesthetics". 2003 Lecture Series

"Current Developments in Structural Engineering", 2007 Lecture Series

"Special Topics in Bridge Design and Inspection", 2005 Lecture Series

CECI/IDOT: Bridge Seminar, 2000

PCI of Illinois & Wisconsin: "Prestress Short Course", AASHTO LRFD, 2007

SSTC: "Structural Welding: Design and Specifications", 2005



WALTER ALLEN, JR., P.E., S.E.

SENIOR PROJECT MANAGER

Columbine Boulevard Bridge over EJ&E Railroad, Hoffman Estates, Illinois – Preparation of contract plans, specifications and estimates for a continuous 210-foot, 3-span PPC I-beam bridge utilizing integral abutments and 1,200 feet of Mechanically Stabilized Earth (MSE) retaining wall. Settlement studies and slip circle analysis was used to determine the feasibility of the wall. The three proprietary MSE walls accepted by IDOT, were investigated for aesthetics and cost consideration as well as meeting the AASHTO requirements. Plans and specifications were developed for the MSE, however the final choice was an earth embankment with 3:1 side slopes. The new 4-lane road will cross the Elgin, Joliet and Eastern Railroad with a minimum clearance of 23 feet. Approximately 25% of the cost of the structure was allocated to architectural treatment of the bridge and MSE walls.

Cooling Tower #4, G.E. - RCA Solid State Division, Findlay, Ohio – Structural design of a 21' x 36' pump building to support a new three-cell cooling tower. A pipe support bridge with a service platform connects the tower to the main building, which required design of pump and chiller foundations.

Illinois Route 19 over the Des Plaines River, Cook County, Illinois – Replacement of a three-span (60'-60'-60') CIP concrete "T" girder bridge, curtain-wall abutments with three-span (79'-83'-79') integral abutment bridge with spill-through abutments. The abutments and piers were constructed on 60-ton piles. The pier piles were encased in concrete to form the piers thereby saving the cost of cofferdams, foundations and removal of the old gravity foundations.

Illinois Route 16 over the N.R.G. Inc. Railroad, Coles County, Illinois – Twin divided highway structures over the N.R.G., Inc. R.R. were constructed of three-span (53'-63'-53') continuous steel I-beams, non-composite, with a deck width of 30' face-to-face of curb and six stringers per bridge. Rehabilitation work consisted of widening the deck to 37'-2" with a new composite deck system, replacing damaged steel diaphragms, replacing rocker bearings with elastomeric bearings and bolsters, and repairing deteriorated and cracked concrete of the substructure. Plans, specifications and cost estimates were prepared to meet IDOT and AASHTO requirements.

Holiday Inn Parking Garage, Clayton, Missouri – Engineering plans and specification for renovation of a three-level parking structure.

Galahad Properties, Hollywood, Florida – Structural investigation and repair plans for four parking garages. Repairs include epoxy injection, urethane crack repair, gunite concreting and full-depth surface patching.

Willow Road over the West Fork of the North Branch of the Chicago River – The bridge is a 50-foot simple span bridge with a reinforced concrete T-Beam deck, 80 feet wide, on pedestal abutments. The addition of a turning lane in place of the 14-foot concrete median required the bridge to be rehabilitated. The bituminous concrete wearing surface is to be milled and the concrete deck repaired with partial and full deck repairs. Completion of the work will require replacement of joints, waterproofing membrane and new wearing surface. One failed approach pavement will be replaced along with the wearing surface on the approaches. Plans, specifications and cost estimates were prepared to meet IDOT and AASHTO requirements.

Consolidated Freightway Building, Chicago, Illinois – Structural Plans and Specifications for a two-story, steel frame office building of 30,000 sq. feet and remodeling of a 3,000-foot long existing truck dock. Exterior of office building will be insulated lightweight panels on steel studs.

Sanitary Treatment Plant Modifications, City of South Beloit, Illinois – Retrofit two-48" Diameter Screw Pumps to existing influent channel, service building modifications, and structural design of a one MGD sanitary treatment plant. The design included a reinforced concrete tank that was 111 feet in diameter with a 15-foot wall height and a 52-foot diameter center-settling tank. Design was for hydrostatic pressure from both tank contents and groundwater.



WALTER ALLEN, JR., P.E., S.E.

SENIOR PROJECT MANAGER

EDUCATION:

Bachelor of Science
Civil Engineering
University of Illinois,
Champaign-Urbana

REGISTRATIONS:

Professional Engineer:
Illinois, 062-025122, 1997
Florida, PE0035307, 1985
Michigan, 6201040834, 1995
Wisconsin, E-22204, 1983

Structural Engineer:
Illinois, 81002908, 1965

PROFESSIONAL

ASSOCIATIONS:

American Concrete
Institute, (ACI)

American Society of Civil
Engineers, (ASCE)

Nation Society of
Professional Engineers,
(NSPE)

Prestress Concrete
Institute, (PCI)

Structural Engineers
Association of Illinois, (SEA)

Mr. Allen has over 40 years of structural engineering and engineering management experience. He is responsible for structural engineering projects including bridges, buildings, culverts, foundations and retaining walls. Mr. Allen's duties include client contact, development and negotiation of work scope and fees, and supervision of plan preparation, specifications and estimates.

PROJECT EXPERIENCE

Relocated I-70 over Ramp B, divided highway IL Rte. 203 and the Cahokia Canal, ST. Clair County – Preparation of contract plans, specifications and estimates for two parallel curved girder structures, approximately 1340 feet long, carrying I-70 over a new Ramp B, divided highway Route 203 and the Cahokia Canal in St. Clair County, near East St. Louis, Illinois and leading to a new Mississippi River crossing connecting Missouri and Illinois in downtown St. Louis.

Salt Creek Drainage Basin, Sanitary District Addition, Villa Park, Illinois – Complete Plans and Specifications for a two-story addition to an existing administration building. Addition includes offices, lunchroom, and large conference/meeting room. Exterior will be precast concrete with a metal roof.

Multiple Images Building, Oak Brook, Illinois – Complete plans for a 16,400 sq. f., two-story office and shop (with rental space) along Route 83 in Elmhurst, Illinois. Design included 45 caissons to a reinforced support slab. Site plan used a lift station for sanitary and the parking lot for stormwater detention. Exterior walls are brick and block.

Penthouse #2 Addition, G.E. - RCA Solid State Division, Findlay, Ohio – Structural design and plans for a 30' x 60' enclosed penthouse addition for "clean-room" equipment with an alternate for a 60' x 60' addition. Design included the modification of existing footings and columns to support the increased loads.

Ferry Road over West Branch of the DuPage River, DuPage County, Illinois – A three-span bridge (76'-76'-76') was designed on a horizontal curve of 5 degrees and super-elevated to facilitate the extension of Ferry Road over the West Branch of the DuPage River. The superstructure is comprised of a CIP concrete deck 71 feet out-to-out, with a 6-foot bicycle trail/sidewalk on each side. The deck was supported by 48" PPC-I beams spaced radially to accommodate the horizontal curve. Split-through abutments were designed with 55 ton battered steel "H" piles to restrain earth pressure, live loads, and other AASHTO loadings.

Harbour House, Bal Harbor, Florida – Structural investigation and repair plans for 150,000 square foot parking and pedestrian deck.

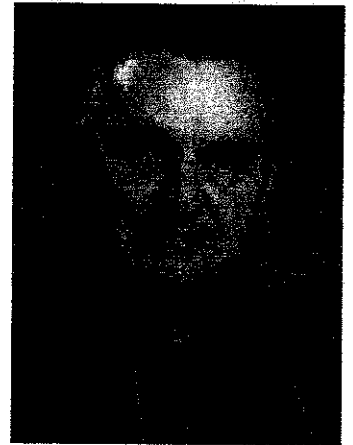
U.S. Route 45 (FAP 330) Over Calumet Sag Channel – This project was for the rehabilitation of twin bridges over Cal-Sag Channel. The scope of work included a review of the existing structures and previously prepared Bridge Condition Reports and preparation of contract documents for the rehabilitation of these two bridges in southern Cook County. The two structures, which carry two lanes northbound and two lanes southbound over the Calumet Sag Channel, consist of six spans each.



ANDRZEJ F. BIENKOWSKI

Mechanical Group

Mr. Bienkowski is a **Mechanical Designer** at Primera with 37 years experience with industrial, manufacturing, clean room, laboratory and government clients. Andrew's experience also includes the managing, engineering and design of HVAC, process piping, plumbing, and fire protection systems.



EXPERIENCE

CPS Boiler and HVAC renovation projects, Chicago, Illinois

Senior Mechanical Engineer responsible for developing preliminary scope and providing design direction to Architects and Engineers of Record for HVAC, plumbing, and fire protection.

Triumph New Pork Meat Processing Plant Project, St. Joseph, Missouri

Senior Project Mechanical Engineer responsible for managing and engineering the design HVAC and the ventilation for the meat processing plant.

Ruiz New Mexican Food Processing Plant, Denison, Texas

Senior Project Mechanical Engineer responsible for managing and engineering the design HVAC, refrigeration and ventilation for the New Mexican food processing plant.

Stryker New Manufacturing Facility Project, Puerto Rico

Senior Project Engineer responsible for managing and engineering the design of HVAC and process piping for new clean rooms and production facility.

Hewlett Packard New Manufacturing Facility Project, Aguavilla, Puerto Rico

Senior Project Engineer responsible for the engineering and the design of HVAC and process piping for two buildings (A & B) new clean rooms production facility.

Monsanto / Searle / Pharmacia, Skokie, Illinois

Senior Project Engineer responsible for the mechanical renovation of 1,200 square feet of existing Separations Technology Lab and support areas.

Amoco HVAC System Project, Whiting, Indiana

Senior Mechanical Engineer responsible for solving humidity problem for TSB building and a study for a new HVAC system for four (4) laboratories.

Pontiac Correctional Center, Pontiac, Illinois

Senior Mechanical Project Engineer responsible for the engineering, design, and field coordination of new underground (at tunnels) domestic hot water distribution system with chemical water treatment plant. Also engineered the design for a new HVAC system for East West Cell House.

Soldier Field Project, Chicago, Illinois

Mechanical Engineer responsible for field inspection & Coordination, HVAC, plumbing, and fire protection work at Soldier Field.

Cook County Hospital, Chicago, Illinois

Mechanical Engineer responsible for the design of HVAC, plumbing and fire protection systems for three large patient care buildings with a total floor area of 1,500,000 s.f. including installations of new fire pumps. Also responsible for the engineering design, inspection and coordination of mechanical systems for demolition of existing piping in tunnel system; new steam and condensate lines and new oxygen system.

Providential Hospital, Chicago, Illinois

Mechanical Engineer responsible for engineering, designing, and on site construction inspection of total building renovation including HVAC, plumbing, and fire protection systems.

Donnelley Building Renovation/Conversion, Chicago, Illinois

Mechanical Engineer responsible for the renovation of the Donnelley Building and conversion to a National Guard Armory for the Illinois Capital Development Board. Total building renovation (70,000 s. f.) including HVAC and fire protection systems.

Security Federal Bank Building Project, St. John, Indiana

Mechanical Engineer responsible for the design of HVAC and fire protection systems for new 30,000 S. F. bank building.

Green Line Rehabilitation, Chicago, Illinois

Mechanical Engineer responsible for engineering design for mechanical systems improvements for the Harlem Shop and Yard.

EDUCATION & REGISTRATION

M.A. in Law and Administration, University of Lodz, Poland

B.A. in Mechanical Engineering, Engineering College in Warsaw, Poland

Registered Professional Engineer, Poland

DEBORAH STEIMEL-CLAIR, PE, LC

SENIOR ASSOCIATE

Electrical Engineer

Ms. Steimel-Clair is an **Electrical Engineer** with 5 years of experience performing lighting design, building systems design, engineering, project management, construction administration, and system studies. Her project experience includes both new and renovated construction for institutional, educational, commercial, residential, healthcare, and historical facilities. Her design experience includes low voltage distribution systems, emergency power systems, fire alarm systems, and lighting systems. She is skilled in daylighting and lighting systems analysis.



EXPERIENCE

CPS – Southwest Area Middle School, Chicago Public Schools, Chicago, IL

Lead Electrical Engineer and Lead Lighting Designer for a 115,000sf, new middle school. Design included power distribution, generator stand-by power, telecommunications, fire alarm, security, lighting, and lighting control systems. The design aims to achieve LEED for Schools Silver status. As such, lighting controls included occupancy sensors and a daylight harvesting system. Typical spaces include classrooms, science labs, computer labs, library, office suites, gymnasium, and cafeteria.

CPS – Boone Clinton Elementary School, Chicago Public Schools, Chicago, IL

Lead Electrical Engineer for a 100,000sf, new elementary school. Design included power distribution, generator stand-by power, telecommunications, fire alarm, security, lighting, and lighting control systems. The design aims to achieve LEED for Schools Silver status. As such, lighting controls included occupancy sensors and a daylight harvesting system. Typical spaces include classrooms, computer labs, library, office suites, gymnasium, and cafeteria.

CPS – Brighton Park Elementary School, Chicago Public Schools, Chicago, IL

Lead Electrical Engineer for a 100,000sf, new elementary school. Design included power distribution, generator stand-by power, telecommunications, fire alarm, security, lighting, and lighting control systems. The design aims to achieve LEED for Schools Silver status. As such, lighting controls included occupancy sensors and a daylight harvesting system.

Typical spaces include classrooms, computer labs, library, office suites, gymnasium, and cafeteria.

CPS – Brooks Transfer Package, Chicago Public Schools, Chicago, Illinois.

Electrical Engineer for the Brooks Addition transfer package. Project intent was to provide a 50% transfer package to the engineer of record for a new 73,000sf addition. Design included a new 1600A electrical service, normal and emergency power distribution with generator, lighting, fire alarm, security, telecommunications, and various sound system layouts. Occupancies included in this design were music rooms, a gymnasium, a natatorium, and a theater.

CPS – Owner's Representative, Chicago Public Schools, Chicago, Illinois.

Lead Electrical Engineer for the creation of boiler renovation transfer packages for the following elementary schools: Bradwell, Dunne, Foster Park, and Poe. Project provides 30% of design for transfer to the engineer of record. Scope of work consisted of surveying existing electrical equipment, providing power connections to new mechanical equipment, and updating emergency systems to meet code. Assisted other engineers on several other schools involved with this project. Electrical Engineer for the lighting upgrade project for Black Magnet and Black Branch elementary schools. Project provides 30% of design for transfer to the engineer of record. Scope of work consisted of providing new electrical services, new lighting throughout, new emergency power systems (including one generator), and new security systems.

CPS – Specification Team, Chicago Public Schools, Chicago, Illinois

Part of the Electrical Engineering team that helped to update and re-write the CPS standard specifications as applied to lighting fixtures, controls, accessories, and theatrical lighting fixtures, controls, and accessories. Helped to define what directives would be included in the specification and what would be included in the CPS design guides.

EDUCATION & REGISTRATION

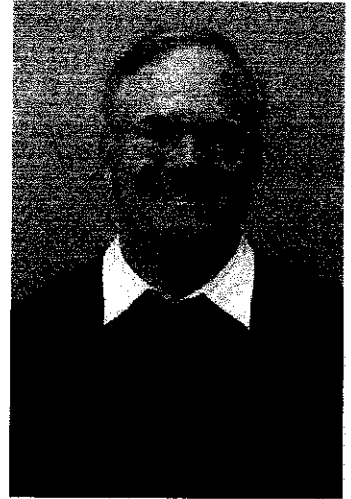
- **Master of Science in Architectural Engineering, focus in Electrical Systems/Lighting Design, Kansas State University**
- **Bachelor of Architectural Engineering, Kansas State University**
- **Registered Professional Engineer, State of Illinois**
- **Lighting Certified**
- **Active Member of IESNA, Chicago Chapter Treasurer**

JAMES E. FEENEY, PE, LEED AP

VICE PRESIDENT

Manager, Plumbing/Fire Protection Group

Mr. Feeney has 33 years of experience as a **Mechanical, Plumbing and Fire Protection Engineer**. For the five years prior to Primera he was also a Commissioning Engineer and Test & Balance provider. His work has included engineering, design, project management, and construction administration of mechanical systems for institutional, commercial and retail, residential, and educational facilities. His mechanical system experience includes commissioning, field service engineering, central plant design, VAV, CV, DX, chilled water, hot water and steam. Today, Jim brings his years of expertise to our plumbing group.



EXPERIENCE

Southwest Area Middle School, Chicago Public Schools, Chicago, Illinois .

Plumbing engineer for a new 130,000 SF school. The project submitted for LEED Silver certification. The high efficiency water fixtures contributed to the attainment of this certification. The total budget for the project was \$30,000,000.

Jemez Valley Elementary School - Jemez, New Mexico.

Project engineer for a 24,000 SF remodel of classrooms at an elementary school.

Child and Family Development Center Addition - Farmington, New Mexico.

Project engineer for the 6,000 SF addition of classrooms to a child care training center. The project also included upgrading the existing mechanical room.

City Colleges of Chicago, Kennedy King College. Chicago, Illinois.

Project Manager and Field Engineer for the MEP design of the new Kennedy King Campus. The 6 building complex includes 500,000 sf of classrooms, central plant, theatre, culinary institute, vehicle training shop, Broadcast Studios, Library, Office, Natatorium, Applied Sciences, Day Care, Laboratories, and Gymnasium facilities. The total construction budget was \$150,000,000.

618 S. Michigan, Columbia College, Chicago, Illinois .

Plumbing engineer for upgrading an existing 105,000 SF building for administrative and academic functions as part of the campus expansion plan. The plumbing design included replacement of plumbing risers and stacks and new plumbing fixtures. The total budget for the project was \$12,000,000.

North Park University, Central Plant Renovation, Chicago, Illinois.

Mechanical Design Engineer for the replacement of the existing chiller and modifications to the Central Plant.

Albuquerque Convention Center HVAC Upgrade - Albuquerque, New Mexico.

Project Manager and Engineer for upgrading the main boiler/chiller room by replacing the boilers, chillers, cooling towers, pumps and controls for an existing 30-year old, 600,000 SF convention center.

Bloomfield Learning Center Expansion, Bloomfield, New Mexico. Commissioning Engineer for a 10,000 SF addition of classrooms. The HVAC system consisted of two air-handlers with VAV boxes with hot water reheat.

Fire Station 6 Improvements, Albuquerque Fire Department, Albuquerque, New Mexico.

Project engineer for the mechanical design of an existing 9,000 SF fire station. The improvements included adding two overhead track vehicle exhaust systems for the fire trucks.

EDUCATION & REGISTRATION

Bachelor of Science in Civil Engineering, Iowa State University

Registered Professional Engineer (Mechanical), State of Illinois

Certified Building Systems Commissioning Supervisor by the National Environmental Balancing Bureau (NEBB)

Member of ASHRAE

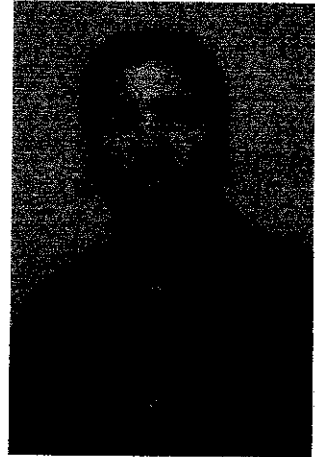
Member of American Society of Plumbing Engineers (ASPE)

LEED Accredited Professional

JONATHAN KULPIT, PE, CFPS, CPD

Plumbing/Fire Protection Group

Mr. Kulpit is a Professional Engineer with 6 years experience as a **Plumbing/Fire Protection Engineer**. His work has included engineering, design and construction administration of plumbing and fire protection systems for institutional, commercial, residential, and light industrial facilities.



EXPERIENCE

Chicago Public School Renovations, Chicago, Illinois .

Plumbing Engineer for renovation of five CPS buildings. Project included survey and assessment of each school, preparation of 20% design drawings and specs for scope definition, cost estimation, and transfer packages for the engineers of record, and 50% and 100% review of EOR drawings. Typical scopes included replacement of domestic water piping, water heaters, booster pumps, sump and sewage pumps, renovation of toilet rooms to meet ADA requirements, and laboratory additions and renovations.

Kennedy King College, Chicago, Illinois.

Fire protection Engineer for four of six new multi-story college buildings on 500,000sf campus. Fire protection design included standpipe, and wet and dry pipe systems for science laboratories, classrooms, offices, childcare/daycare facility, culinary training facility, library, broadcasting studios, and theater/stage.

University of Chicago International House Renovation, Chicago, Illinois.

Plumbing and Fire Protection Engineer for sprinkler retro-fit, plumbing riser replacement, and subsoil drainage design of architecturally sensitive 13 story historic student dorm high-rise with approximately 500 dorm rooms.

North Park University Viking Lounge, Chicago, Illinois .

Plumbing and Fire Protection Engineer for renovation of existing kitchen and student lounge. Design included commercial dishwashing equipment, grease interceptor, multiple temperature domestic hot water system, and automatic sprinkler head placement on architecturally complicated lounge ceiling.

Malcolm X College, Chicago, Illinois .

Plumbing and Fire Protection Engineer for design-build renovation of three story 135,000sf college central plant and concourse level. Design included replacement of existing domestic hot water heat exchangers, pool heater, booster pumps, food warming tables, and rearrangement of existing sprinkler heads.

Pierce Tower Plumbing Pipe Replacement, Chicago, Illinois .

Plumbing Engineer for replacement of existing plumbing risers in 10 story student dorm high-rise with approximately 250 dorm rooms.

St. Ignatius Parish House, Chicago, Illinois .

Plumbing Engineer for new church addition including offices and conference rooms.

15 Diehl Road, Opus North Corporation, Illinois .

Fire Protection Engineer for conversion of three-story office building to office/food laboratory building. Project included design of automatic dry sprinkler system for garage, double interlock pre-action system for computer lab, Ansul "Piranha" system for kitchen hoods, and automatic wet sprinkler system for test kitchens, food laboratories, offices, and conference rooms.

Chicago Fire Department Fire Stations, Chicago, Illinois.

Plumbing Engineer for design of three fire station prototypes and six new Chicago fire stations.

Hinsdale Ameritech Third Floor Expansion, Ameritech SBC, Hinsdale, Illinois.

Plumbing and Fire Protection Engineer for design of third floor addition to existing two-story Ameritech telephone frame building. Project required the addition of a fire pump and redesign of existing standpipe and sprinkler system.

University of Chicago Hospital Laboratories, Chicago, Illinois.

Plumbing and Fire Protection Engineer for the renovation of existing urology, allergy, brain surgery & research, and sleep study laboratories and otolaryngology clinical trials suite, and research service offices.

EDUCATION & REGISTRATION

University of Illinois at Chicago, Bachelor of Science in Mechanical Engineering

Professional Engineer, State of Illinois

Certified in Plumbing Design (CPD)

Certified Fire Protection Specialist (CFPS)

Current member of The American Society of Plumbing Engineers (ASPE)

PUBLIC BUILDING COMMISSION OF CHICAGO

SCHEDULE G

**SPECIAL CONDITIONS REGARDING THE UTILIZATION OF
MINORITY AND WOMEN OWNED BUSINESS ENTERPRISES
FOR PROFESSIONAL SERVICES**

**ARCHITECT OF RECORD SERVICES
PECK ELEMENTARY SCHOOL ADDITION AND RENOVATION
PS 1661**

1. Policy Statement

- a. It is the policy of the Public Building Commission of Chicago ("PBC") to ensure competitive business opportunities for MBE and WBE firms in the performance of Contracts, to prohibit discrimination in the award of or participation in Contracts, and to abolish arbitrary barriers to full participation in Contracts by all persons, regardless of race, sex or ethnicity. Therefore, during the performance of this Contract, the Professional Service Provider must agree that it will not discriminate against any person or business on the basis of race, color, religion, ancestry, age, marital status, physical or mental handicap, unfavorable discharge from military service, parental status, sexual orientation, national origin or sex, in the solicitation or the purchase of goods and services or the subcontracting of work in the performance in this Contract.
- b. The Commission requires the Professional Service Provider also agree to take affirmative action to ensure that MBE and WBE firms have the maximum opportunity to compete for and perform subcontracts with respect to this Contract.
- c. The Commission requires the Professional Service Provider to notify MBE and WBE firms, utilized on this contract, about opportunities on contracts without affirmative action goals.

2. Aspirational Goals

- a. Upon the effective date of these Special Conditions, the bi-annual aspirational goals are to award 25% of the annual dollar value of all Commission Construction Contracts to certified MBEs and 5% of the annual dollar value of all Commission Construction Contracts to qualified WBEs.
- b. Further, the Professional Service Provider must agree to use its best efforts to include MBE and WBE firms in any Contract modification work that increases the Contract value. Where the proposed contract modification involves work which can be performed by MBEs and WBEs already performing work on the contract such MBEs and WBEs will participate in such work specified in the contract modification.
- c. Failure to carry out the commitments and policies set forth in this Program constitute a material breach of contract and may result in termination of the Professional Service Provider or such other remedy, as the Commission deems appropriate.

3. Definitions

- a. For purposes of this Special Condition, the following definitions applies:

(1) "Certified Minority Business Enterprise" means a person or entity granted certification by

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the City of Chicago, County of Cook, Metropolitan Water Reclamation District, Chicago Minority Business Development Council, Central Management Service of the State of Illinois, METRA, and Women's Business Development Center.

(2) "Certified Women's Business Enterprise" means a person or entity granted certification by the City of Chicago, County of Cook, Metropolitan Water Reclamation District, Chicago Minority Business Development Council, Central Management Service of the State of Illinois, METRA, and Women's Business Development Center.

(3) "Professional Service Contract" means a contract for professional services of any type.

(4) "Contract Specific Goals" means the subcontracting goals for MBE and WBE participation established for a particular contract based upon the availability of MBEs and WBEs to perform and anticipated scope of work of the contract and the Commission's progress towards meeting the aspirational goals.

(5) "Professional Service Provider" means any person or business entity that seeks to enter into a Professional Service Contract with the Commission and includes all partners, affiliates and joint ventures of such person or entity.

(6) "Executive Director" means the Executive Director of the Commission or his duly designated representative as appointed in writing.

(7) "Good faith efforts" means actions undertaken by a Professional Service Provider to achieve a Contract Specific Goal that by their scope, intensity and appropriateness to the objective can reasonably be expected to fulfill the Program's requirements.

(8) "Joint venture" means an association of two or more persons or entities or any combination of two or more business enterprises and persons numbering two or more, proposing to perform a single for-profit business enterprise, in which each joint venture partner contributes property, capital, efforts, skill and knowledge, and in which the MBE or WBE is responsible for a distinct, clearly-defined portion of the work of the contract and whose share in the capital contribution, control, management, risks and profits of the joint venture is equal to its ownership interest. Joint ventures must have an agreement in writing specifying the terms and conditions of the relationships between the parties and their relationship and responsibilities to the contract.

(9) "Minority" means:

- a. Any individual in the following racial or ethnic groups, members of which are rebuttably presumed to be socially disadvantaged:
 - i. African-Americans or Blacks, which includes persons having origins in any of the Black racial groups of Africa;
 - ii. Hispanics, which includes persons of Spanish culture with origins in Mexico, South or Central America or the Caribbean Islands, regardless of race; and
- b. Individual members of other groups, including but not limited to Asian-Americans, Arab-Americans and Native-Americans, found by the Commission to be socially disadvantaged by having suffered racial or ethnic prejudice or cultural bias within American society, without regard to individual qualities, resulting in decreased opportunities to compete in Chicago area markets or to do business with the Commission.

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(10) "Minority-owned business enterprise" or "MBE" means a small local business enterprise which is at least 51% owned by one or more economically disadvantaged minority persons, or in the case of a publicly held corporation at least 51% of all classes of the stock of which is owned by one or more economically disadvantaged minority persons whose management, policies, major decisions and daily business operations are independently managed and controlled by one or more economically disadvantaged minority persons.

(11) "Program" means the minority- and women-owned business enterprise construction procurement program established in this special condition.

(12) "Women-owned business enterprise" or "WBE" means a small local business enterprise which is at least 51% owned by one or more economically disadvantaged women or in the case of a publicly owned business, at least 51% of all classes of the stock of which is owned by one or more economically disadvantaged women, whose management, policies, major decisions and daily business operations are independently managed and controlled by one or more economically disadvantaged women.

4. Determining MBE/WBE Utilization

The methodology for determining MBE and WBE utilization will be determined for purposes of analysis with respect to this contract as follows:

- a. The total dollar value of the contract awarded to the certified MBE or WBE firm will be credited to such participation. Only minority business participation may be counted toward MBE participation and only women business participation may be counted toward WBE participation.
- b. The total dollar value of a contract with a firm owned and controlled by minority women is counted toward either the MBE or WBE goal, but not both. The Professional Service Provider employing the firm may choose the goal to which the contract value is applied. Various work done by one and the same sub-consultant will be considered, for the purpose of this principle, as work effectively done under one subcontract only, which sub-consultant may be counted toward only one of the goals, not toward both.
- c. A Professional Service Provider may count toward its MBE or WBE goal the portion of the total dollar value of a contract with an eligible joint venture equal to the percentage of the ownership and control of the MBE or WBE partner in the joint venture. A joint venture seeking to be credited for MBE participation may be formed among certified MBE and WBE firms, or between certified MBE and WBE firms and a non-MBE/WBE firm. A joint venture satisfies the eligibility standards of this Program if the certified MBE or WBE participant of the joint venture:
 - (1) Shares in the ownership, control, management responsibilities, risks and profits of the joint venture; and
 - (2) Is responsible for a clearly defined portion of work to be performed in proportion to the MBE or WBE ownership percentage.
- d. A Professional Service Provider may count toward its MBE and WBE goals only expenditures to firms that perform a commercially useful function in the work of a contract. A firm is considered to perform a commercially-useful function when it is responsible for execution of a distinct element of the work of a contract and carries out its responsibilities by actually performing, managing, and supervising the work involved. To determine whether a firm is performing a

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commercially useful function, the Commission will evaluate the amount of work subcontracted, industry practices and other relevant factors.

- e. Consistent with normal industry practices, a MBE or WBE firm may enter into subcontracts. If a MBE or WBE Professional Service Provider subcontracts a significantly greater portion of the work of a contract than would be expected on the basis of normal industry practices, the MBE or WBE will be rebuttably presumed not to be performing a commercially-useful function.
 - f. A Professional Service Provider may count toward its goals expenditures to MBE or WBE manufacturers (i.e., suppliers that produce goods from raw materials or substantially alters them before resale).
 - g. A Professional Service Provider may count toward its goals expenditures to MBE or WBE suppliers provided that the supplier performs a commercially useful function in the supply process.
5. Submission of Proposals

- a. The following schedules and documents constitute the Proposer's MBE/WBE compliance proposal and must be submitted at the time of the proposal.

(1) Evidence of Certification: Affidavit of MBE/WBE. A copy of each proposed MBE and WBE firm's Letter of Certification from the City of Chicago, Department of Procurement Services or any other entity accepted by the Public Building Commission of Chicago must be submitted. The PBC certification by the City of Chicago, County of Cook, Metropolitan Water Reclamation District, Chicago Minority Business Development Council, Central Management Service of the State of Illinois, METRA, and Women's Business Development Center.

(2) Schedule B: Affidavit of MBE/Non-MBE or WBE/Non-WBE Joint Ventures. Where the Proposer's MBE/WBE compliance proposal includes participation of any MBE or WBE as a joint venture participant, the Proposer must submit a "Schedule B: Affidavit of MBE/Non-MBE or WBE/Non-WBE Joint Venture" with an attached copy of the joint venture agreement proposed among the parties. The Schedule B and the joint venture agreement must clearly evidence that the MBE or WBE participant will be responsible for a clearly defined portion of the work to be performed and that the MBE or WBE firm's responsibilities are in proportion with its ownership percentage.

(3) Schedule C: Letter of Intent to Perform as a sub-consultant, Subconsultant, or Material Supplier, Schedule C, executed by the MBE/WBE firm (or Joint Venture sub-consultant) must be submitted by the Proposer for each MBE/WBE included on the Schedule D. Schedule C must accurately detail the work to be performed by the MBE or WBE firm and the agreed rates and prices to be paid.

(4) Schedule D: Affidavit of Prime Professional Service Provider Regarding MBE or WBE Utilization. A completed Schedule D committing to the utilization of each listed MBE or WBE firm. Unless the Proposer has submitted a completed request for a waiver of participation by MBE/WBE firms (See Request for Waiver procedures in Section 7), the Proposer must include the specific dollar amount or percentage of participation of each MBE/WBE firm listed on its Schedule D. The total dollar commitment to proposed MBE firms must at least equal the MBE goal, and the total dollar commitment to proposed WBE firms must at least equal the WBE goal. Proposers are responsible for calculating the dollar equivalent of MBE or WBE utilization as percentages of their total proposal.

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- b. The submittals must have all blank spaces on the Schedule pages applicable to the contract correctly filled in. Agreements between a Proposer and a MBE/WBE in which the MBE/WBE promises not to provide subcontracting quotations to other Proposers are prohibited.
6. Evaluation of Compliance Proposals
- a. The Proposer's MBE/WBE compliance proposal will be evaluated by the Commission. The Proposer agrees to provide, upon request, earnest and prompt cooperation to the Executive Director or his designee in submitting to interviews that may be necessary, in allowing entry to places of business, in providing further documentation, or in soliciting the cooperation of a proposed MBE or WBE firm in providing such assistance. A proposal may be treated as non-responsive by reason of the determination that the Proposer's proposal did not contain a sufficient level of Certified MBE or WBE participation, that the Proposer was unresponsive or uncooperative when asked for further information relative to the proposal, or that false statements were made in the Schedules.
- b. If the Commission's review of a Proposer's proposal concludes that the MBE or WBE proposal was deficient, the Commission will promptly notify the Proposer of the apparent deficiency and instruct the Proposer to submit (within 3 business days of such notice given by the Commission) a modification of the MBE or WBE Proposal, in proper format, which remedies the deficiencies cited. Failure to correct all deficiencies cited by the Commission will be cause for rejection of the Proposer's proposal as non-responsive.
- c. Proposers will not be permitted to modify their MBE/WBE compliance proposal except insofar as directed to do so by the Commission. Therefore, all terms and conditions stipulated for prospective MBE and WBE consultants or suppliers should be satisfactorily negotiated prior to the submission to the Commission of the Proposer's MBE/WBE compliance proposal. If circumstances should arise, however, where a proposed MBE/WBE is no longer available, the process described in Section 12 should be followed.
7. Request for Waiver
- a. If a Proposer is unable to identify qualified MBE and WBE firms to perform sufficient work to fulfill the MBE or WBE percentage goals for this Contract, the proposal must include a written request for waiver. A request for waiver must be sent to the Executive Director and must set forth the Proposer's inability to obtain sufficient MBE and WBE firms notwithstanding good faith attempts to achieve such participation.
- b. Good Faith efforts to achieve participation include but are not limited to:
- (1) Attendance at the Pre-proposal conference;
 - (2) The Proposer's general affirmative action policies regarding the utilization of MBE and WBE firms, plus a description of the methods used to carry out those policies;
 - (3) Advertisement in trade association newsletters and minority and woman-oriented and general circulation media for specific sub-consultants;
 - (4) Timely notification of specific sub-consultants to minority and woman assistance agencies and associations;
 - (5) Description of direct negotiations with MBE and WBE firms for specific sub-consultants, including:

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- i. The name, address and telephone number of MBE and WBE firms contacted;
- ii. A description of the information provided to MBE and WBE firms regarding the portions of the work to be performed; and
- iii. The reasons why additional MBE and WBE firms were not obtained in spite of negotiations.

(6) A statement of the efforts made to select portions of the work proposed to be performed by MBE and WBE firms (such as sub-supplier, transport, engineering, distribution, or any other roles contributing to production and delivery as specified in the contract) in order to increase the likelihood of achieving sub participation.

(7) As to each MBE and WBE contacted which the Proposer considers to be not qualified, a detailed statement of the reasons for the Proposer's conclusion.

(8) Efforts made by the Proposer to expand its search for MBE and/or WBE firms beyond usual geographic boundaries.

(9) General efforts made to assist MBE and WBE firms to overcome participation barriers.

c. The Executive Director, after review and evaluation of the request provided by the Proposer, may grant a waiver request upon the determination that:

(1) Sufficient qualified MBE and/or WBE firms capable of providing the goods or services required by the contract are unavailable despite the good faith efforts of the Proposer;

(2) The price(s) quoted by potential MBE and/or WBE firms for goods or services is above competitive levels to an extent unwarranted by any increased cost of doing business attributable to the present effects of disadvantage or discrimination.

8. Failure To Achieve Goals

a. If the Professional Service Provider cannot achieve the contract specific goals, as the Project proceeds, it must have documented its good faith efforts to do so. In determining whether the Professional Service Provider has made such good faith efforts, the performance of other Professional Service Providers in meeting the goals may be considered. The Executive Director or his designee shall consider, at a minimum, the Professional Service Provider's efforts to do the following:

(1) Soliciting through reasonable and available means the interest of MBEs or WBEs that provide interested MBEs or WBEs with adequate information about the plans, specifications and requirements of the contract, including addenda, in a timely manner to assist them in responding to the solicitation.

(2) Provide interested MBEs or WBEs with adequate information about the plans, specifications and requirements of the contract, including addenda, in a timely manner to assist them in responding to the solicitation.

(3) Negotiating in good faith with interested MBEs or WBEs that have submitted proposals. Documentation of negotiation must include the names, addresses and telephone numbers of MBEs or WBEs that were solicited; the date of each such solicitation; a description of the

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information provided regarding the plans and specifications for the work selected for subcontracting; and evidence as to why agreements could not be reached with MBEs or WBEs to perform the work. That there may be some additional costs involved in solicitation and using MBEs and WBEs is not a sufficient reason for a Professional Service Provider's failure to meet the goals, as long as such costs are reasonable.

(4) Not rejecting MBEs or WBEs as being unqualified without sound reasons based on the thorough investigation of a their capabilities. The MBEs' or WBEs' standing within its industry, membership in specific groups, organizations, or associations and political or social affiliations are not legitimate cases for rejecting or not soliciting proposals to meet the goals.

(5) Making a portion of the work available to MBE or WBE sub=consultants and suppliers and to select those portions of the work or material consistent with the available MBE or WBE sub-consultants and suppliers, so as to facilitate meeting the goals.

(6) Making good faith efforts despite the ability or desire of a Professional Service Provider to perform the work of a contract with its own organization. A Professional Service Provider that desires to self-perform the work of a contract must demonstrate good faith efforts unless the goals have been met.

(7) Selecting portions of the work to be performed by MBEs or WBEs in order to increase the likelihood that the goals will be met. This includes, where appropriate, breaking out contract work items into economically feasible units to facilitate MBE or WBE participation even when the Contract might otherwise prefer to perform these items with its own forces.

(8) Making efforts to assist interested MBEs or WBEs in obtaining bonding lines of credit or insurance as required by the Commission or Professional Service Provider.

(9) Making efforts to assist interested MBEs or WBEs in obtaining necessary equipment, supplies, materials or related assistance or services, including participation in a mentor-protégée program; and

(10) Effectively using the services of the Commission; minority or women community organizations; minority or women groups; local, state and federal minority or women business assistance offices; and other organizations to provide assistance in the recruitment and placement of MBEs or WBEs.

b. In the event the Public Building Commission Procurement Officer determines that the Professional Service Provider did not make a good faith effort to achieve the goals, the Professional Service Provider may file a Dispute to the Executive Director as provided in Section 11.0.

9. Reporting and Record-Keeping Requirements

a. The Professional Service Provider, within 5 working days of contract award, must execute a formal subcontract or purchase order in compliance with the terms of the Professional Service Provider's proposal and MBE/WBE assurances. Upon request by the PBC, the Professional Service Provider must provide copies of the contracts or purchase orders executed between it and the MBE and WBE firms. During the performance of the contract, the Professional Service Provider will submit partial and final waivers of lien from MBE and WBE sub-consultant and suppliers indicating the current payment amount and the cumulative dollar amount of payments made to date.

PUBLIC BUILDING COMMISSION OF CHICAGO

- b. The Professional Service Provider must maintain records of all relevant data with respect to the utilization of MBE and WBE firms, including without limitation payroll records, tax returns and records, and books of account in such detail as the Commission requires, and retain such records for a period of at least 3 years after final acceptance of the work. Full access to such records will be granted to the Commission and/or its designees, on 5 business days' notice in order for the Commission to determine the Professional Service Provider's compliance with its MBE and WBE commitments and the status of any MBE or WBE firm performing any portion of the contract.
 - c. The Professional Service Provider will file regular MBE and WBE utilization reports on the form entitled "Status Report of MBE and WBE Sub-Contract Payments", at the time of submitting each monthly invoice. The report should indicate the current and cumulative payments to t MBE and WBE sub-contractors.
10. Disqualification of MBE or WBE
- a. The Contract may be terminated by the Executive Director upon the disqualification of the Professional Service Provider as an MBE or WBE if the sub-consultants status as an MBE or WBE was a factor in the award and such status was misrepresented by the Professional Service Provider.
 - b. The Contract may be terminated by the Executive Director upon the disqualification of any MBE or WBE if the sub-consultants or supplier's status as an MBE or WBE was a factor in the award of the contract and the status of the sub-consultant or supplier was misrepresented by the Professional Service Provider. If the Professional Service Provider is determined not to have been involved in any misrepresentation of the status of the disqualified sub-consultant or supplier, the Professional Service Provider shall make good faith efforts to engage a qualified MBE or WBE replacement.

11. Prohibition On Changes To MBE/WBE Commitments

The Professional Service Provider must not make changes to its contractual MBE and WBE commitments or substitute such MBE or WBE sub-consultants without the prior written approval of the Executive Director. Unauthorized changes or substitutions, including performing the work designated for a sub-consultant with the Professional Service Provider's own forces, is a violation of this section and a breach of the contract with the Commission, and may cause termination of the contract for breach, and/or subject the Professional Service Provider to contract remedies or other sanctions. The facts supporting the request must not have been known nor reasonably should have been known by the parties prior to entering into the subcontract.

12. MBE/WBE Substitution Requirements and Procedures

- a. Arbitrary changes by the Professional Service Provider of the commitments earlier certified in the **Schedule D** are prohibited. Further, after once entering into each approved MBE and WBE sub-contract agreement, the Professional Service Provider shall thereafter neither terminate the subcontract, nor reduce the scope of the work to be performed by the MBE or WBE, nor decrease the price to the MBE or WBE, without in each instance receiving the prior written approval of the Executive Director. In some cases, however, it may become necessary to substitute a new MBE or WBE in order to actually fulfill the MBE or WBE requirements. In such cases, the Executive Director must be given reasons justifying the release by the Professional Service Provider of prior specific MBE or WBE commitments established in the contract, and will need to review the eligibility of the MBE or WBE presented as a substitute. The substitution procedure will be as follows:

PUBLIC BUILDING COMMISSION OF CHICAGO

(1) The Professional Service Provider must notify the Executive Director immediately in writing of an apparent necessity to reduce or terminate a MBE or WBE subcontract and to propose a substitute firm for some phase of work, if needed in order to sustain the fulfillment of the MBE/WBE contract requirements.

(2) The Professional Service Provider's notification should include the specific reasons for the proposed substitution. Stated reasons which would be acceptable include any of the following reasons: a) Unavailability after receipt of reasonable notice to proceed; b) failure of performance; c) financial incapacity; d) refusal by the sub-consultant to honor the proposal price or scope; e) mistake of fact or law about the elements of the scope of work of a solicitation where a reasonable price cannot be agreed; f) failure of the sub-consultant to meet insurance, licensing or bonding requirements; g) the sub-consultant's withdrawal of its proposal; or h) decertification of the sub-consultant as MBE or WBE.

(3) The Professional Service Provider's position must be fully explained and supported with adequate documentation. Stated reasons which will not be acceptable include: replacement firm has been recruited to perform the same work under terms more advantageous to the Professional Service Provider; issues about performance by the committed MBE or WBE were disputed (unless every reasonable effort has already been taken to have the issues resolved or mediated satisfactorily); an MBE or WBE has requested reasonable price escalation which may be justified due to unforeseen circumstances.

The Professional Service Provider's notification should include the names, address and principal official of any proposed substitute MBE or WBE and the dollar value and scope of work of the proposed subcontract. Attached should be all the same MBE/WBE affidavits, documents and Letters of Intent which are required of the proposed MBE or WBE firms.

(4) The Executive Director will evaluate the submitted documentation, and respond within fifteen (15) working days to the request for approval of a substitution. The response may be in the form of requesting more information, or requesting an interview to clarify or mediate the problem. In the case of an expressed emergency need to receive the necessary decision for the sake of job progress, the Executive Director will instead respond as soon as practicable.

(5) Actual substitution of a replacement MBE or WBE to fulfill contract requirements must not be made before the Executive Director's approval is given of the acceptability of the substitute MBE or WBE. This subcontract must be executed within five (5) working days, and a copy of the MBE WBE subcontract with signatures of both parties to the agreement should be submitted immediately to the Executive Director.

- b. The Executive Director will not approve extra payment for escalated costs incurred by the Professional Service Provider when a substitution of sub-consultants becomes necessary for the Professional Service Provider in order to comply with MBE/WBE contract requirements.
- c. No relief of the MBE/WBE requirements will be granted by the Executive Director except in exceptional circumstances. Requests for complete or partial waiver of the MBE/WBE requirements of this contract must be made in writing, stating all details of the request, the circumstances, and any additional relevant information. The request must be accompanied by a record of all efforts taken by the Professional Service Provider to locate specific firms, solicit MBE and WBE proposals, seek assistance from technical assistance agencies, and other good faith efforts undertaken to achieve compliance with the MBE/WBE goals.

13. Non-Compliance

PUBLIC BUILDING COMMISSION OF CHICAGO

- a. The Executive Director has the authority to apply suitable sanctions to the Professional Service Provider if the Professional Service Provider is found to be in non-compliance with the MBE and WBE requirements. Failure to comply with the MBE or WBE terms of this contract or failure to use MBE or WBE firms as stated in the Professional Service Provider's assurances constitutes a material breach of the contract, and may lead to the suspension or termination of the contract in part or in whole. In some cases, monthly progress payments may be withheld until corrective action is taken.
- b. When the contract is completed, if the Executive Director has determined that the Professional Service Provider did not comply in the fulfillment of the required MBE and/or WBE goals, and a grant of relief of the requirements was not obtained, the Commission will be damaged in the failure to provide the benefit of participation to minority or women business to the degree set forth in this Special Condition. In that case, the Commission may disqualify the Professional Service Provider from entering into future contracts with the Commission.

14. Severability

- a. If any section, subsection, paragraph, clause, provision or application of these Special Conditions is held invalid by any court, the invalidity of such section, paragraph, clause or provision will not affect any of the remaining provisions hereof.

PUBLIC BUILDING COMMISSION OF CHICAGO

SCHEDULE C - Letter of Intent from MBE/WBE
To Perform As
Subcontractor, Subconsultant, and/or Material Supplier (1 of 2)

**SCHEDULE C AND SUPPORTING DOCUMENTS MUST BE SUBMITTED WITH
PROPOSAL**

Name of Project: Peck Elementary School Addition and Renovation

Project Number: 5290

FROM:

Muller & Muller, Ltd MBE _____ WBE X
(Name of MBE or WBE)

TO:

Muller & Muller, Ltd. and Public Building Commission of Chicago
(Name of Professional Service Provider)

The undersigned intends to perform work in connection with the above-referenced project as (check one):

_____ a Sole Proprietor X a Corporation
_____ a Partnership _____ a Joint Venture

The MBE/WBE status of the undersigned is confirmed by the attached Letter of Certification, dated June 2, 2009. In addition, in the case where the undersigned is a Joint Venture with a non-MBE/WBE firm, a Schedule B, Joint Venture Affidavit, is provided.

The undersigned is prepared to provide the following described services or supply the following described goods in connection with the above-named project.

Prime Consultant Architecture/LEED Services

The above-described services or goods are offered for the following price, with terms of payment as stipulated in the Contract Documents.

\$1,479,764.00 (one million, four hundred and seventy nine thousand, seven hundred & sixty four dollars and no cents)

**SCHEDULE C - Letter of Intent from MBE/WBE
To Perform As
Subcontractor, Subconsultant, and/or Material Supplier (2 of 2)**

PARTIAL PAY ITEMS

For any of the above items that are partial pay items, specifically describe the work and subcontract dollar amount:

If more space is needed to fully describe the MBE/WBE firm's proposed scope of work and/or payment schedule, attach additional sheet(s).

SUB-SUBCONTRACTING LEVELS

 0 % of the dollar value of the MBE/WBE subcontract will be sublet to non-MBE/WBE contractors.

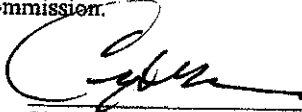
 0 % of the dollar value of the MBE/WBE subcontract will be sublet to MBE/WBE contractors.

If MBE/WBE subcontractor will not be sub-subcontracting any of the work described in this Schedule, a zero (0) must be filled in each blank above. If more than 10% percent of the value of the MBE/WBE subcontractor's scope of work will be sublet, a brief explanation and description of the work to be sublet must be provided.

The undersigned will enter into a formal agreement for the above work with the General Bidder, conditioned upon its execution of a contract with the Public Building Commission of Chicago, and will do so within five (5) working days of receipt of a notice of Contract award from the Commission.

By:

Muller & Muller, Ltd
Name of MBE/WBE Firm (Print)
June 24, 2009
Date
312-432-4180
Phone



Signature
Cynthia B. Muller
Name (Print)

IF APPLICABLE:

By:

Joint Venture Partner (Print)

Date

Phone

Signature

Name (Print)
MBE ___ WBE ___ Non-MBE/WBE ___



City of Chicago
Richard M. Daley, Mayor

Department of
Procurement Services

Montel M. Gayles
Chief Procurement Officer

City Hall, Room 403
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4900
(312) 744-2949 (TTY)
<http://www.cityofchicago.org>

June 2, 2009

Cynthia B. Muller, President
Muller & Muller, Ltd.
700 North Sangamon Street
Chicago, Illinois 60622

Annual Certificate Expires: March 1, 2010
Vendor Number: 1018277

Dear Ms. Muller:

Congratulations on your continued eligibility for certification as a **WBE** by the City of Chicago. This **WBE** certification is valid until **March 1, 2013**; however your firm must be re-validated annually. Your firm's next annual validation is required by **March 1, 2010**.

As a condition of continued certification during this five year period, you must file a No-Change Affidavit **within 60 days prior** to the date of expiration. Failure to file this Affidavit will result in the termination of your certification. **Please note that you must include a copy of your most current Federal Corporate Tax Return.** You must also notify the City of Chicago of any changes in ownership or control of your firm or any other matters or facts affecting your firm's eligibility for certification.

The City may commence action to remove your firm's eligibility if you fail to notify us of any changes of facts affecting your firm's certification or if your firm otherwise fails to cooperate with the City in any inquiry or investigation. Removal of eligibility procedures may also be commenced if your firm is found to be involved in bidding or contractual irregularities.

Your firm's name will be listed in the City's Directory of Minority Business Enterprises and Women Business Enterprises in the specialty area(s) of:

**Architectural Services and Consulting; Professional Design Firm;
Construction Inspection Services; Space Planning Services;
Project and Program Management Services; Urban Planning Consulting;
Leadership in Energy & Environmental Design (LEED) Services**

Your firm's participation on City contracts will be credited only toward **WBE** goals in your area(s) of specialty. While your participation on City contracts is not limited to your specialty, credit toward **WBE** goals will be given only for work done in the specialty category.

Thank you for your continued interest in the City's Minority and Women Business Enterprise Programs.

Sincerely,

Mark Hands
Managing Deputy Procurement Officer

MH/cc

IL UCP HOST: PACE



PUBLIC BUILDING COMMISSION OF CHICAGO

SCHEDULE C - Letter of Intent from MBE/WBE
To Perform As
Subcontractor, Subconsultant, and/or Material Supplier (1 of 2)

**SCHEDULE C AND SUPPORTING DOCUMENTS MUST BE SUBMITTED WITH
PROPOSAL**

Name of Project: Peck Elementary School

Project Number: 05290

FROM:

Primera Engineers, Ltd. MBE X WBE _____
(Name of MBE or WBE)

TO:

Muller + Muller, Ltd. and Public Building Commission of Chicago
(Name of Professional Service Provider)

The undersigned intends to perform work in connection with the above-referenced project as (check one):

_____ a Sole Proprietor X a Corporation
_____ a Partnership _____ a Joint Venture

The MBE/WBE status of the undersigned is confirmed by the attached Letter of Certification, dated 3/1/2009. In addition, in the case where the undersigned is a Joint Venture with a non-MBE/WBE firm, a Schedule B, Joint Venture Affidavit, is provided.

The undersigned is prepared to provide the following described services or supply the following described goods in connection with the above-named project.

Mechanical, Electrical, Plumbing and Fire Protection Engineering, Telecommunication Services

The above-described services or goods are offered for the following price, with terms of payment as stipulated in the Contract Documents.

\$645,000 - Mechanical, Electrical, Plumbing and Fire Protection Services

\$20,000 - Telecommunication Services

PUBLIC BUILDING COMMISSION OF CHICAGO

SCHEDULE C - Letter of Intent from MBE/WBE
To Perform As
Subcontractor, Subconsultant, and/or Material Supplier (2 of 2)

PARTIAL PAY ITEMS

For any of the above items that are partial pay items, specifically describe the work and subcontract dollar amount:

If more space is needed to fully describe the MBE/WBE firm's proposed scope of work and/or payment schedule, attach additional sheet(s).

SUB-SUBCONTRACTING LEVELS

0 % of the dollar value of the MBE/WBE subcontract will be sublet to non-MBE/WBE contractors.


0 % of the dollar value of the MBE/WBE subcontract will be sublet to MBE/WBE contractors.

If MBE/WBE subcontractor will not be sub-subcontracting any of the work described in this Schedule, a zero (0) must be filled in each blank above. If more than 10% percent of the value of the MBE/WBE subcontractor's scope of work will be sublet, a brief explanation and description of the work to be sublet must be provided.

The undersigned will enter into a formal agreement for the above work with the General Bidder, conditioned upon its execution of a contract with the Public Building Commission of Chicago, and will do so within five (5) working days of receipt of a notice of Contract award from the Commission.

By:

Primera Engineers, Ltd.
Name of MBE/WBE Firm (Print)
6/25/2009
Date
312.606.0910
Phone



Signature
Kenneth R. Panucci, Senior Vice President
Name (Print)

IF APPLICABLE:
By:

Joint Venture Partner (Print)

Date

Phone

Signature

Name (Print)
MBE ___ WBE ___ Non-MBE/WBE ___

Vendor InformationCLOSE WINDOW  HELP**Vendor Information**

Business Name Primera Engineering
Owner Michael DeSantiago
Address 100 S. Wacker Drive
> [Map This Address](#) Chicago, IL 60606
Phone 312-606-0910
Fax 312-606-0415
Email
Website <http://www.primerachicago.com>

Certification Information

Certifying Agency City of Chicago
Certification Type MBE - Minority Business Enterprise
Certification Date 3/1/2009
Renewal Date 11/1/2009
Expiration Date 11/1/2011
Certified Business Description Professional Design Firm; Structural Engineering Services; Engineering and Architectural Consulting; Construction Inspection

Commodity Codes

Code	Description
NIGP 91815	Architectural Consulting
NIGP 95826	Construction Management Services

Customer Support

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PUBLIC BUILDING COMMISSION OF CHICAGO

**SCHEDULE D - Affidavit of Professional Service Provider Regarding MBE/WBE Participation
(1 of 2)**

Name of Project: Peck Elementary School Addition and Renovation

STATE OF ILLINOIS }
 } SS
COUNTY OF COOK }

In connection with the above-captioned contract, I HEREBY DECLARE AND AFFIRM that I am the
President

Title _____
and duly authorized representative of
Muller & Muller, Ltd.

Name of Professional Service Provider _____
whose address is _____
700 North Sangamon _____

in the City of Chicago, State of IL

and that I have personally reviewed the material and facts submitted with the attached Schedules of MBE/WBE participation in the above-referenced Contract, including Schedule C and Schedule B (if applicable), and the following is a statement of the extent to which MBE/WBE firms will participate in this Contract if awarded to this firm as the Contractor for the Project.

Name of MBE/WBE Contractor	Type of Work to be Done in Accordance with Schedule C	Dollar Credit Toward MBE/WBE Goals	
		MBE	WBE
		\$	1,479,764.00
		\$ 665,000.00	\$
		\$	\$
		\$	\$
		\$	\$
		\$	\$
		\$	\$
Total Net MBE/WBE Credit		\$ 665,000.00	1,479,764.00
Percent of Total Base Bid		27 %	60 %

The Professional Service Provider may count toward its MBE/WBE goal a portion of the total dollar value of a contract with a joint venture equal to the percentage of the ownership and control of the MBE/WBE partner.

PUBLIC BUILDING COMMISSION OF CHICAGO

**SCHEDULE D - Affidavit of Professional Service Provider Regarding MBE/WBE Participation
(2 of 2)**

SUB-SUBCONTRACTING LEVELS

0 % of the dollar value of the MBE/WBE subcontract will be sublet to non-MBE/WBE contractors.

0 % of the dollar value of the MBE/WBE subcontract will be sublet to MBE/WBE contractors.


If MBE/WBE subcontractor will not be sub-subcontracting any of the work described in this Schedule, a zero (0) must be filled in each blank above.

If more than 10% of the value of the MBE/WBE subcontractor's scope of work will be sublet, a brief explanation and description of the work to be sublet must be provided.

The undersigned will enter into a formal agreement for the above work with the above-referenced MBE/WBE firms, conditioned upon performance as Professional Service Provider of a Contract with the Commission, and will do so within five (5) business days of receipt of a notice of Contract award from the Commission.

By:

Muller & Muller, Ltd.
Name of Professional Service Provider (Print)
June 24, 2009
Date
312-432-4180
Phone


Signature
Cynthia B. Muller
Name (Print)

IF APPLICABLE:

By:

Joint Venture Partner (Print)

Date

Phone/FAX

Signature

Name (Print)
MBE ___ WBE ___ Non-MBE/WBE ___

PUBLIC BUILDING COMMISSION OF CHICAGO

**STATUS REPORT OF MBE/WBE (SUB) CONTRACT PAYMENTS
(1 of 2)**

Name of Project _____

Contract Number _____

Date _____

STATE OF ILLINOIS }
 } SS
COUNTY OF COOK }

In connection with the above-captioned contract:

I DECLARE AND AFFIRM that I

(Name of Affiant)
am the _____ and duly authorized representative of
(Title) _____

(Name of Company)
whose address is _____

and that the following Minority and Women Business Enterprises have been contracted with, and have furnished, or are furnishing and preparing materials for, and have done or are doing labor on the above-captioned contract; that there is due and to become due them, respectively, the amounts set opposite their names for materials or labor as stated; and that this is a full, true, and complete statement of all such MBEs/WBEs and of the amounts paid, due, and to become due to them:

MBE/WBE Name	Contract For	Amount of Contract	Total Previous Requests	Amount This Request	Balance to Complete
TOTALS					

PUBLIC BUILDING COMMISSION OF CHICAGO

STATUS REPORT OF MBE/WBE (SUB) CONTRACT PAYMENTS (2 of 2)

I DO SOLEMNLY DECLARE AND AFFIRM UNDER THE PENALTIES OF PERJURY THAT THE CONTENTS OF THE FOREGOING DOCUMENT ARE TRUE AND CORRECT, AND THAT I AM AUTHORIZED, ON BEHALF OF THE ABOVE FIRM, TO MAKE THIS AFFIDAVIT.

(Affiant)

(Date)

On this _____ day of _____ 20 _____,

before me, _____, the undersigned officer, personally appeared _____, known to me to be the person described in the foregoing Affidavit and acknowledged that he (she) executed the same in the capacity therein stated and for the purposes therein contained.

In witness thereof, I hereunto set my hand and official seal.

Notary Public
Commission Expires

(Seal)

PUBLIC BUILDING COMMISSION OF CHICAGO

EXHIBIT A
DISCLOSURE OF RETAINED PARTIES

ARCHITECT OF RECORD SERVICES
PECK ELEMENTARY SCHOOL ADDITION AND RENOVATION
PS 1661

A. Definitions and Disclosure Requirements

1. As used herein, "Consultant" means a person or entity who has any contract or lease with the Public Building Commission of Chicago ("Commission").
2. Commission bids, leases, contracts, and/or qualification submittals must be accompanied by a disclosure statement providing certain information about lobbyists whom the Consultant has retained or expects to retain with respect to the contract or lease. In particular, the Consultant must disclose the name of each such person, his or her business address, the name of the relationship, and the amount of fees paid or estimated to be paid. The Consultant is not required to disclose employees who are paid solely through the Consultant's regular payroll.
3. "Lobbyists" means any person (a) who for compensation or on behalf of any person other than himself undertake to influence any legislative or administrative action, or (b) any part of whose duties as an employee of another includes undertaking to influence any legislative or administrative action.

B. Certification

Consultant hereby certifies as follows:

1. This Disclosure relates to the following transaction: Peck Elementary School Addition and Renovation PN 5290
Contract No. 1661
Description of goods or services to be provided under Contract: _____
Architect of Record Services
2. Name of Consultant: Muller & Muller, Ltd.
3. EACH AND EVERY lobbyist retained or anticipated to be retained by the Consultant with respect to or in connection with the contract or lease is listed below. Attach additional pages if necessary.

Retained Parties:

Name	Business Address	Relationship (Attorney, Lobbyist, etc.)	Fees (indicate whether paid or estimated)

Check Here If No Such Persons Have been Retained or Are Anticipated To Be Retained: X

PUBLIC BUILDING COMMISSION OF CHICAGO

4. The Consultant understands and agrees as follows:
- a. The information provided herein is a material inducement to the Commission execution of the contract or other action with respect to which this Disclosure of Retained Parties form is being executed, and the Commission may rely on the information provided herein. Furthermore, if the Commission determines that any information provided herein is false, incomplete, or inaccurate, the Commission may terminate the contract or other transaction, terminate the Consultant's participation in the contract or other transactions with the Commission.
 - b. If the Consultant is uncertain whether a disclosure is required, the Consultant must either ask the Commission's Representative or his or her manager whether disclosure is required or make the disclosure.
 - c. This Disclosure of Retained Parties form, some or all of the information provided herein, and any attachments may be made available to the public on the Internet, in response to a Freedom of Information Act request, or otherwise. The Consultant waives and releases any possible rights or claims it may have against the Commission in connection with the public release of information contained in the completed Disclosure of Retained Parties form and any attachments.

Under penalty of perjury, I certify that I am authorized to execute this Disclosure of Retained Parties on behalf of the Consultant and that the information disclosed herein is true and complete.



Signature

June 24, 2009

Date

Cynthia B. Muller

Name (Type or Print)

President

Title

Subscribed and sworn to before me

this 24 day of June 2009



Notary Public



PUBLIC BUILDING COMMISSION OF CHICAGO

EXHIBIT B
DISCLOSURE AFFIDAVIT

ARCHITECT OF RECORD SERVICES
PECK ELEMENTARY SCHOOL ADDITION AND RENOVATION
PS 1661

Name: Muller & Muller, Ltd.

Address: 700 N. Sangamon, Chicago, IL 60642

Telephone No.: 312-432-4180

Federal Employer I.D. #: 36-3652558 Social Security #: _____

Nature of Transaction:

- Sale or purchase of land
- Construction Contract
- Professional Services Agreement
- Other

Instructions: FOR USE WITH ANY OF THE ABOVE TRANSACTIONS. Any firm proposing one of the above transactions with the Public Building Commission of Chicago must complete this Disclosure Affidavit. Please note that in the event the Contractor is a joint venture, the joint venture and each of the joint venture partners must submit a completed Disclosure Affidavit.

The undersigned Cynthia B. Muller, as President
(Name) (Title)

and on behalf of Muller & Muller, Ltd.

("Bidder/ Proposer" or "Contractor") having been duly sworn under oath certifies that:

I. DISCLOSURE OF OWNERSHIP INTERESTS

Pursuant to Resolution No. 5371 of the Board of Commissioners of the Public Building Commission of Chicago, all bidders/proposers shall provide the following information with their bid/proposal. If the question is not applicable, answer "NA". If the answer is none, please answer "none".

Bidder/Proposer/Contractor is a: Corporation LLC
 Partnership LLP
 Joint Venture Not-for-Profit Corporation
 Sole Proprietorship Other

PUBLIC BUILDING COMMISSION OF CHICAGO

SECTION 1. FOR PROFIT CORPORATION OR LIMITED LIABILITY COMPANY (LLC)

a. State of Incorporation or organization Illinois

b. Authorized to do business in the State of Illinois: Yes [] No []

c. Names of all officers of corporation or LLC (or attach list): Names of all directors of corporation or LLC (or attach list):

Name (Print or Type)	Title (Print or Type)	Name (Print or Type)	Title (Print or Type)
<u>Cynthia B. Muller</u>	<u>President</u>	<u>Cynthia B. Muller</u>	<u>President (100% Owner)</u>
_____	_____	_____	_____
_____	_____	_____	_____

d. Indicate here or attach a list of names and addresses of all shareholders owning shares equal to or in excess of seven and one-half percent (7.5%) of the proportionate ownership of the corporation and indicate the percentage interest of each.

Name (Print or Type)	Address	Ownership Interest
<u>Cynthia B. Muller</u>	<u>2521 N. Sawyer Chicago, IL 60647</u>	<u>100</u> %
_____	_____	_____ %
_____	_____	_____ %

e. For LLC's, state whether member-managed or identify managing member:

f. Is the corporation or LLC owned partially or completely by one or more other corporations or legal entities?
Yes [] No []

If "yes" provide the above information, as applicable, for each such corporation or entity such that any person with a beneficial ownership interest of 7.5% or more in the corporation contracting in the PBC is disclosed. For example, if Corporation B owns 15% of Corporation A, and Corporation A is contracting with the PBC, then Corporation B must complete a Disclosure Affidavit. If Corporation B is owned by Corporations C and D, each of which owns 50% of Corporation B, then both Corporations C and D must complete Disclosure Affidavits.

PUBLIC BUILDING COMMISSION OF CHICAGO

SECTION 2. PARTNERSHIPS

- a. If the bidder/proposer or Contractor is a partnership, indicate the name of each partner and the percentage of interest of each therein. Also indicate, if applicable, whether general partner (GP) or limited partner (LP)

Table with 2 columns: Name of Partners (Print or Type) and Percentage Interest. Includes three rows of blank lines for data entry.

SECTION 3. SOLE PROPRIETORSHIP

- a. The bidder/proposer or Contractor is a sole proprietorship and is not acting in any representative capacity on behalf of any beneficiary: Yes [] No []
If NO, complete items b. and c. of this Section 3.
b. If the sole proprietorship is held by an agent(s) or a nominee(s), indicate the principal(s) for whom the agent or nominee holds such interest.

Name(s) of Principal(s). (Print or Type)
Three horizontal lines for text entry.

- c. If the interest of a spouse or any other party is constructively controlled by another person or legal entity, state the name and address of such person or entity possessing such control and the relationship under which such control is being or may exercised.

Name(s) Address(es)
Two columns of horizontal lines for text entry.

SECTION 4. LAND TRUSTS, BUSINESS TRUSTS, ESTATES & OTHER ENTITIES

If the bidder/proposer or Contractor is a land trust, business trust, estate or other similar commercial or legal entity, identify any representative, person or entity holding legal title as well as each beneficiary in whose behalf title is held including the name, address and percentage of interest of each beneficiary.

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Name(s)	Address(es)
_____	_____
_____	_____
_____	_____

SECTION 5. NOT-FOR-PROFIT CORPORATIONS

a. State of incorporation _____

b. Name of all officers and directors of corporation (or attach list):

Name (Print or Type)	Title (Print or Type)	Name (Print or Type)	Title (Print or Type)
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

NOTE: The Public Building Commission of Chicago may require additional information from any entity or individual to achieve full disclosure relevant to the transaction. Further, any material change in the information required above must be provided by supplementing this statement at any time up to the time the Public Building Commission of Chicago takes action on the contract or other action requested of the Public Building Commission.

II. CONTRACTOR CERTIFICATION

A. CONTRACTOR

1. The Contractor, or any affiliated entities of the Contractor, or any responsible official thereof, or any other official, agent or employee of the Contractor, any such affiliated entity, acting pursuant to the direction or authorization of a responsible official thereof has not, during a period of three years prior to the date of execution of this certification:

a. Bribed or attempted to bribe, or been convicted of bribery or attempting to bribe a public officer or employee of the City of Chicago, the State of Illinois, any agency of the federal government or any state or local government in the United States (if an officer or employee, in that officer's or employee's official capacity); or

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- b. Agreed or colluded, or been convicted of agreement or collusion among bidders or prospective bidders in restraint of freedom of competition by agreement to bid a fixed price or otherwise; or
 - c. Made an admission of such conduct described in 1(a) or (b) above which is a matter of record but has not been prosecuted for such conduct.
 2. The Contractor or agent, partner, employee or officer of the Contractor is not barred from contracting with any unit of state or local government as a result of engaging in or being convicted of bid-rigging² in violation of Section 3 of Article 33E of the Illinois Criminal Code of 1961, as amended (720 ILCS 5/33E-3), or any similar offense of any state or the United States which contains the same elements as the offense of bid-rigging during a period of five years prior to the date of submittal of this bid, proposal or response.³
 3. The Contractor or any agent, partner, employee, or officer of the Contractor is not barred from contracting with any unit of state or local government as a result of engaging in or being convicted of bid-rotating⁴ in violation of Section 4 of Article 33E of the Illinois Criminal Code of 1961, as amended (720 ILCS 5/33E-4), or any similar offense of any state or the United States which contains the same elements as the offense of bid-rotating.
 4. The Contractor understands and will abide by all provisions of Chapter 2-56 of the Municipal Code entitled "Office of the Inspector General" and all provisions of the Public Building Commission Code of Ethics Resolution No.5339, as amended by Resolution No. 5371.
 5. The Contractor certifies to the best of its knowledge and belief, that it and its principals:
 - a. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any federal, state or local department or agency.
 - b. Have not within a three-year period preceding this bid or proposal been convicted of or had a civil judgement rendered against them for: commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction; violation of federal or state antitrust statutes; commission of embezzlement, theft, forgery, bribery, falsification or destruction of records; making false statements; or receiving stolen property;
 - c. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, state or local) with commission of any of the offenses enumerated in paragraph (5)(b) above; and
 - d. Have not within a three-year period preceding this bid or proposal had one or more public transactions (federal, state or local) terminated for cause or default.

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B. SUBCONTRACTORS

1. The Contractor has obtained from all subcontractors being used in the performance of this contract or agreement, known by the Contractor at this time, disclosures substantially in the form of Section 1, and certifications substantially in the form of Section 2, of this Disclosure Affidavit. Based on such disclosures and certification(s), and any other information known or obtained by the Contractor, is not aware of any such subcontractor or subcontractor's affiliated entity or any agent, partner, employee or officer of such subcontractor or subcontractor's affiliated entity having engaged in or been convicted of (a) any of the conduct describe in Section II(A) (1)(a) or (b) of this certification; (b) bid-rigging, bid-rotating, or any similar offense of any state or the United States which contains the same elements as bid-rigging or bid-rotating, or having made an admission of guilt of the conduct described in Section II(A)(1)(a) or (b) which is matter of record but has/have not been prosecuted for such conduct.
2. The Contractor will, prior to using them as subcontractors, obtain from all subcontractors to be used in the performance of this contract or agreement, but not yet known by the Contractor at this time, certifications substantially in the form of this certification. The Contractor shall not, without the prior written permission of the Commission, use any of such subcontractors in the performance of this contract if the Contractor, based on such certifications or any other information known or obtained by Contractor, became aware of such subcontractor, subcontractor's affiliated entity or any agent, employee or officer of such subcontractor or subcontractor's affiliated entity having engaged in or been convicted of (a) any of the conduct describe in Section II(A)(1)(a) or (b) of this certification or (b) bid-rigging, bid-rotating or any similar offenses of any state or the United States which contains the same elements as bid-rigging or bid-rotating or having made an admission of guilt of the conduct described in Section II(A)(1)(a) or (b) which is a matter of record but has/have not been prosecuted for such conduct. The Contractor shall cause such subcontractors to certify as to Section II(A)(5). In the event any subcontractor is unable to certify to Section II(A)(5), such subcontractor shall attach an explanation to the certification.
3. For all subcontractors to be used in the performance of this contract or agreement, the Contractor shall maintain for the duration of the contract all subcontractors' certifications required by Section II(B)(1) and (2) above, and Contractor shall make such certifications promptly available to the Public Building Commission of Chicago upon request.
4. The Contractor will not, without the prior written consent of the Public Building Commission of Chicago, use as subcontractors any individual, firm, partnership, corporation, joint venture or other entity from whom the Contractor is unable to obtain a certification substantially in the form of this certification.
5. The Contractor hereby agrees, if the Public Building Commission of Chicago so demands, to terminate its subcontractor with any subcontract if such subcontractor was ineligible at the time that the subcontract was entered into for award of such subcontract. The Contractor shall insert adequate provisions in all subcontracts to allow it to terminate such subcontract as required by this certification.

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C. STATE TAX DELINQUENCIES

1. The Contractor is not delinquent in the payment of any tax administered by the Illinois Department of Revenue or, if delinquent, the Contractor is contesting, in accordance with the procedures established by the appropriate Revenue Act, its liability for the tax or amount of the tax.
2. Alternatively, the Contractor has entered into an agreement with the Illinois Department of Revenue for the payment of all such taxes that are due and is in compliance with such agreement.
3. If the Contractor is unable to certify to any of the above statements [(Section II (C))], the Contractor shall explain below. Attach additional pages if necessary.

NA

If the letters "NA", the word "None" or no response appears on the lines above, it will be conclusively presumed that the Undersigned certified to the above statements.

4. If any subcontractors are to be used in the performance of this contract or agreement, the Contractor shall cause such subcontractors to certify as to paragraph (C)(1) or (C)(2) of this certification. In the event that any subcontractor is unable to certify to any of the statements in this certification, such subcontractor shall attach an explanation to this certification.

D. OTHER TAXES/FEEES

1. The Contractor is not delinquent in paying any fine, fee, tax or other charge owed to the City of Chicago.
2. If Contractor is unable to certify to the above statement, Contractor shall explain below and attach additional sheets if necessary.

NA

If the letters "NA", the word "None" or no response appears on the lines above, it will be conclusively presumed that the Undersigned certified to the above statements.

E. PUNISHMENT

A Contractor who makes a false statement material to Section II(A)(2) of this certification commits a Class 3 felony. 720 ILCS 5/33E-11(b).

PUBLIC BUILDING COMMISSION OF CHICAGO

F. JUDICIAL OR ADMINISTRATIVE PROCEEDINGS

1. The Contractor is not a party to any pending lawsuits against the City of Chicago or the Public Building Commission of Chicago nor has Contractor been sued by the City of Chicago or the Public Building Commission of Chicago in any judicial or administrative proceeding.
2. If the Contractor cannot certify to the above, provide the (1) case name; (2) docket number; (3) court in which the action is or was pending; and (4) a brief description of each such judicial or administrative proceeding. Attach additional sheets if necessary.

NA

If the letters "NA", the word "None" or no response appears on the lines above, it will be conclusively presumed that the Undersigned certified to the above statements.

CERTIFICATION OF ENVIRONMENTAL COMPLIANCE

- A. Neither the Contractor nor any affiliated entity of the Contractor has, during a period of five years prior to the date of execution of this Affidavit: (1) violated or engaged in any conduct which violated federal, state or local Environmental Restriction⁵; (2) received notice of any claim, demand or action, including but not limited to citations and warrants, from any federal, state or local agency exercising executive, legislative, judicial, regulatory or administrative functions relating to a violation or alleged violation of any federal, state or local statute, regulation or other Environmental Restriction; or (3) been subject to any fine or penalty of any nature for failure to comply with any federal, state or local statute, regulation or other Environmental Restriction.

If the Contractor cannot make the certification contained in Paragraph A of Section III, identify any exceptions:

NA

(Attach additional pages of explanation to this Disclosure Affidavit, if necessary.)

If the letters "NA", the word "None" or no response appears on the lines above, it will be conclusively presumed that the Undersigned certified to the above statements.

- B. Without the prior written consent of the Public Building Commission of Chicago, Contractor will not employ any subcontractor in connection with the contract or proposal to which this Affidavit pertains without obtaining from such subcontractor a certification similar in form and substance to the certification contained in Paragraph A of this Section III prior to such subcontractor's performance of any work or services or furnishing any goods, supplies or materials of any kind under the proposal or the contract to which this Affidavit pertains.

PUBLIC BUILDING COMMISSION OF CHICAGO

C. Until completion of the Contract's performance under the proposal or contract to which this Affidavit pertains, the Contractor will not violate any federal, state or local statute, regulation or other Environmental Restriction, whether in the performance of such contract or otherwise.

III. INCORPORATION INTO CONTRACT AND COMPLIANCE

The above certification shall become part of any contract awarded to the Contractor set forth on page 1 of this Disclosure Affidavit and are a material inducement to the Public Building Commission of Chicago's execution of the contract, contract modification or contract amendment with respect to which this Disclosure Affidavit is being executed and delivered on behalf of the Contractor. Furthermore, Contractor shall comply with these certifications during the term and/or performance of the contract.

VERIFICATION

Under penalty or perjury, I certify that I am authorized to execute this Disclosure Affidavit on behalf of the Contractor set forth on page 1, that I have personal knowledge of all the certifications made herein and that the same are true.

The Contractor must report any change in any of the facts stated in this Affidavit to the Public Building Commission of Chicago within 14 days of the effective date of such change by completing and submitting a new Disclosure Affidavit. Failure to comply with this requirement is grounds for your firm to be deemed non-qualified to do business with the PBCC. Deliver any such new Disclosure Affidavit to: Public Building Commission of Chicago, Director of Procurement, 50 W. Washington, Room 200, Chicago, IL 60602.

Cynthia B. Muller

Signature of Authorized Officer

Cynthia B. Muller

Name of Authorized Officer (Print or Type)
President

Title

312-432-4180

Telephone Number

State of Illinois

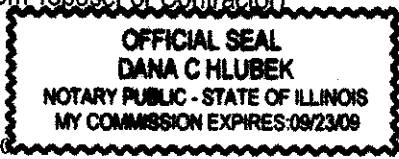
County of Cook

Signed and sworn to before me on this 24 day of June, 2009 by

Cynthia B. Muller (Name) as President (Title) of

Muller & Muller, Ltd. (Bidder/Proposer or Contractor)

Dana C. Hlubek
Notary Public Signature and Seal



PUBLIC BUILDING COMMISSION OF CHICAGO

Notes 1-5 Disclosure Affidavit

1. Business entities are affiliated if, directly or indirectly, one controls or has the power to control the other, or if a third person controls or has the power to control both entities. Indicia of control include without limitation: interlocking management or ownership; identity of interests among family members; shared facilities and equipment; common use of employees; or organization of another business entity using substantially the same management, ownership or principals as the first entity.
2. For purposes of Section II (A) (2) of this certification, a person commits the offense of and engages in bid-rigging when he knowingly agrees with any person who is, or but for such agreement should be, a competitor of such person concerning any bid submitted or not submitted by such person or another to a unit of state or local government when with the intent that the bid submitted or not submitted will result in the award of a contract to such person or another and he either (1) provides such person or receives from another information concerning the price or other material term or terms of the bid which would otherwise not be disclosed to a competitor in an independent non-collusive submission of bids or (2) submits a bid that is of such a price or other material term or terms that he does not intend the bid to be accepted. see 720 ILCS 5/33-E-3.
3. No corporation shall be barred from contracting with any unit of state or local government as a result of a conviction, under either Section 33E-3 or Section 33E-4 of Article 33 of the State of Illinois Criminal Code of 1961, as amended, of any employee or agent of such corporation if the employee so convicted is no longer employed by the corporation and: (1) it has been finally adjudicated not guilty or (2) it demonstrates to the governmental entity with which it seeks to contract and that entity finds that the commission of the offense was neither authorized, requested, commanded, nor performed by a director, officer or a high managerial agent on behalf of the corporation as provided in paragraph (2) of subsection (a) of Section 5-4 of the State of Illinois Criminal Code.
4. For purposes of Section II(A) of this certification, a person commits the offense of and engages in bid rotating when, pursuant to any collusive scheme or agreement with another, he engages in a pattern over time (which, for the purposes hereof, shall include at least three contract bids within a period of ten years, the most recent of which occurs after January 1, 1989) of submitting sealed bids to units of state or local government with the intent that the award of such bids rotates, or is distributed among, persons or business entities which submit bids on a substantial number of the same contracts. See 720 ILCS 5/33E-4.
5. "Environmental Restriction" means any statute, ordinance, rule, regulation, permit, permit condition, order or directive relating to or imposing liability or standards of conduct concerning the release or threatened release of hazardous materials, special wastes or other contaminants into the environment, and to the generation, use, storage, transportation, or disposal of construction debris, bulk waste, refuse, garbage, solid wastes, hazardous materials, special wastes or other contaminants including but not limited to (1) Section 7-28-440 or 11-4-1500 or Article XIV of Chapter 11-4 or Chapter 7-28 or 11-4 of the Municipal Code of Chicago; (2) Comprehensive Environment Response and Compensation and Liability Act (42 U.S.C. § 9601 *et seq.*); (3) the Hazardous Material Transportation Act (49 U.S.C. § 1801 *et seq.*); (4) the Resource Conservation and Recovery Act of 1976 (42 U.S.C. § 7401 *et seq.*); (5) the Clean Water Act (33 U.S.C. § 1251 *et seq.*); (6) the Clean Air Act (42 U.S.C. § 7401 *et seq.*); (7) the Toxic Substances Control Act of 1976 (15 U.S.C. § 2601 *et seq.*); (8) the Safe Drinking Water Act (42 U.S.C. § 300f); (9) the Occupational Health and Safety Act of 1970 (29 U.S.C. § 651 *et seq.*); (10) the Emergency Planning and Community Right to Know Act (42 U.S.C. § 11001 *et seq.*); and (11) the Illinois Environmental Protection Act (415 ILCS 5/1 through 5/56.6).

Request for Taxpayer Identification Number and Certification

Give form to the
requester. Do not
send to the IRS.

Print or type
See Specific instructions on page 2.

Name (as shown on your income tax return) Muller & Muller, Ltd.	
Business name, if different from above	
Check appropriate box: <input type="checkbox"/> Individual/Sole proprietor <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Limited liability company. Enter the tax classification (D=disregarded entity, C=corporation, P=partnership) ▶ <input type="checkbox"/> Exempt payee <input type="checkbox"/> Other (see instructions) ▶	
Address (number, street, and apt. or suite no.) 700 North Sangamon	
City, state, and ZIP code Chicago IL 60642	
List account number(s) here (optional)	
Requester's name and address (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on Line 1 to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

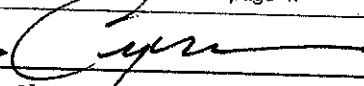
Social security number
OR
Employer identification number
36 3652558

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
- I am a U.S. citizen or other U.S. person (defined below).

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN. See the instructions on page 4.

Sign Here Signature of U.S. person ▶ 

Date ▶ June 28 2009

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
- Certify that you are not subject to backup withholding, or
- Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

Note. If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.

The person who gives Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States is in the following cases:

- The U.S. owner of a disregarded entity and not the entity,

PUBLIC BUILDING COMMISSION OF CHICAGO

EXHIBIT C

ELECTRONIC FILE TRANSFER AGREEMENT

Between the Architect and the Owner

Owner: Public Building Commission of Chicago (PBC)

RE: ELECTRONIC MEDIA

PROJECT NAME AND NO.:

DESCRIPTION OF DATA: This Agreement shall apply to all Electronic Drawings which are listed and otherwise identified in an attached cover letter(s) to the PBC

TERMS OF AGREEMENT:

1. The PBC acknowledges that it has requested Architect to provide certain designs as electronic drawing file data in disk format and that the information contained on these disks is provided for its sole use and convenience. The PBC, at its own discretion, may choose to reassign this data to a third party, to whom all terms of this agreement shall also apply, by obtaining the third party's signature on the line below and sending a signed copy to Architect.
2. The undersigned further acknowledges that the true record of the design is the most recent printed copy of the design by Architect, and that errors and other changes may subsequently be introduced to the electronic format without the fault or knowledge of, and beyond the control of Architect.
3. The PBC and Architect hereby acknowledge and agree that to the extent the PBC, its agents, employees, consultants or contractors modify a design on electronic drawing file data such that the design differs from the last sealed hard copy prepared by the Architect, the PBC shall be responsible for any cost or harm incurred by the PBC due such modification.
4. This Data is an instrument of professional service prepared by Architect. Unless otherwise provided for in the Agreement, the reuse of this data, including designs and information included therein shall be at the sole risk of the user.

Architect:


Architect Authorized Signature [date]

Acknowledged and Accepted for:

Signature of PBC Executive Director [date]

Acknowledged and Accepted by Third Party:

Signature of Third Party [date]

ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/9/2009

PRODUCER
Willis of Illinois, Inc.
425 N Martingale Rd.
Ste 1100
Schaumburg IL 60173

Fax: 847-517-9033

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURED
Muller & Muller P.C. Ltd.
Ms. Cynthia B. Muller
700 North Sangamon Street
Chicago IL 60642

INSURERS AFFORDING COVERAGE	NAIC #
INSURER A: Travelers Casualty & Surety Co	40967
INSURER B: Travelers Indemnity Company	25666
INSURER C: Travelers Indemnity Company	25682
INSURER D: Charter Oak Fire	25615
INSURER E: Travelers Indemnity Company	25666

COVERAGES

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. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR ADD'L LTR	INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
E	X	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY CLAIMS MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Addl Insd Per CGD3810907 GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC	6802309L765IND09	6/24/2009	6/24/2010	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 - COMP/OP AGG \$2,000,000
D		AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS	BA2312L05109GRP	6/24/2009	6/24/2010	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY: EA ACC \$ AGG \$
		GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY: EA ACC \$ AGG \$
B		EXCESS/UMBRELLA LIABILITY <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE DEDUCTIBLE RETENTION \$	XSFCUP6554Y966IND09	6/24/2009	6/24/2010	EACH OCCURRENCE \$5,000,000 AGGREGATE \$5,000,000 \$ \$
C		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below	XEUB6553Y64409	6/24/2009	6/24/2010	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000
A		OTHER Professional Liability	105301065	6/24/2009	6/24/2010	\$5,000,000 Per Claim \$5,000,000 Aggregate

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

*Except for Non-Payment, 10 Days. Additional Insured applies on General Liability per form CG D3 81 09 07 as required by written contract.

Re: Peck Elementary School Addition and Renovation, PS 1661

Additional Insured Primary and Non-Contributory General and Auto Liability: The Commission, Board of Education of the City of Chicago and City of Chicago. A Waiver of Subrogation applies on General Liability and Workers Compensation as required by written contract. Valuable Papers: \$100,000. The Professional Liability policy includes Contractor's Pollution Incident Liability coverage.

CERTIFICATE HOLDER

Public Building Commission
Procurement Department
Richard J Daley Center, Room 200
Chicago IL 60602

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 60* DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE



IMPORTANT

If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must be endorsed. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

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).

DISCLAIMER

The Certificate of Insurance on the reverse side of this form does not constitute a contract between the issuing insurer(s), authorized representative or producer, and the certificate holder, nor does it affirmatively or negatively amend, extend or alter the coverage afforded by the policies listed thereon.