

PUBLIC BUILDING COMMISSION OF CHICAGO



**AGREEMENT
CONTRACT NUMBER PS1028**

**WITH
BRADSHAW CONSTRUCTION & MANAGEMENT, INC.**

**TO PROVIDE
OWNER'S REPRESENTATIVE SERVICES**

FOR

**NEW POLICE STATION - PD-007
AT 1400 WEST 63RD STREET
CHICAGO, ILLINOIS 60636**

**Mayor Richard M. Daley
Chairman**

**Montel M. Gayles
Executive Director**

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

**EXECUTION PAGE
PROFESSIONAL SERVICES AGREEMENT
OWNER REPRESENTATIVE**

AGREEMENT NO. PS1028

THIS AGREEMENT dated as of **October 2, 2006** 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 Bradshaw Construction & Management, Inc., an Illinois corporation with offices at 19950 Governors Hwy., Suite 200, Olympia Fields, IL 60461, (the "Owner's Representative").

BACKGROUND INFORMATION

THE COMMISSION on behalf of the City of Chicago Police Department (referred to in this Agreement as the "User Agency"), intends to undertake the construction and/or improvement of the following facility or facilities in Chicago, Illinois, (the "Project ") described in Schedule A attached to this Agreement:

**New Police Station - PD-007
1400 West 63rd Street
Chicago Police Department
Chicago, Illinois 60636.**

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

Owner's Representative has consulted with the Commission, reviewed the Project and taken such other actions as Owner's Representative deemed necessary or advisable to make it acquainted with the scope and requirements of the Project. Owner's Representative represents that it is qualified and competent by education, training and experience to manage construction of Chicago Police Department facilities, including the following areas of emphasis: preconstruction, permits, soil conditions, underground obstructions, scheduling of material procurement and construction, construction cost controls, LEED™¹, and communications with stakeholders.

The Commission has relied upon Owner's Representative's representations in selecting Owner's Representative.

¹ Leadership in Energy and Environmental Design

NOW THEREFORE, The parties agree on the Terms that follow:

SIGNED on: 03 / 09 / 2007

PUBLIC BUILDING COMMISSION OF CHICAGO

Richard M. Daley
Chairman

ATTEST:
Edmund Johnson
Secretary

OWNER'S REPRESENTATIVE: BRADSHAW CONSTRUCTION & MANAGEMENT, INC.

BY: *[Signature]*
Secretary/Assistant Secretary

BY: *[Signature]*
President/Vice President

AFFIX CORPORATE
SEAL, IF ANY, HERE

County of: Cook
State of: Illinois

Subscribed and sworn to before me by _____ and _____
on

behalf of Owner's Representative this 13th day of March, 2007.

Daisy L. Jackson
Notary Public

My Commission expires: July 24, 2008

(SEAL OF NOTARY)

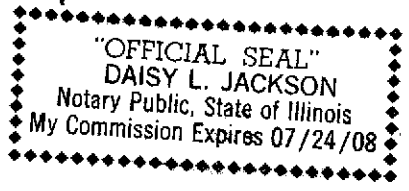


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TERMS

1) INCORPORATION OF RECITALS

The matters recited above are incorporated in and made a part of this Agreement.

2) DEFINITIONS AND USAGE

- a) **Definitions.** The following phrases have the following meanings for purposes of this Agreement:
- i) **Agreement.** This Agreement for Owner's Representative Services, between the Commission and Owner's Representative, 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.
 - ii) **Additional Services.** Additional Services to be provided by Owner's Representative for the Project pursuant to the provisions of Schedule A.
 - iii) **Architect.** The company or other entity identified by the Commission as Architect of Record for a facility or facilities that are part of the Project covered by this Agreement.
 - iv) **Authorized Commission Representatives.** One or more persons designated in writing by the Commission 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.
 - v) **Commission.** The Public Building Commission of Chicago, a municipal corporation, acting by and through its Chairman, Secretary, Assistant Secretary, Executive Director, Director of Development, Managing Architect, Portfolio Manager or designated consultant or consultants, including the Authorized Commission Representative.
 - vi) **Construction Estimate.** The probable cost of construction prepared by the Architect.
 - vii) **Contract Documents.** All of the component parts of the Contract between the Commission and the General Contractor for the construction and improvement of the Project including Books 1, 2 and 3, the general and special conditions, technical specifications, drawings, addenda, bulletins and modifications to those parts.
 - viii) **Current Budget.** The budget as shown in the column marked "Current Budget" on the Project Budget Spreadsheet.
 - ix) **Current Variance.** The variance between the Current Budget and the Original Budget on the Project Budget Spreadsheet.

- x) **Day.** Unless otherwise indicated, the word "day" means calendar day. The phrase "business day" refers to Monday through Friday, except for national holidays.
- xi) **Deliverables.** The documents, in the format requested by the Commission, including correspondence, memos, reports, forms, recommendations, analyses, and interpretations that Owner's Representative is required under this Agreement to provide to the Commission.
- xii) **Design Team.** The Architect and its subconsultants.
- xiii) **Key Personnel.** Those job titles and individuals identified in Schedule E.
- xiv) **Original Budget.** The total cost of the Project as approved by the User Agency and the Commission and as shown on the Project Budget Spreadsheet.
- xv) **Owner's Representative.** The company or other entity identified in this Agreement, and such successors or assigns, if any, as may be authorized by the terms and conditions of this Agreement.
- xvi) **Project Budget Spreadsheet.** The document used to display the Project Budget and revisions throughout the Project lifecycle. The Commission and the User Agency approve the Original Budget by signing this document.
- xvii) **Project.** The construction and/or improvement of the facility or facilities specified in this Agreement.
- xviii) **Project Schedule.** The schedule prepared by the Owner's Representative in CPM and summary bar chart form and subject to the Commission's approval of format and contents. The Project Schedule will agree with the information in Book 1 approved by the Commission for the Project. The Project Schedule will clearly identify all activities within the Project, including each phase of construction, early and late start and finish dates, float times and percent completion of each task. Owner's Representative may revise the Project Schedule from time to time and each revision will be subject to approval by the Commission.
- xix) **Project Team.** The representatives of the User Agency, Design Team, General Contractor, Subcontractors, consultants and the Commission, including the Authorized Commission Representative.
- xx) **Record Documents.** Drawings prepared by the Architect in an electronic 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 General Contractor to the Architect.
- xxi) **Reimbursable Expenses.** Expenditures as identified in Schedule C in this Agreement.
- xxii) **Services.** Collectively, the duties, responsibilities and tasks provided by the

Owner's Representative under this Agreement.

xxiii) **Subcontractor.** Any person or entity, including consultants and subconsultants hired or engaged by or through Owner's Representative to provide any part of the Services and that are eligible for reimbursement under the terms of this Agreement.

xxiv) **User Agency.** The governmental agency, identified in the Background Information that requested the Commission to undertake the construction and/or improvement of the Project or Projects specified in this Agreement.

b) Usage and Conventions.

- i) **Captions and Headings.** The captions and headings of the various sections of this 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 word, clause, paragraph, or provision of this Agreement.
- ii) **The term "include,"** in all its forms, means "include, without limitation" unless stated otherwise.
- iii) **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.
- iv) **References to "approved by the Commission" or to "approval by the Commission"** are not intended to and must not be interpreted to absolve Owner's Representative from liability due to errors and omissions.

3) INCORPORATION OF DOCUMENTS

The documents identified in this Section are incorporated in and made a part of this Agreement. By executing this Agreement, Owner's Representative acknowledges that Owner's Representative is familiar with the contents of each of such documents and will comply fully with all applicable portions of them in performing the Services.

- a) **Policies Concerning MBE and WBE.** The Commission's policies concerning utilization of minority business enterprises ("MBE") and women business enterprises ("WBE"), provided in Exhibit C and the same as may be revised from time to time.

4) ENGAGEMENT AND STANDARDS FOR PERFORMING SERVICES

- a) **Engagement.** The Commission engages Owner's Representative, and Owner's Representative accepts the engagement, to provide the Services described in this Agreement, as those Services may be amended from time to time by mutual agreement of the Commission and Owner's Representative.
- b) **Key Personnel.** Owner's Representative must not reassign or replace Key Personnel without the written consent of the Commission. The Commission may at any time in writing notify Owner's Representative that the Commission will no longer accept performance of Services under this Agreement by one or more Key Personnel listed in

this Agreement in Schedule E. Upon that notice Owner's Representative 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.

- c) **Adequate Staffing.** Owner's Representative must, upon receiving a fully executed copy of this Agreement, assign and maintain for the duration of this 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 level of staffing may be revised from time to time by notice in writing from Owner's Representative to the Commission and with prior written consent of the Commission.
- d) **Nondiscrimination.** In performing under this Agreement, Owner's Representative 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. Owner's Representative 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. Owner's Representative 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.
- e) **Employment Procedures; Preferences and Compliance.** Salaries of employees of Owner's Representative, 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. Owner's Representative 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). Owner's Representative 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 Owner's Representative, out of payments due to Owner's Representative, 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 employees for the total number of hours worked. The amounts withheld may be disbursed by the Commission for and on account of Owner's Representative to the respective employees to whom they are due, as determined by the Commission in its sole discretion.

- f) **Compliance with Policies Concerning MBE and WBE.** Without limiting the generality of the requirements of the policies of the Commission referred to in paragraph 3 above, Owner's Representative 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.
- g) **No Damages for Delay.** Owner's Representative will not assert on its behalf nor on the behalf of its Subcontractors and the Commission will not pay for any costs, fees, charges or claims for damages for any delays or hindrances from any cause whatsoever during the term of this Agreement. The foregoing does not apply to potential additional compensation for Additional Services provided by the Owner's Representative pursuant to a written request by the Commission. Owner's Representative will be granted an extension of time to complete the Services, for such reasonable period as will be determined by the Commission. An extension of time granted by the Commission to allow the Owner's Representative to perform the Services or any other obligation under this Agreement will in no way operate as a waiver on the part of the Commission of any of its rights under this Agreement.
- h) **Records.** The Owner's Representative must maintain accurate and complete records of expenditures, costs and time incurred by the Owner's Representative and by Subcontractors engaged by the Owner's Representative in connection with the Project. Such records will be maintained in accordance with recognized commercial accounting practices. The Commission may examine such records at the Owner's Representative's offices upon reasonable notice during normal business hours. The Owner's Representative must retain all such records for a period of not less than five calendar years after the termination of this Agreement.
- i) **Time is of the Essence.** The Owner's Representative acknowledges that time is of the essence in the performance of the Services required by this Agreement and that timely completion of the Services is vital to the completion of the Project. The Owner's Representative must use every reasonable effort to expedite performance of the Services and performance of all other obligations of the Owner's Representative under this Agreement and any other agreements entered into by the Commission which are managed or administered by the Owner's Representative as a result of the Owner's Representative's engagement under this Agreement.
- j) **Compliance with Laws.** In performing its engagement under this Agreement, the Owner's Representative must comply with all applicable federal, state and local laws,

rules, and regulations.

- k) **Monthly Meetings.** Monthly meetings to discuss the progress of the Project and/or to review the performance of Owner's Representative will be scheduled upon the Commission's request, at mutually agreeable times and locations. Owner's Representative will cause such meetings to be attended by appropriate personnel of Owner's Representative engaged in performing or knowledgeable of the Services. Owner's Representative will take the minutes at these meetings and distribute the minutes to all parties in attendance within 5 days of the meeting.
- l) **Weekly Meetings.** Weekly meetings for the Project Team will be scheduled upon the Commission's request for the duration of the Services. Owner's Representative will notify the Project Team of the date, time and location approved by the Commission for these meetings. Owner's Representative will cause such meetings to be attended by appropriate personnel of Owner's Representative engaged in performing or knowledgeable of the Services. Owner's Representative will take the minutes at these meetings and distribute the minutes to all parties in attendance within 5 days of the meeting.
- m) **Defects in Project.** Owner's Representative must notify the Commission immediately if the Owner's Representative obtains knowledge of an issue or circumstances which could result in a delay in the performance of Services or significant problem in connection with any part of the Project, including construction defects, cost overruns or scheduling delays.
- n) **Performance Standard.**
 - i) Owner's Representative represents that the Services performed under this 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 professionals performing similar services in the same locality at the same site and under similar circumstances and conditions. Owner's Representative further promises that it will assign at all times during the term of this Agreement the number of experienced, appropriately trained employees necessary for Owner's Representative to perform the Services in the manner required by this Agreement.
 - ii) Owner's Representative 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. Owner's Representative must maintain current copies of any such licenses and provide these copies upon request by the Commission. Owner's Representative remains responsible for the professional and technical accuracy of all Services furnished, whether by Owner's Representative or others on its behalf. All deliverables will be prepared in a form and content reasonably satisfactory to the Commission and delivered in a timely manner consistent with the requirements of this Agreement.
 - iii) Owner's Representative must not use any business or individual to provide the

Services under this Agreement who is disqualified by the Commission or debarred under any other governmental agency's procedures.

- iv) If Owner's Representative fails to comply with the obligations under the standards of this Agreement, Owner's Representative 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 Owner's Representative of its responsibility to render the Services and deliverables with the professional skill and care and technical accuracy required by this Agreement. This provision in no way limits the Commission's rights against Owner's Representative either under this Agreement, at law or equity.
- o) **Amendments to this Agreement.** The Commission may from time to time request changes to the terms and Services of this 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 Owner's Representative, will be incorporated in a written amendment to this Agreement. The Commission will not be liable for any changes absent such written amendment.
- p) **Compliance with The Chicago Standard.** The City of Chicago has adopted The Chicago Standard, a new set of construction standards for public buildings. The Chicago Standard was developed to guide the design, construction and renovation of municipal facilities in a manner that provides healthier indoor environments, reduces operating costs and conserves energy resources. It also includes provisions for outfitting, operating and maintaining those facilities. The Chicago Standard takes advantage of new building technologies and practices to enhance the well-being and quality of life of everyone working in and using these buildings, as well as the neighborhoods in which they are located. Owner's Representative will familiarize itself with the current requirements of The Chicago Standard and perform the Services in such a manner as to achieve, at a minimum, the LEED™ rating of Certified for the Project.
- q) **Representation and Covenant by Owner's Representative.** Neither the Owner's Representative nor any affiliate of the Owner's Representative is listed on any of the following lists maintained by the Office of 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 (q) 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.

5) TERM

- a) **Duration.** The term of this Agreement begins on the Commencement Date of Services specified in Schedule A or as stated in the Notice to Proceed ("NTP"), if an NTP is issued. Subject to the provisions in this section, this Agreement expires upon the Completion Date of Services or upon completion of the Services and acceptance of the Deliverables by the Commission, whichever is earlier to occur. The term of this Agreement may be extended by the mutual agreement of the Commission and Owner's Representative.
- b) **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 Owner's Representative at least 30 days before the effective date of termination. So long as Owner's Representative is not in default under this Agreement at the time of termination, the Commission will pay Owner's Representative, in accordance with the terms of this Agreement, all compensation and reimbursements due to Owner's Representative for periods up to the effective date of termination. The Commission may, however in its sole discretion, reimburse Owner's Representative for actual expenses approved by the Commission.
- c) **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 Owner's Representative hereunder with respect to all or any part of the Services, by written notice given to Owner's Representative at least 5 days before the effective date of suspension. During the notice period Owner's Representative must wind down its Services. So long as Owner's Representative is not in default under this Agreement at the time of suspension, the Commission will pay Owner's Representative, in accordance with the terms of this Agreement, all compensation and reimbursements due to Owner's Representative for periods up to the effective date of suspension. If Owner's Representative's performance is suspended more than 90 days under this provision, Owner's Representative may, at its option, exercise its rights under this section to terminate this Agreement.
- i) During the period Owner's Representative's performance is suspended, Owner's Representative is not entitled to incur fees or bill the Commission, except for Owner's Representative's time for participating in substantive meetings concerning the Project (but not for meetings to discuss Owner's Representative's invoices or claims). Owner's Representative may bill such time spent during a suspension only if Owner's Representative's participation is 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 C. Participation in meetings at the request of the Commission is not considered to be resumption of Owner's Representative's Services.
- ii) The number of days during which the suspension period lasted will be added to the Completion Date of Services set forth in Schedule A, establishing a revised Completion Date of Services, and Owner's Representative will re-commence its Services at the point they were suspended and may resume billing in accordance

with the terms of this Agreement.

- d) **Effect of Termination or Suspension.** Termination or suspension of this Agreement in whole or in part does not relieve Owner's Representative from liability for its performance of any obligation under this Agreement that was performed or was to have been performed by Owner's Representative on or before the effective date of termination or suspension. In no event will the Commission be liable to Owner's Representative for any loss, cost or damage, including lost profits, which Owner's Representative or any other party may sustain by reason of the Commission terminating or suspending this Agreement as provided in it.
- e) **Termination by the Owner's Representative.** If the Services, in whole or substantial part, are stopped for a period longer than 90 days under an order of any court or other governmental authority having jurisdiction, or as a result of an act of government, such as a declaration of national emergency making materials unavailable, through no act or fault of Owner's Representative, or if the Commission suspends Owner's Representative's performance of its Services for more than 90 days for any reason, or if the Commission fails after notice and an opportunity to cure to make any payment or perform any other obligation hereunder, Owner's Representative has the right to terminate this Agreement, by written notice given to the Commission at least 7 days before the effective date of termination, and has the right to recover from the Commission all compensation and reimbursements earned by Owner's Representative under this Agreement for periods up to the effective date of termination. If Owner's Representative for any reason does not exercise its right to terminate hereunder, and if the Owner's Representative's Services are later resumed, Owner's Representative will provide its Services as set forth in this Agreement without adjustment of compensation.
- f) **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 Owner's Representative under this 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 Owner's Representative is not in default of any obligation of Owner's Representative under this Agreement, the Commission will pay to Owner's Representative, according to the terms of this Agreement, all compensation and reimbursements due to Owner's Representative 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. The term does not include, for example, typical Chicago inclement weather (i.e. weather the severity of which is less than a standard deviation from the 5-year mean for the Chicago Midway area for Projects located south of Madison Street or the O'Hare area for Projects located north of Madison Street, as established by the National Oceanic and Atmospheric Administration) or

labor force strikes.

6) COMPENSATION OF OWNER'S REPRESENTATIVE; REIMBURSEMENT FOR EXPENSES

The Commission will compensate Owner's Representative for the Services in the amount and manner set forth on Schedule C.

7) RIGHTS AND OBLIGATIONS OF COMMISSION

a) **General and Specific.** In connection with the administration of the Services by the Commission and the performance of this Agreement by Owner's Representative, the Commission has the following rights and obligations, in addition to those provided elsewhere in this Agreement:

i) **Information.** The Commission will provide Owner's Representative all information reasonably required concerning the Commission's requirements for the Project.

ii) **Review of Documents.** Subject to the provisions of this Agreement, the Commission will make reasonable efforts to examine documents submitted by Owner's Representative and render decisions pertaining to them with reasonable promptness.

iii) **Site Data.** To the extent the Commission determines necessary for Owner's Representative to perform the Services, the Commission may furnish, or may authorize Owner's Representative to obtain information concerning availability of both public and quasi-public service and utility lines from a company or companies approved by the Commission as Reimbursable Expenses. See Schedule A for more details.

iv) **Tests and Reports.** To the extent required for Owner's Representative 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 issue written authorization to the Owner's Representative to procure such tests and reports from a Subcontractor or Subcontractors. See Schedule A for more details. The Commission will pay for such tests and reports, however, the Commission may direct Owner's Representative to procure such professional services as Reimbursable Expenses and submit invoices to the Commission for payment as provided in Schedule C.

b) **Limited Exculpation of Owner's Representative.** Owner's Representative is not liable to the Commission under the provisions of subparagraphs 7(a) and 7(b) and for the substantive content of such tests and reports obtained from a Subcontractor engaged by Owner's Representative and approved by the Commission, but only if Owner's Representative has exercised reasonable diligence in the selection of the Subcontractor and also only if Owner's Representative has caused the Subcontractor to purchase and maintain professional liability insurance in accordance with Schedule D, protecting the Commission, the User Agency, and Owner's Representative from any loss or claim arising out of the Subcontractor's performance. See Schedules A and D for detailed requirements.

- c) **Audits.** The Commission has the right to abstract and audit the books of Owner's Representative and its Subcontractors on all subjects relating to the Project and/or the Services.
- d) **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 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 Owner's Representative.
- e) **Designated Representatives.** The Commission may designate, at its sole discretion, one or more representatives authorized to act in its behalf. No extras or credits to Subcontractors will be authorized by anyone other than the Commission.
- f) **Ownership of Documents.** All designs, drawings, documents, data, studies and reports prepared by Owner's Representative or any party engaged by Owner's Representative, pertaining to the Project will be the property of the Commission.

8) INDEMNIFICATION

- a) **Indemnity by Third Parties.** The Commission will require, by appropriate provision in each contract let by the Commission after the date of this Agreement with respect to the Project that the contractor(s) and consultant(s) under such contracts must indemnify, save and hold harmless the Commission, the User Agency and Owner's Representative, and each of them, and their respective commissioners, board members, officers, officials and employees, from all claims, demands, suits, actions, losses, costs and the like, of every nature and description, made or instituted by third parties, arising or alleged to arise out of the work under such contract, and that the contractor(s) and consultant(s) under such contracts will purchase and maintain during the life of such contract such insurance as the Commission may require. The amount and insurer for such insurance are subject to approval by the Commission.
- b) **Indemnification by Owner's Representative.** Owner's Representative must indemnify, defend, keep and save harmless the Commission and the User Agency and their respective commissioners, board members, officers, officials, 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 any injury to persons or property that is, or is claimed to be, the result of Owner's Representative's performance or non-performance of this Agreement or of any error, omission or negligent or willfully wrongful act of Owner's Representative, or and any person employed by Owner's Representative, or any Subcontractor retained by Owner's Representative in connection with the Project.

9) INSURANCE MAINTAINED BY OWNER'S REPRESENTATIVE

Owner's Representative will purchase and maintain at all times during the performance of Services, for the benefit of the Commission, the User Agency and Owner's Representative, insurance coverage which will insure the Commission, the User Agency and Owner's Representative against claims and liabilities which could arise out of the performance of

such Services, including the insurance coverages set forth in Schedule D to this Agreement.

10) DEFAULT

a) **Events of Default.** Each of the following occurrences constitutes an Event of Default by Owner's Representative under this Agreement:

- i) Failure or refusal on the part of Owner's Representative to duly observe or perform any obligation or agreement on the part of Owner's Representative contained in this 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 Owner's Representative by the Commission;
- ii) A materially false representation or warranty by Owner's Representative in this Agreement or throughout the performance of the Services.
- iii) Owner's Representative 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;
- iv) Any proceeding is commenced against Owner's Representative seeking reorganization, arrangement, readjustment, liquidation, dissolution or similar relief under any present or future statute, law or 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 Owner's Representative's consent or acquiescence, any trustee, receiver, liquidator or other custodian of all or any substantial part of Owner's Representative's assets and properties, and such appointment will not have been vacated, stayed, discharged, bonded or otherwise dismissed within 60 days of the appointment.
- v) Owner's Representative's material failure to perform any of its obligations under this Agreement including:
 - (1) Failure due to a reason or circumstance within Owner's Representative's reasonable control to perform the Services with sufficient personnel, and equipment or with sufficient material to ensure the performance of the Services;

- (2) 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;
 - (3) Failure to promptly re-perform within a reasonable time the Services that were rejected per the Terms of this Agreement;
 - (4) Discontinuance of the Services for reasons within Owner's Representative's reasonable control;
 - (5) Failure to comply with a material term of this Agreement, including the provisions concerning insurance and nondiscrimination;
 - (6) Any change in ownership or control of Owner's Representative without prior written approval of the Executive Director which approval the Executive Director will not unreasonably withhold;
 - (7) Owner's Representative's default under any other agreement it presently may have or may enter into with the Commission. Owner's Representative acknowledges that in event of a default under this Agreement the Commission may also declare a default under any such other agreements.
- b) **Remedies.** 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 this Agreement upon written notice to Owner's Representative, in which event the Commission has no further obligations hereunder or liability to Owner's Representative except as to payment for Services actually received and accepted by the Commission through the effective date of termination. 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.
- c) **Remedies Not Exclusive.** No right or remedy in this 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 this 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.

11) DISPUTES

- a) **General.** All disputes 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 be presented to the Authorized Commission Representative. Owner's Representative will present all disputes not resolved by the next Monthly Meeting in writing to the Executive Director for final determination.
- b) **Procedure.** Owner's Representative will make all requests for final determination of

disputes in writing specifically referencing this Section, and will include: 1) the issue(s) presented for resolution; 2) a statement of the position of Owner's Representative; 3) the facts underlying the dispute; 4) reference to the applicable provisions of this 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. Owner's Representative will promptly provide a copy of the request for final determination of the dispute to the Authorized Commission Representative. The Authorized Commission Representative will have 30 business days to respond in writing to the dispute by supplementing the submission or providing its own submission to the Executive Director. Failure by the Authorized Commission Representative to respond will not be an admission of any allegations made in the request for dispute resolution, but will constitute a waiver of the opportunity to respond to such allegation(s), if any. The Executive Director may thereafter reach his final determination in accordance with such other information or assistance as may be deemed reasonable, necessary or desirable.

- c) **Effect.** The Executive Director's final determination will be rendered in writing no more than 45 business days after the response by the Authorized Commission Representative was received or was due unless the Executive Director notifies Owner's Representative that additional time for the final determination is necessary. The Executive Director's final determination will be conclusive, final, and binding on all parties. Owner's Representative must follow the procedures set out in this Section and receive the Executive Director's final determination as a condition precedent to filing a complaint in the Circuit Court of Cook County or pursuing any alternative dispute resolution procedure that may be agreed by the parties. Owner's Representative will not withhold performance of any Services required by the Commission under this Agreement during the dispute resolution period provided in Section 11 DISPUTES of this Agreement.
- d) **Owner's Representative Self-Help Prohibited.** Owner's Representative 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 Subcontractors, the General Contractor, or its subcontractors. Doing so to gain potential leverage in negotiating or settling Owner's Representative's claims against the Commission or User Agency will be considered to be bad faith on Owner's Representative's part. This provision is not intended to prohibit Owner's Representative from exercising its well-considered professional judgment, however, in carrying out its duties and responsibilities under the Agreement.

12) CONFIDENTIALITY

All of the reports, information, or data prepared or assembled by Owner's Representative under this Agreement are confidential, and Owner's Representative must not make such reports, information or data available to any party without the prior written approval of the Commission. In addition, Owner's Representative must not, without the prior written consent of the Commission, prepare or distribute any news releases, articles, brochures, advertisements or other materials concerning this Agreement or the Project. If Owner's Representative is served with a subpoena requiring the production of documents or

information which is deemed confidential, Owner's Representative 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.

13) ASSIGNMENT

Owner's Representative acknowledges that the Commission is induced to enter into this Agreement by the personal and professional qualifications of the principals, staff and employees of Owner's Representative and, therefore, that neither this Agreement nor any right or obligation in this Agreement may be assigned by Owner's Representative, in whole or in part, without the prior written approval of the Commission. For purposes of this paragraph, if Owner's Representative transfers more than 50% of its equity ownership during any 12-month period, such a transfer is considered an assignment of this Agreement. In the event of an assignment by Owner's Representative without the prior written approval of the Commission, the Commission will have the right to immediately terminate this Agreement without fault or responsibility.

14) RELATIONSHIP OF PARTIES

Under this Agreement, the relationship of Owner's Representative to the Commission is that of an independent contractor, and Owner's Representative, except to the extent expressly provided to the contrary in this Agreement, 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. This Agreement will not be construed as an agreement of partnership, joint venture, or agency.

15) GENERAL

- a) **Owner's Representative's Authority.** Owner's Representative represents that its execution of this 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 signatures(s) of each person signing on behalf of Owner's Representative have been made with complete and full authority to commit Owner's Representative to all terms and conditions of this Agreement, including each and every representation, certification and warranty contained or incorporated by reference in it.
- b) **Counterparts.** This Agreement may be executed in any number of counterparts, any of which will be deemed an original.
- c) **Entire Agreement.** This 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. This Agreement must not be modified, amended or in any way altered except by an instrument in writing signed by both of the parties.
- d) **Governing Law.** This 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.

- e) **No Waiver.** The waiver by either party of any breach of this Agreement will not constitute a waiver as to any succeeding breach.
- f) **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 Authorized Commission Representative and the Executive Director, if appropriate, or to Owner's Representative 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 Owner's Representative 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.
- g) **Non-liability of Public Officials.** No Commission board member, employee, officer, or official is personally liable to Owner's Representative or its Subcontractors, and Owner's Representative 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 Owner's Representative or its Subcontractors under this Agreement.
- h) **Severability.** If any provision of this Agreement is held to be invalid or unenforceable by a court of competent jurisdiction, such provision will be severed from this Agreement and such invalidity or unenforceability will not affect any other provision of this 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.
- i) **Successors and Assigns.** Except as otherwise provided in this Agreement, this Agreement is binding upon and inures to the benefit of each of the parties to this Agreement and their respective successors and assigns.
- j) **Non-appropriation of Funds.** If funds have not been appropriated in full or in part, the Commission has the right to terminate this Agreement.

SCHEDULES FOLLOW.

Distribute meeting schedules to the Project Team members.

- A.1.5 Conduct the Weekly Meetings with the Project Team. At a minimum, review the Project Schedule, Project Budget Spreadsheet, submittals, scope changes, requests for information, outstanding bulletins, pending issues and field problems. Take and distribute the minutes to the Project Team and all parties in attendance within 5 days of the meeting.
- A.1.6 Develop a specific Quality Assurance (QA) plan for Project implementation. Maintain the QA plan throughout the duration of the Project.
- A.1.7 Consult with the Commission and the Project Team regarding the Project's program, goals, and requirements and issues which impact the constructability and feasibility of the Project.
- A.1.8 As directed by the Commission, monitor all Project activities for congruence with the Project Schedule, Project Budget Spreadsheet and the procedures developed for the Project. Report deviations, deficiencies and actions taken to the Commission at the Weekly Meeting and earlier as appropriate. Project activities include site preparation, underground utility installation and Project close out.
- A.1.9 Conduct site observations of the General Contractor's work for congruence with the Project Schedule, Project Budget Spreadsheet, requirements of the Contract Documents and the procedures developed for the Project. Review the supervision, personnel, and equipment of the General Contractor and the availability of materials and supplies necessary for the Project. Direct that action be taken to remediate deficiencies and report all deficiencies and actions taken to the Commission at the Weekly Meeting or earlier as appropriate.
- A.1.10 Maintain detailed Project activity logs including weather data, visitor information, a summary of work performed, status of all Change Order Time and Materials work, materials received, safety incidents, open issues, etc. Provide copies of the above documentation to the Commission at the Weekly Meeting or as required.
- A.1.11 Establish CPM milestone dates with the approval of the Commission. Conduct a comprehensive analysis of the Project. Identify all elements, including long lead time items that will affect the Project Schedule. Summarize the findings and make recommendations that will facilitate construction and procurement activities and may reduce the overall construction duration in a report to the Commission. Include:
- a description of the Project,
 - the Project Schedule,
 - the Project Budget Spreadsheet, and
 - site logistics.
- A.1.12 Conduct conferences at the direction of the Commission. Prepare conference minutes and distribute to all parties in attendance within 5 days.
- A.1.13 Review and provide comments on the Contract Documents in the bid package.
- A.1.14 Prepare and issue Notice of Bid Opportunity letters as directed by the Commission.

- A.1.15 Prepare an evaluation and recommendation for each contractor award as directed by the Commission and submit in a timely manner to the Commission.
- A.1.16 Engage Subcontractors for material testing, inspection and environmental services, or other services with the approval of the Commission. Review all testing required by the technical sections of the specifications and applicable codes and regulations for compliance with the Contract Documents. Coordinate all testing required by the Contract Documents.
- A.1.17 Monitor the LEED² certification process and log the LEED documentation at the time it is submitted. Coordinate the LEED activities of the Project Team to facilitate LEED certification. Compare the LEED certification process to the schedule and report to the Commission at the Weekly Meetings.
- A.1.18 Monitor the progress of the Design Team, compare to the Project Schedule and report all items that may impact the Project and Project Schedule, including availability and price of materials and jurisdictional disputes to the Commission at the Weekly Meetings.
- A.1.19 Establish and maintain, available to the Commission, a complete library of all Contract Documents, addenda, bulletins, scope changes, approved shop drawings and material samples.
- A.1.20 Monitor and implement the flow of all documents and materials for proper sequence of approvals so as not to delay the progress of the work.
- A.1.21 Prepare a monthly report containing the following:
- A.1.21.1 Executive Summary - include a summary of financial status, highlights of major events and a schedule summary.
 - A.1.21.2 Status of Construction - summarize Project construction activities, including current anticipated start and completion dates by Project elements.
 - A.1.21.3 Outstanding Items - include items to be completed by the Owner's Representative, the design team members, the Commission, User and General Contractor.
 - A.1.21.4 Purchasing Activity - detail current status of materials procurement based upon information received from the General Contractor.
 - A.1.21.5 Budget Status Report - include:
 - a summary of anticipated costs
 - a description of scope changes that are approved, pending, and/or anticipated
 - a detailed reconciliation of the Current Budget compared with the

² Leadership in Energy and Environmental Design

Original Budget

- an analysis of each Current Variance shown for any general ledger line item on the Project Budget Spreadsheet
- a 90-day, revolving cash flow analysis of the Project, with a “look-ahead” plan for the following period.

A.1.21.6 Project Schedule Report - include:

- a comparison of the General Contractor’s baseline and updated construction schedules to the individual General Contract milestone dates,
- an updated Project Schedule, reflecting the updated construction schedule and the effect on the CPM milestones,
- a statement indicating Project status in terms of schedule.
- recommendations to the Commission to remedy schedule slippage and/or schedule conflicts.

A.1.21.7 Progress Photographs - incorporate progress photographs provided by the General Contractor.

A.1.21.8 Anticipated Project Activity - indicate, in narrative form, the activities of the Project in the upcoming month, actions to be taken during that period, open issues, and any scheduled governing agency reviews/ approvals, etc.

A.1.21.9 Other - include such additional or revised information as shall be required by the Commission.

A.1.22 Coordinate the inspection for permits and licenses between appropriate parties. Assist the General Contractor as needed to expedite approvals for permits and licenses. Coordinate payment of fees and resolution of open issues between the General Contractor and federal, state and local agencies for such permits and licenses.

A.1.23 Assemble all required permits, licenses, and certificates received from the General Contractor and arrange delivery of such documents to the Commission

A.1.24 Establish specific review and approval procedures for processing payment requests from the General Contractor. Within 5 days of receipt of the “pencil draw” payment requests, meet with the General Contractor, Architect and Commission to reconcile these payment requests with the work performed by the General Contractor. Within 2 days of receipt of corrected payment requests from the General Contractor, verify that the corrected payment requests accurately represent the agreement reached by the General Contractor, the Architect and the Commission and submit these corrected and verified payment requests with a recommendation for their payment to the Commission within 2 days of receipt.

A.1.25 Receive and review all change order requests from the General Contractor. Review unit prices, time and material changes and similar items. Submit recommendations to the Commission for approval.

A.1.26 Review all scope changes proposed by the Commission, the User Agency, and/or design

team and make recommendations regarding practicality, costs, effect on completion schedule and risk to the Project.

- A.1.27 Monitor requests for change orders required by field conditions and other unforeseen conditions and submit such requests to the Commission for approval prior to instituting any changes to the requirements of the Contract Documents.
- A.1.28 Monitor implementation of all scope changes during construction to ensure compliance with approved revisions. Report any deviations to the Commission at the Weekly Meetings or earlier as appropriate.
- A.1.29 Implement the Commission's procedures for processing scope changes, including applications for extensions of time.
- A.1.30 In the event that the interpretation of the meaning and intent of the Contract Documents becomes necessary during construction, obtain the Architect's interpretation in writing and transmit such information to the General Contractor and to the Commission.
- A.1.31 Prepare specific guidelines to efficiently manage the close-out process of specific Subcontractor activities and to expedite the release of Subcontractor retainage upon completion of their scope of work.
- A.1.32 Coordinate the procurement, delivery, and installation of specific Project elements as directed by the Commission. Project elements may include Furniture Fixtures & Equipment and final cleaning requirements.
- A.1.33 Prepare specific close-out procedures to ensure close-out of the Project within 90 days of completion of the punch-list by the General Contractor. Create and maintain a Project closeout log to track all closeout items and requirements.
- A.1.34 Participate in the preparation of the punchlists by the Project Team. Use a copy of the punchlist provided by the Architect to monitor the progress of the General Contractor toward punch list completion. Report the status of the items on the punchlist to the Commission at the Weekly Meeting.
- A.1.35 Deliver the letter of Substantial Completion as prepared by the Architect to the Commission and the User Agency.
- A.1.36 Coordinate equipment and systems training sessions for User Agency personnel between the General Contractor and the User Agency. Make recommendations to withhold payments to the General Contractor as determined by the value of any uncorrected and/or deficient work.
- A.1.37 Coordinate all occupancy permit inspections by City officials with the appropriate representatives, including the User Agency, the General Contractor, the Architect, and the Commission.
- A.1.38 Conduct a comprehensive final inspection of the Project to verify that the materials furnished and work performed are in accordance with the Contract Documents and

report the results to the Commission at the following weekly meeting.

A.1.39 Expedite the preparation of "as-built" drawings and operations and maintenance manuals for the Project in accordance with the specifications. Summarize the updates and identify any deficiencies on the "as-built" drawings received from the General Contractor. Submit written recommendations to the Commission for acceptance of the "as-built" drawings or for correction of deficiencies by the General Contractor. Upon reconciliation of any deficiencies, and after review and approval by the Commission, submit final "as-built" documents to the Commission upon completion of the Project.

A.1.40 Assemble and deliver to the Commission all guarantees, warranties, operating and maintenance manuals required by the Contract Documents.

A.2 ADDITIONAL SERVICES

A.2.1 Provide such additional Services as required by the Commission.

SCHEDULE B

**NEW POLICE STATION - PD-007
1400 WEST 63RD STREET
CHICAGO POLICE DEPARTMENT
CHICAGO, ILLINOIS 60636**

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**SCHEDULE C
COMPENSATION OF OWNER'S REPRESENTATIVE**

**NEW POLICE STATION - PD-007
1400 WEST 63RD STREET
CHICAGO POLICE DEPARTMENT
CHICAGO, ILLINOIS 60636**

C.1 MAXIMUM COMPENSATION.

The Commission will pay the Owner's Representative for its services a Lump Sum Fee ("Fee") of \$504,623.00 without a written amendment to this Agreement, with the exception of Commission-approved Subcontractor fees and mark-up (ref. C.2.1.3.). The Fee will, in the absence of a change in scope of the Project by the Commission or the issuance of Commission-originated additive change orders constitutes the Owner's Representative's full fee for Basic Services. The fee will be allocated follows:

PRE-CONSTRUCTION

Phase I- Site Work	0%
Phase II- General Construction	20%

CONSTRUCTION

Phase I- Site Work	10%
Phase II- General Construction	55%

PROJECT CLOSE-OUT

Phase I- Site Work	5%
Phase II- General Construction	10%

- C.1.1 The Owners Representative's fee will include consultant's profit, overhead, general conditions, and all items not specifically identified as Reimbursable Expenses.

C.2 METHOD OF COMPENSATION

- C.2.1 **Labor.** The Commission will compensate the Owner's Representative for all labor required for the performance of the Services at rates equal to the straight hourly rates for approved Project personnel times a multiplier as compensation for all direct personnel expenses (Salary adds, benefits, applicable taxes, etc.), overhead and profit (the "Labor Multiplier").

C.2.1.1 **Labor Multiplier.** The Commission and Owner's Representative have agreed that Labor Multiplier for Owner's Representative and for each Subcontractor is 2.4.

C.2.1.2 **Hourly Rates for Owner's Representative and Subcontractor Personnel.** All Owner's Representative and Subcontractor personnel and the hourly rate billable for each are subject to the prior approval of the Commission.

Hourly Rates for Owner's Representative personnel are provided in the following Table:

Position Title	Maximum Hourly Payroll Rate (Rate without Multiplier)	Maximum Hourly Payroll Rate (Rate without Multiplier)	Maximum Hourly Payroll Rate (Rate without Multiplier)
	2006	2007	2008
Project Executive	\$62.50	\$62.50	\$62.50
Senior Project Manager	\$45.83	\$47.92	\$50.00
Project Manager	\$32.08	\$33.75	\$35.42
Scheduling	\$41.67	\$43.75	\$45.83
Secretarial/ Administrative	\$16.67	\$17.50	\$18.33

C.2.1.3 Mark-up on Subcontractor Costs. With regard to fees of Subcontractors acting as consultants, the Owner's Representative may be reimbursed for actual cost of such Subcontractors plus an additional 2% mark-up.

C.2.1.4 Premium on Overtime. To the extent that Owner's Representative (or any Subcontractor) pays its employees a premium in excess of its hourly rates for overtime spent performing the Services, the cost of the premium will be treated as a Direct Cost (see "Project Reimbursable Expenses", below), which will not be treated as a labor cost and which will not be subject to the application of the Labor Multiplier. Any such overtime must be in accordance with Owner's Representative's (or Subcontractor's) policies, which are subject to approval by the Commission.

C.2.2 Project Reimbursable Expenses ("Direct Costs"). Owner's Representative will be reimbursed for certain expenses incurred in the satisfactory performance of the Services. Allowable Direct Costs consist of and are limited to expenses not provided for elsewhere which have been paid for or incurred by Owner's Representative (or Subcontractor) in connection with the Services and subject to the limitations set forth below. Any expenditure in excess of \$5,000.00, which qualifies as a Direct Cost will require prior written approval of the Commission. Owner's Representative will not break down an expense, which would otherwise be greater than \$5,000.00 in order to avoid this approval requirement. Other Direct Costs will include the following:

C.2.2.1 Drawings, Printing and Reproduction Costs. The costs of all printing, binding and reproduction related only to the production of submittals to the Commission.

C.2.2.2 Long Distance Telephone, Facsimile and Shipping costs. Long distance

telephone calls, fax transmissions, postage, messengers, and overnight delivery costs.

C.2.2.3 **Travel and Related Expenses.** Whenever out of town travel is necessary in the performance of Services, Owner's Representative will obtain prior written approval from the Commission for expenses related to travel into or out of the City. All such expenses will conform to the Commission's travel reimbursement guidelines.

C.2.2.4 **Miscellaneous.** Any other costs or expenses by Owner's Representative (or Subcontractor) as reasonable and necessary for the satisfactory performance of the Services and allowable and directly allocable to the Services, including site work, utilities and material testing.

C.2.3 Costs of these reimbursable expenses are on a not to exceed basis of \$35,000.

C.3 METHOD OF PAYMENT

C.3.1 **Invoices.** Once each month, Owner's Representative will submit to the Commission an invoice for Services performed during the preceding month. Each invoice must be supported with such reasonable detail and supported by such data as the Commission may require, including detail and data related to Subcontractor costs. In accordance with the terms of this Agreement, Owner's Representative 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 the reasons for such variances.

C.3.2 **Payment.** Payment will be processed within 30 days after Commission receives an acceptable invoice from Owner's Representative.

C.3.3 **Invoice Disputes.** If the Commission disputes certain items in Owner's Representative's invoices, the amount not disputed will be paid in full. The amount in question must be resolved in accordance with the Disputes provisions of this Agreement.

**SCHEDULE D
INSURANCE REQUIREMENTS**

**NEW POLICE STATION - PD-007
1400 WEST 63RD STREET**

BRADSHAW CONSTRUCTION AND MANAGEMENT, INC.

The Owner's Representative must provide and maintain at their own expense, until expiration of this Agreement and during the time period following expiration if they are required to return and perform any additional work, the minimum insurance coverages and requirements specified below, insuring all operations related to this Agreement.

D.1 INSURANCE TO BE PROVIDED

D.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 this Agreement and Employers Liability coverage with limits of not less than \$500,000 each accident or illness.

D.1.2 Commercial General Liability (Primary and Umbrella)

Commercial General Liability Insurance or equivalent with limits of not less than \$2,000,000 per occurrence for bodily injury, personal injury, and property damage liability. Coverage must include the following: All premises and operations, products/completed operations, separation of insureds, defense, and contractual liability (with no limitation endorsement). The Public Building Commission and the 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 Owner's Representative must maintain limits of not less than \$1,000,000 per occurrence with the same terms herein.

D.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 Owner's Representative must provide Automobile Liability Insurance, with limits of not less than \$2,000,000 per occurrence for bodily injury and property damage. The Public Building Commission of Chicago and the City of Chicago must be named as additional insureds on a primary, non-contributory basis.

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

D.1.4 Professional Liability

When Owner's Representative performs work in connection with this Agreement, Professional Liability Insurance covering acts, errors, or omissions must be maintained with limits of not less than \$2,000,000. Coverage must include contractual liability. When policies are renewed or replaced, the policy retroactive date must coincide with, or precede the, start of work on this Agreement. A claims-made policy, which is not renewed or replaced, must have an extended reporting period of 2 years.

Subcontractors performing work for Owner's Representative must maintain limits of not less than \$1,000,000 per occurrence with the same terms herein

D.1.5 Property

The Owner's Representative is responsible for all loss or damage to Commission and/or City of Chicago property at full replacement cost when caused by the scope of their contract. The Owner's Representative 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 Owner's Representative.

D.1.6 Valuable Papers

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

D.2 ADDITIONAL REQUIREMENTS

D.2.1 The Owner's Representative 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 the coverages have an expiration or renewal date occurring during the term of this Agreement. The Owner's Representative must submit evidence of insurance to the Commission before award of Agreement. The receipt of any certificate does not constitute agreement by the Commission that the insurance requirements in this 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 Owner's Representative is not a waiver by the Commission of any requirements for the Owner's Representative to obtain and maintain the specified coverages. The Owner's Representative will advise all insurers of this Agreement provisions regarding insurance. Non-conforming insurance does not relieve Owner's Representative of the obligation to provide insurance as specified in this Agreement. Nonfulfillment of the insurance conditions may constitute a violation of this Agreement, and the Commission retains the right to stop work until proper evidence of insurance is provided, or this Agreement may be terminated.

D.2.2 The Commission reserves the right to obtain copies of insurance policies and records from the Owner's Representative and/or its Subcontractors at any time upon written request.

D.2.3 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.

D.2.4 Any deductibles or self-insured retentions on referenced insurance coverages must be borne by Owner's Representative.

D.2.5 The Owner's Representative agrees that insurers waive their rights of subrogation against the Commission and the City of Chicago, their respective Board members, employees, elected and appointed officials, and representatives.

D.2.6 The coverage and limits furnished by Owner's Representative in no way limit the Owner's Representative's liabilities and responsibilities specified within this Agreement or by law.

D.2.7 Any insurance or self-insurance programs maintained by the Commission and the City of Chicago do not contribute with insurance provided by the Owner's Representative under this Agreement.

D.2.8 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 this Agreement given as a matter of law.

D.2.9 The Owner's Representative must require all its Subcontractors to provide the insurance required in this Agreement, or Owner's Representative may provide the coverage for its Subcontractors. All its Subcontractors are subject to the same insurance requirements of Owner's Representative unless otherwise specified in this Agreement.

D.2.10 If Owner's Representative or its Subcontractors desires additional coverage, the party desiring the additional coverage is responsible for the acquisition and cost.

D.3. RISK MANAGEMENT

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

**SCHEDULE E
KEY PERSONNEL**

**NEW POLICE STATION - PD-007
1400 WEST 63RD STREET
CHICAGO POLICE DEPARTMENT
CHICAGO, ILLINOIS 60636**

CLASSIFICATION	TITLE	NAME	FIRM
Document Control	Project Executive	Mike Witte Joseph Donnel	R.M. Chin & Associates, Inc.
Project Manager	Project Manager Scheduler	Mike Khan	Bradshaw Construction & Management, Inc.
Schedule Analysis		Susan Nelson	Autumn Construction Services

**EXHIBIT A
DISCLOSURE OF RETAINED PARTIES**

**NEW POLICE STATION - PD-007
1400 WEST 63RD STREET
CHICAGO POLICE DEPARTMENT
CHICAGO, ILLINOIS 60636**

**(COMMISSION'S DISCLOSURE OF RETAINED PARTIES FORM
EXECUTED BY OWNER'S REPRESENTATIVE FOLLOWS THIS PAGE.)**

DISCLOSURE OF RETAINED PARTIES

A. Definitions and Disclosure Requirements

1. As used in this Agreement, "Contractor" means a person or entity who has any contract or lease with the Public Building Commission of Chicago ("Commission").
2. Commission contracts and/or qualification submittals must be accompanied by a disclosure statement providing certain information about attorneys, lobbyists, consultants, subcontractors, and other persons whom the Contractor has retained or expects to retain with respect to the contract or lease. In particular, the Contractor 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 Contractor is not required to disclose employees who are paid solely through the Contractor'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. Certifications

Contractor hereby certifies as follows:

1. This Disclosure relates to the following transaction: Owner's Representative Services for New Police Station - PD-007
Description or goods or services to be provided under Contract: # PS1028
2. Full Legal Name of Contractor: Bradshaw Construction & Management, Inc.
3. EACH AND EVERY attorney, lobbyist, accountant, consultant, subcontractor, or other person retained or anticipated to be retained by the Contractor with respect to or in connection with the contract or lease is listed below. Attach additional pages if necessary. NOTE: You must include information about certified MBE/WBEs you have retained or anticipate retaining, even if you have already provided that information elsewhere in the contract documents.

Retained Parties:


Name	Business Address	Relationship (Attorney, Lobbyist, Subcontractor, etc.)	Fees (indicate whether paid or estimated)
RM Chin & Assoc.	401 N. Michigan Chicago, IL 60611	Subconsultant	\$151,500 estimated
Autumn Construction	1p 481 Seminate Winfield, IL 60190	Subconsultant	\$25,100 estimated

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

4. The Contractor certifies that it understands and agrees as follows:
 1. The information provided in this Disclosure of Retained Parties is a material inducement to the Commission to execute the contract or other action with respect to which this Disclosure of Retained Parties form is being certified, and the Commission may rely on the information provided in it. Furthermore, if the Commission determines that any information provided in it is false, incomplete, or inaccurate, the Commission may at its sole option terminate the contract or other transaction, and may terminate the Contractor's participation in the contract or other transactions with the Commission.
 2. If the Contractor is uncertain whether a disclosure is required under this Disclosure of Retained Parties, Contractor must either ask the Commission's Representative or his or her manager at the Commission whether disclosure is required, or make the disclosure.

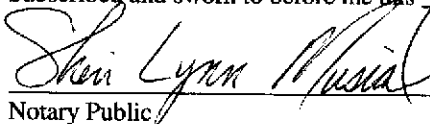
3. This Disclosure of Retained Parties form, some or all of the information provided in it, and any attachments may be made available to the public on the Internet, in response to a Freedom of Information Act request, or otherwise. The Contractor waives and releases any possible rights or claims it may 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 Contractor and that the information disclosed herein is true and complete.

Signature:  Date: 12/15/2006
John H. Bradshaw President
Name (Type or Print) Title

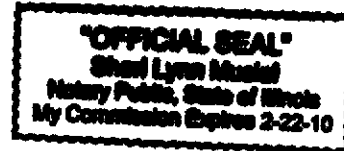
County of Cook
State of Illinois

Subscribed and sworn to before me this 5th day of 12 20 06


Notary Public

My commission expires:

Notary Seal:



OFFICIAL SEAL
State of Florida
Notary Public, State of Florida
My Commission Expires 5-25-10

**EXHIBIT B
DISCLOSURE AFFIDAVIT**

**NEW POLICE STATION - PD-007
1400 WEST 63RD STREET
CHICAGO POLICE DEPARTMENT
CHICAGO, ILLINOIS 60636**

(COMMISSION'S DISCLOSURE AFFIDAVIT FORM

EXECUTED BY OWNER'S REPRESENTATIVE FOLLOWS THIS PAGE.)

DISCLOSURE AFFIDAVIT

Name: Bradshaw Construction and Management, Inc.

Address: 19950 Governors Highway, Suite 200, Olympia Fields, IL 60461

Telephone No.: 708-283-2200

Federal Employer I.D. #: 36-4293765 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 John H. Bradshaw as President
(Name) (Title)

and on behalf of Bradshaw Construction and Management, Inc.
("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 or contractors shall provide the following information with their bid or 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

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

Names of all officers of corporation or LLC (or attach list):		Names of all directors of corporation (or attach list):	
Name (Print or Type)	Title (Print or Type)	Name (Print or Type)	Title (Print or Type)
<u>John H. Bradshaw</u>	<u>President</u>	<u>John H. Bradshaw</u>	<u>Director</u>
_____	_____	_____	_____
_____	_____	_____	_____

d. If the corporation has fewer than 100 shareholders indicate here or attach a list of names and addresses of all shareholders and the percentage interest of each.

Name (Print or Type)	Address	Ownership Interest
John H. Bradshaw	19950 Governors Highway, Suite 200 Olympia Fields, FL 60461	100%
_____	_____	_____ %
_____	_____	_____ %

e. If the corporation has 100 or more shareholders, 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
N/A	_____	_____ %
_____	_____	_____ %
_____	_____	_____ %

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

N/A _____

g. For LLC's identify each member

Name (Print or Type)	Address	Ownership Interest
N/A	_____	_____ %
_____	_____	_____ %
_____	_____	_____ %

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

If "yes" provide the above information, as applicable, for each such corporation or entity.

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).

Name of Partners (Print or Type)	Percentage Interest
N/A	_____ %
_____	_____ %
_____	_____ %

SECTION 3. SOLE PROPRIETORSHIP - N/A

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 [X]

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)

N/A

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)

<u>N/A</u>	_____
_____	_____
_____	_____

SECTION 4. LAND TRUSTS, BUSINESS TRUSTS, ESTATES & OTHER ENTITIES - N/A

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.

Name(s)

Address(es)

<u>N/A</u>	_____
_____	_____
_____	_____

SECTION 5. NOT-FOR-PROFIT CORPORATIONS - N/A

a. State of incorporation N/A

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

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

N/A			

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 subcontractor to be used in the performance of this contract, or any affiliated entities of the Contractor or any such subcontractor, or any responsible official thereof, or any other official, agent or employee of the Contractor, any such subcontractor or 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 or if a subcontractor or subcontractor's affiliated entity during a period of three years prior to the date of award of the subcontract:

- 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
- 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 judgment 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.

B. SUBCONTRACTOR

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, certifications substantially in the form of Section 1 of this Disclosure Affidavit. Based on such 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.

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.

N/A

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/FEES

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.

N/A

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. ANTI-COLLUSION

The Contractor, its agents, officers or employees have not directly or indirectly entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free competitive bidding in connection with this proposal or contract. Failure to attest to this section as part of the bid will make the bid non-responsive and not eligible for award consideration.

F. 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).

G. 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.

N/A

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.

III. 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:

N/A

(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.

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.

IV. CERTIFICATION OF COURT-ORDERED CHILD SUPPORT COMPLIANCE

For purpose of this Section IV, "SUBSTANTIAL OWNER" means any person who owns or holds a ten percent (10%) or more percentage of interest in the Contractor. If the Contractor is an individual or sole proprietorship, substantial owner means that individual or sole proprietorship. Percentage of interest includes direct, indirect and beneficial interests in the Contractor. Indirect or beneficial interest means that an interest in the Contractor is held by a corporation, joint venture, trust, partnership, association, state or other legal entity in which the individual holds an interest or by agent(s) or nominee(s) on behalf of an individual or entity. For example, if Corporation B holds or owns a twenty percent (20%) interest in Contractor, and an individual or entity has a fifty percent (50%) or more percentage of interest in Corporation B, then such individual or entity indirectly has a ten (10%) or percentage of interest in the Contractor. In this case, the response to this Section IV, must cover such individual(s) or entity. If Corporation B is held by another entity, then this analysis similarly must be applied to that next entity.

If Contractor's response in this Section IV is 1 or 2, then all of the Contractor's Substantial Owners must remain in compliance with any such child support obligations (1) throughout the term of the contract and any extensions thereof; or (2) until the performance of the contract is completed, as applicable. Failure of Contractor's Substantial Owners to remain in compliance with their child support obligations in the manner set forth in either 1 or 2 constitutes an event of default.

Check one:

1. No Substantial Owner has been declared in arrearage on his or her child support obligations by the Circuit Court of Cook County or by another Illinois court of competent jurisdiction.
2. The Circuit Court of Cook County or another Illinois court of competent jurisdiction has issued an order declaring one or more Substantial Owners in arrearage on their child support obligations. All such Substantial Owners, however, have entered into court-approved agreements for the payment of all such child support owed, and all such Substantial Owners are in compliance with such agreements.
3. The Circuit Court of Cook County or another Illinois court of competent jurisdiction has issued an order declaring one or more Substantial Owners in arrearage on their child support obligations and: (1) at least one such Substantial Owner has not entered into a court-approved agreement for the payment of all such child support for the payment of all such child support owed; or both (1) and (2).
4. There are no Substantial Owners.

V. 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.

VI. 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.

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; identify 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 noncollusive 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.*) 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 (10) the Illinois Environmental Protection Act (415 ILCS 5/1 through 5/56.6).

John H. Bradshaw
Signature of Authorized Officer

John H. Bradshaw
Name of Authorized Officer (Print or Type)

President
Title

708-283-2200
Telephone Number

State of Illinois

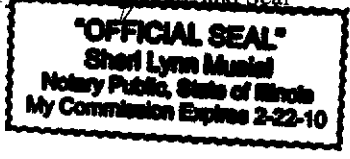
County of Cook

Signed and sworn to before me on this 5th day of 12, 2006 by

John H. Bradshaw (Name) as President (Title) of

Bradshaw Construction & Management, Inc. (Bidder, Proposer or Contractor)

Sheri Lynn Musial
Notary Public Signature and Seal



OFFICIAL SEAL
Shari Lynn Austin
Notary Public, State of Illinois
My Commission Expires 3-31-10

**SCHEDULE D - Affidavit of General Contractor Regarding MBE/WBE Participation
(1 of 2)**

Name of Project: New Police Station PD-007

Contract Number: PS1028

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

Bradshaw Construction + Management, Inc.

Name of General Contractor
whose address is

19950 Governors Highway, Suite 200

in the City of Olympia Fields, State of Illinois

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 A, 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
<u>R.M. Chin + Associates</u>	<u>Document Quality Control Management</u>	<u>\$ 151,500</u>	<u>\$</u>
<u>Autumn Construction Services</u>	<u>Schedule Analysis + Reporting</u>	<u>\$</u>	<u>\$ 25,100</u>
<u>Bradshaw Construction + Mgmt</u>	<u>Project Management</u>	<u>\$ 328,023</u>	<u>\$</u>
		<u>\$</u>	<u>\$</u>
		<u>\$</u>	<u>\$</u>
		<u>\$</u>	<u>\$</u>
Total Net MBE/WBE Credit		<u>\$ 479,523</u>	<u>\$ 25,100</u>
Percent of Base Bid		<u>95%</u>	<u>5%</u>

The Vendor 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.

SCHEDULE D - Affidavit of General Contractor 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 Contractor 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:

Bradshaw Construction & Management

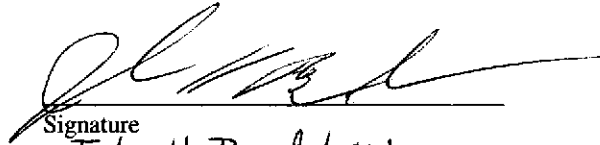
Name of Contractor (Print)

12/15/2006

Date

708-283-2200

Phone



Signature

John H. Bradshaw

Name (Print)

IF APPLICABLE:

By:

Joint Venture Partner (Print)

Date

Phone/FAX

Signature

Name (Print)

MBE ___ WBE ___ Non-MBE/WBE ___



City of Chicago
Richard M. Daley, Mayor

Department of
Procurement Services

Barbara A. Lumpkin
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>

July 12, 2006

John Bradshaw, President
Bradshaw Construction and Management, Inc.
19950 Governors Highway, Suite 200
Olympia Fields, Illinois 60461

Dear Mr. Bradshaw:

The City of Chicago Department of Procurement Services ("Department") has undertaken an evaluation of procurement policies and procedures including those utilized within the M/WBE and DBE certification unit. In light of this evaluation and in anticipation of streamlining our procedures, the Department extends your MBE certification **until April 1, 2007.**

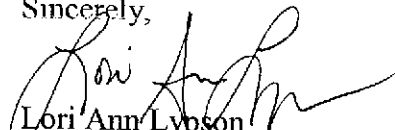
The Department may request additional information from you prior to the expiration of the courtesy period. This information will assist us in making a determination on the recertification of your company. You will receive additional information from the Department in the coming days.

As you know, your firm's participation on contracts will be credited only toward MBE in the following specialty area(s):

Construction Management; Leasing and Property Management

If you have any questions, please contact our office at 312-742-0766.

Sincerely,


Lori Ann Lypson
Deputy Procurement Officer

mck



SCHEDULE C-1

Letter of Intent from MBE/WBE to Perform as Subcontractor, Supplier and/or Consultant

Name of Project/Contract: 7th District Police
Specification Number: _____ Station

From: R.M. Chin & Associates, Inc. MBE: Yes No
(Name of MBE/WBE Firm) WBE: Yes No

To: Bradshaw Construction & Management, Inc. and the City of Chicago:
(Name of Prime Contractor - Bidder/Proposer)

The undersigned intends to perform work in connection with the above projects as a:

Sole Proprietor Corporation
 Partnership Joint Venture

The MBE/WBE status of the undersigned is confirmed by the attached letter of Certification from the City of Chicago effective date of June 1, 2002 to June 1, 2007 for a period of five years.

The undersigned is prepared to provide the following described services or supply the following described goods in connection with the above named project/contract:


Document Quality Control and Management

The above described performance is offered for the following price and described terms of payment:

\$151,500.00 Payment Monthly

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

The undersigned will enter into a formal written agreement for the above work with you as a Prime Contractor, conditioned upon your execution of a contract with the City of Chicago, and will do so within (3) three working days of receipt of a signed contract from the City of Chicago.


(Signature of Owner or Authorized Agent)

Michael Witte/Sr. V.P.

Name/Title (Print)

11/8/06

Date

312-595-2000

Phone

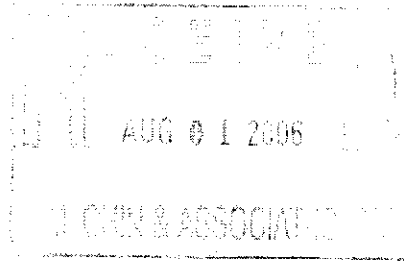


City of Chicago
Richard M. Daley, Mayor

Department of
Procurement Services

Barbara A. Lumpkin
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>



July 25, 2006

Raymond Chin, President
R. M. Chin & Associates, Inc.
401 N. Michigan Ave. - Suite 2900
Chicago, Illinois 60611

Dear Mr. Chin:

The City of Chicago Department of Procurement Services ("Department") has undertaken an evaluation of procurement policies and procedures including those utilized within the M/WBE and DBE certification unit. In light of this evaluation and in anticipation of streamlining our procedures, the Department extends your **MBE certification until June 1, 2007**.

The Department may request additional information from you prior to the expiration of the courtesy period. This information will assist us in making a determination on the recertification of your company. You will receive additional information from the Department in the coming days.

As you know, your firm's participation on contracts will be credited only toward **MBE** in the following specialty area(s):

**Engineering Services; Programs, Projects and Construction Management;
Real Estate Development; Environmental Abatement Services**

If you have any questions, please contact our office at 312-742-0766.

Sincerely,

Lori Ann Lypson
Deputy Procurement Officer

mck



**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:
None

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:

Autumn Construction Services, Inc.

Name of MBE/WBE Firm (Print)

November 20, 2006

Date

630-588-9585

Phone

Susan Nelson

Signature

Susan Nelson

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

Barbara A. Lumpkin
Chief Procurement Officer

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

July 18, 2006

Susan Nelson, President
Autumn Construction Services, Inc.
1 N 481 Seminole Lane
Winfield, Illinois 60190

Dear Ms. Nelson:

The City of Chicago Department of Procurement Services ("Department") has undertaken an evaluation of procurement policies and procedures including those utilized within the M/WBE and DBE certification unit. In light of this evaluation and in anticipation of streamlining our procedures, the Department extends your **WBE certification until April 1, 2007.**

The Department may request additional information from you prior to the expiration of the courtesy period. This information will assist us in making a determination on the recertification of your company. You will receive additional information from the Department in the coming days.

As you know, your firm's participation on contracts will be credited only toward **WBE** in the following specialty area(s):

**Mechanical Systems and Construction Consulting;
Project Management; Programs Management;
Construction Management**

If you have any questions, please contact our office at 312-742-0766.

Sincerely,

Lori Ann Lypson
Deputy Procurement Officer

mck



**EXHIBIT C
POLICIES CONCERNING MBE AND WBE**

**NEW POLICE STATION - PD-007
1400 WEST 63RD STREET
CHICAGO POLICE DEPARTMENT
CHICAGO, ILLINOIS 60636**

**(COMMISSION'S RESOLUTION CONCERNING PARTICIPATION
OF
MINORITY BUSINESS ENTERPRISES
AND
WOMEN BUSINESS ENTERPRISES**

OCTOBER 1, 2004.)