

**LEASE AGREEMENT
CHARTER SCHOOL
(Gladstone School Building)**

THIS LEASE AGREEMENT ("Lease") is effective as of the date written on the signature page of this Lease (the "Effective Date"), and is entered into by and between the **BOARD OF EDUCATION OF THE CITY OF CHICAGO**, a body politic and corporate ("Landlord") and **NOBLE NETWORK OF CHARTER SCHOOLS**, an Illinois not for profit corporation ("Tenant").

RECITALS:

- A. Landlord is the owner of the Gladstone School, located at 1231 S. Damen, Chicago, Illinois (the "School").
- B. Landlord desires to lease the land and all of the School building (the "Premises") to Tenant and Tenant desires to so rent the Premises from Landlord for a charter school campus and related educational and community programs, and for no other purposes (the "Use").

NOW THEREFORE, in consideration of the foregoing Recitals, which are incorporated herein as though set forth in full and for other good and valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **CHARTER SCHOOL AGREEMENT.** Landlord and Tenant entered into that certain Charter School Agreement pursuant to which Tenant was granted a charter for the purpose of operating a charter campus ("Charter School Agreement"). The Charter School Agreement is, by this reference, incorporated in this Lease and made a part hereof as if stated in its entirety.

2. **GRANT/TERM.** Landlord hereby leases the Premises to Tenant, upon the terms and conditions hereinafter set forth, for a term commencing on the Effective Date and ending on June 30, 2014 (the "Term"). Notwithstanding the foregoing, if the charter under Tenant's Charter School Agreement is terminated or not renewed for any reason, or if the Tenant otherwise ceases to operate the Premises for the Use, this Lease shall terminate on: (i) the date said charter is terminated or not renewed; or (ii) the date Tenant ceases to operate in accordance with the terms of this Lease.

3. **RENT.** In consideration of the leasing of the Premises as set forth above, Tenant covenants and agrees to pay to the Landlord, as rent for the Premises, the sum of One Dollar (\$1.00) per year.

4. **OPERATING EXPENSES AND ALLOCATION OF RESPONSIBILITY.** The term "Operating Expenses" means all of the expenses, costs and disbursements of every kind or character incurred in the management, operation and maintenance of the School (except for the "Capital Expenses", as hereinafter defined, which shall be the sole responsibility of the Landlord) including, but not limited to the following: life safety system inspections and certifications, food services (Note: If the Board provides food services, the Board shall have the right, in its sole and exclusive discretion, to provide either warming kitchen facilities or full kitchen facilities to the Tenant), security, custodial/janitorial, engineer, building operations & maintenance, grounds keeping, utilities, and information technology (collectively, "Operating Services").

During the Term, Tenant shall be the sole occupant of the Premises, and shall have the following options: (a) to directly procure all Operating Services from third parties, other than Landlord; or (b) to elect to procure some or all of its Operating Services from the Landlord at Landlord's current rates and in accordance with Landlord's procedures.

A list of Operating Services provided by Landlord, and the costs of such Operating Services, shall be provided to Tenant prior to execution of this Lease. If Tenant desires to procure any such Operating Services from Landlord,

Tenant shall make such election on the Facility Services Request form provided by Landlord (a copy of which is attached hereto as Exhibit A and, by this reference, made a part hereof).

Tenant shall be bound by such election for the entire 2009-2010 school year ("Pilot Period"). In the event Landlord extends its Operating Services procurement plan beyond the Pilot Period, Tenant shall again have the option (as set forth in section A(i) above) to choose how it will receive Operating Services for the 2010-2011 school year. Further, in the event this Lease is extended or renewed beyond the Term, Tenant shall have the option to choose its Operating Services provider(s) every third (3rd) school year of any renewal or extension term commencing as of the 2014-2015 school year.

In the event Tenant shall change its election from Landlord provided Operating Services to third party provided Operating Services upon renewal or extension of this Lease, Tenant shall, at the request of Landlord, and at Tenant's sole cost and expense, return to Landlord any and all supplies and equipment provided by Landlord for the purpose of providing the Operating Services.

Tenant agrees that, if it opts to procure any Operating Services from a third party, Tenant shall ensure that all such Operating Services are provided according to the same standards provided by the Landlord in its other schools. Landlord shall provide to Tenant, in writing, Landlord's standards (the "Standards"). Landlord shall, at Tenant's sole cost, inspect the Premises up to four (4) times per year. Landlord shall invoice Tenant for costs related to the inspections. Tenant shall pay such invoice within thirty (30) days of receipt. If Landlord determines that the Standards have not been met by the Tenant, Landlord shall have the right to declare such failure to maintain the Standards a default hereunder.

Landlord shall not be liable to Tenant for damages or otherwise if water, gas, electric, or sewer service is interrupted or terminated because of necessary repairs, installations, improvements, or any cause beyond the control of Landlord. Landlord agrees, except in the case of emergencies or a cause that is not within Landlord's control, to give Tenant thirty (30) days advance written notice prior to such interruption or termination.

Landlord shall be responsible for making all necessary capital repairs, capital replacements, and capital improvements to the Premises and the School (herein referred to as "Capital Expenses", and all as defined under generally accepted accounting principles consistently applied), unless such expenditure is required because of damage caused by any act, omission or negligence of Tenant or its employees, agents, invitees, licensees or contractors. Landlord shall not be required to commence any such capital work that is not in accordance with the Landlord's approved annual Capital Improvement Plan. The provisions of this paragraph shall not apply in the case of damage or destruction by fire or other casualty or a taking under the power of eminent domain, in which events the obligations of Landlord shall be controlled by Section 14.

5. **DIFFERENT SCHOOL HOURS/CALENDARS.** Notwithstanding anything contained in this Lease to the contrary, the parties agree, if the Tenant's school year or school hours for any year during the Term do not coincide with the Landlord's school year and hours, the Tenant shall pay to the Landlord, within thirty (30) days of receipt of an invoice, all additional costs incurred by Landlord for opening, or keeping open, the School during any such hour(s) or days that the School would be closed, based on Landlord's calendar for that school year. Such costs shall include, but not be limited to, Landlord's cost of additional utility expenses, engineers, janitors, and security staff.

6. **DELIVERY OF PREMISES.** Landlord makes no representations or warranties of any nature whatsoever as to the condition of the Premises. Except for the improvements set forth on Exhibit C attached hereto and made a part of this Lease: (i) Landlord shall deliver to Tenant possession of the Premises on the commencement date in an "AS-IS" and "WHERE-IS" condition, (ii) Tenant's taking possession of the Premises shall be deemed to be Tenant's acceptance of the Premises in the order and condition as then exists, and (iii) no promise of Landlord to alter, remodel, decorate, clean or improve the Premises, or any portion thereof, and no representation respecting the condition of the Premises, or any portion thereof, have been made by Landlord to Tenant.

Further, the parties acknowledge and agree that pursuant to the terms of the Charter School Agreement, if Tenant obtains possession of the Premises prior to the Effective Date; Landlord shall provide notice to Tenant stating

Tenant's failure to execute this Lease prior to obtaining such possession. Such notice shall allow Landlord to withhold Tenant's general education quarterly payments under The Charter School Agreement, until such time as this Lease has been fully executed by both parties.

7. **PROJECT LABOR AGREEMENT.** The Landlord has entered into a project labor agreement with various trades regarding construction projects awarded by the Landlord (a copy of which is attached hereto as Exhibit B, together with a list of signatory unions, and by this reference, incorporated herein) (the "Project Labor Agreement"). Tenant acknowledges familiarity with the requirements of the Project Labor Agreement, its applicability to any alteration, remodeling or other construction that may be done on the Premises, and further agrees to comply with the Project Labor Agreement in all respects.

8. **TENANT'S COVENANTS.** Tenant covenants, at all times during the Term and any extension or renewal Term, to:

A. use the Premises only for the Use;

B. apply for, secure, maintain and comply with all licenses or permits which may be required for the conduct by Tenant of the business herein permitted to be conducted in the Premises and to pay, if, and when due, all license and permit fees and charges of a similar nature in connection therewith;

C. perform all work in the Premises in a good and workmanlike manner, employing materials of good quality and in compliance with all governmental requirements. All work performed by Tenant within the Premises shall be accomplished only by qualified contractors and, if the work is in excess of Ten Thousand and 00/100 Dollars (\$10,000.00), pursuant to contracts and plans, all of which shall first be approved by Landlord. Tenant shall comply with the terms of the Project Labor Agreement. Tenant shall not commence any such work until Landlord has been provided with insurance certificates evidencing that the contractors and subcontractors performing such work have, in full force and effect: (i) adequate workmen's compensation insurance as required by the laws of the State of Illinois; and (ii) public liability and builders risk insurance in such amounts and according to terms reasonably satisfactory to Landlord.

D. permit Landlord, or Landlord's agents, at reasonable times to enter the Premises for any of the following purposes: (i) inspection of the Premises; (ii) making repairs, additions or alterations to the Premises or to the School; and (iii) showing the Premises to prospective purchasers, lenders and tenants, and other persons having a legitimate interest in inspecting the same.

E. promptly comply with the following, which are not the responsibility of Landlord under Section 4 above: (i) all present and future laws, ordinances, orders, rules, regulations and requirements of all federal, state, municipal and local governmental departments, commissions, boards and officers with respect to the Premises; (ii) all orders, rules and regulations of the National Board of Fire Underwriters, Illinois Inspection and Rating Bureau, the local Board of Fire Underwriters, or any other body or bodies exercising similar functions, foreseen or unforeseen, ordinary as well as extraordinary, which may be applicable to the Premises; (iii) all insurance policies and other recommendations of all insurance inspections and insurance carriers, at any time in force, with respect to the Premises, the School or any part thereof; and (iv) all present or future rules and regulations for the use and occupancy of the School, as Landlord in its reasonable discretion, from time to time promulgates.

F. not, without Landlord's prior written consent which, in each instance, may be withheld at the sole discretion of Landlord: (i) assign, transfer, hypothecate, mortgage, encumber, or convey this Lease or any interest under it, or subject or permit any lien or charge to exist upon this Lease or any interest under it; (ii) allow any transfer of, or any lien upon, Tenant's interest in this Lease by operation of law or otherwise; or (iii) sublet the Premises in whole or in part.

G. not suffer any mechanics', laborers' or materialmen's liens to be filed against the Premises, the School or any portion thereof or any interest therein by reason of any work, labor, services performed at, or

materials furnished to, or claimed to have been performed at, or furnished to, the Premises or the School, by or at the direction or sufferance of Tenant, or anyone holding the Premises by, through or under the Tenant.

H. not affix, maintain or locate any signs, advertising placards, names, insignia, trademarks, descriptive material or any other such like item or items on the Premises or School except such as shall have first been approved by Landlord, in writing.

9. **QUIET ENJOYMENT.** Landlord covenants that Tenant shall have the right to peacefully and quietly have, hold and enjoy the Premises without any encumbrance or hindrance by or from Landlord, its agents, employees, successors and assigns.

10. **SURRENDER OF PREMISES UPON TERMINATION.** Upon termination of this Lease, by lapse of time or otherwise, the Tenant shall remove any and all of its properties, supplies, and equipment of all kinds from the Premises. The Tenant shall deliver the Premises, upon termination, in as good a state or condition as when entered upon, less reasonable use and wear thereof, and damages by fire and accident excepted.

11. **INSURANCE.**

A. Tenant shall maintain, at all times during the Term or any extension or renewal term, in responsible companies approved by Landlord, which approval will not be unreasonably withheld, general liability insurance, insuring Landlord and its agents and Tenant, as their interests may appear: (i) against all claims, demands or actions for injury to or death of any one person in an amount of not less than One Million and 00/100 Dollars (\$1,000,000.00); (ii) for injury or death of more than one person in any one occurrence in an amount of not less than Two Million and 00/100 Dollars (\$2,000,000.00); (iii) for damage to property in an amount not less than Five Hundred Thousand and 00/100 Dollars (\$500,000.00) made by or on behalf of any persons, firm or corporation, arising from, related to, or connected with the conduct and operation of the Use in the Premises (Landlord shall have the right to direct Tenant to increase said amounts whenever it reasonably considers them inadequate) and (iv) in like amounts, covering Tenant's contractual liability under the indemnity provisions of this Lease. All of said insurance shall be in form, and carried with responsible companies, each satisfactory to Landlord and shall provide that it will not be subject to cancellation, termination or change except after at least thirty (30) days prior written notice to Landlord. The policies or duly executed certificates for the same (which shall evidence the insurer's waiver of subrogation) together with satisfactory evidence of the payment of the premium thereon, shall be deposited with Landlord on or before the commencement of this Lease and upon renewals of such policies, not less than thirty (30) days prior to expiration of the term of such coverage. If Tenant fails to comply with such requirements, Landlord may obtain such insurance and keep the same in effect, and Tenant shall pay Landlord the premium cost thereof upon demand.

B. Landlord agrees that it either self-insures or holds policies of insurance for liability and property damage in amounts not less than Two Million and 00/100 Dollars (\$2,000,000.00) and shall maintain such insurance throughout the Term.

C. Whenever: (i) any loss, cost, damage or expense resulting from fire, explosion or any other casualty or occurrence is incurred by either of the parties to this Lease, or anyone claiming by, through or under them in connection with the Premises; and (ii) such party is then either covered in whole or in part by insurance (or self-insurance) with respect to such loss, cost, damage or expense, or required under this Lease to be so insured (or self-insured), then the party so insured (or so required or self-insured) hereby releases the other party from any liability said other party may have on account of such loss, cost, damage or expense to the extent of any amount recovered by reason of such insurance or self-insurance (or which could have been recovered, had insurance been carried as so required) and waives any right of subrogation which might otherwise exist in or accrue to any person on account thereof; provided, however, that such release of liability and waiver of the right to subrogation shall not be operative in any case where the effect

thereof is to invalidate such insurance coverage or increase the cost thereof (provided that in the case of increased cost the other party shall have the right, within thirty (30) days following written notice, to pay such increased cost thereupon keeping such release and waiver in full force and effect).

12. **LANDLORD DEFAULT.** If Landlord is in default under this Lease and such default shall continue for ten (10) days after Tenant has notified the Landlord by written notice of such default, unless in the case of a default which cannot be remedied within ten (10) days, and where Landlord shall have commenced and shall be diligently pursuing all necessary action to remedy such default, the Tenant may, but shall not be obligated to immediately terminate this Lease by providing Landlord written notice as provided for herein.

13. **TENANT DEFAULT.** If the Tenant is in default under this Lease and such default shall continue for ten (10) days after Landlord has notified the Tenant by written notice of such default, unless in the case of a default which cannot be remedied within ten (10) days, and where Tenant shall have commenced and shall be diligently pursuing all necessary action to remedy such default, the Landlord shall have all of its rights and remedies under law and equity including, but not limited to, curing the default or electing to terminate this Lease by providing Tenant written notice as provided for herein.

14. **CASUALTY AND CONDEMNATION.** If the Premises are made untenable by fire or other casualty, or taken by any governmental entity pursuant to its power of eminent domain, the Landlord or Tenant may elect to terminate this Lease as of the date of the fire or other casualty or the taking by eminent domain, by notice to the other party within thirty (30) days after the date of the fire or other casualty, or in the case of eminent domain, by notice delivered as soon as reasonably possible after a party receives notice or otherwise becomes aware of such proceedings. If there is any award or payment by the condemning governmental entity, Tenant shall not be entitled to any portion thereof. Landlord agrees to promptly notify Tenant if it receives any notice of proposed taking by a governmental entity pursuant to eminent domain.

15. **INDEMNIFICATION.** Tenant hereby agrees to indemnify and hold the Landlord harmless from any liability, claim or demand (including court costs and reasonable attorneys' fees), incurred by Landlord as a result of Tenant's actions on or about the Premises, limited, however, to only such liabilities, claims or demands which arise or are caused by Tenant's negligent acts, errors and/or omissions.

16. **SECURITY.** The party responsible for security under Section 4 above agrees to establish and maintain security measures appropriate to reasonably protect the Premises, individuals properly present at the Premises, and the personal property located thereon, and each party agrees to cooperate with the other in maintaining such security measures.

17. **NOTICES.** All notices and other communications given pursuant to this Lease shall be in writing and shall be deemed properly served and effective: (i) as of the day of delivery if delivered in person, by messenger, overnight delivery service or a party's attorney or agent; or (ii) on the third (3rd) day after deposit in the U.S. mail as registered or certified mail, return receipt requested, postage prepaid. All notices shall be addressed as follows:

If to Tenant: Noble Street Charter School
c/o Noble Network of Charter Schools
1010 N. Noble Street
Chicago, Illinois 60622
Attention: Mike Milkie, Chief Executive Officer

If to Landlord: Board of Education of the City of Chicago
125 South Clark Street, 16th Floor
Chicago, Illinois 60603
Attention: Director of Real Estate

With a copy to: Board of Education of the City of Chicago
125 South Clark Street, 7th Floor

Chicago, Illinois 60603
Attention: General Counsel

Either party may, from time to time, change the names and addresses furnished for notice hereunder by giving written notice of said change to the other party in accordance with the notice provisions set forth above.

18. **PARAGRAPH HEADINGS.** The paragraph headings appearing in this Lease have been inserted for the purpose of convenience and ready reference. They do not purport to, and shall not be deemed to, define, limit, or extend the scope of intent of the paragraph to which they pertain.

19. **SUCCESSORS AND ASSIGNS.** This Lease shall inure to the benefit of and be binding upon the respective parties hereto and their respective successors and permitted assigns.

20. **AUTHORITY.** The individual officers, agents and employees of the parties hereto who execute this Lease do hereby individually represent and warrant that they have full power and lawful authority to execute this Lease and perform the transactions contemplated hereunder, on behalf of and in the name of their respective principals and/or employers.

21. **SEVERABILITY.** If any provision(s) of this Lease is (are) determined to be legally invalid, the parties hereto agree that particular provision shall be null and void, but that the remainder of this Lease shall remain in full force and effect.

22. **INSPECTOR GENERAL.** Each party to this Agreement hereby acknowledges that in accordance with 105 ILCS 5/34-13.1, the Inspector General of the Chicago Board of Education has the authority to conduct certain investigations and that the Inspector General shall have access to all information and personnel necessary to conduct those investigations.

23. **BOARD APPROVAL.** This Agreement is subject to approval by the members of the Chicago Board of Education.

24. **RELATIONSHIP OF THE PARTIES.** Nothing contained herein shall be deemed or construed by the parties hereto, or by any third party, as creating the relationship of principal and agent or of partnership or of joint venture between the parties hereto or any other relationship, other than the relationship of Landlord and Tenant.

25. **LANDLORD'S TITLE.** The Landlord's title is and shall always be paramount to the title of the Tenant, and nothing herein contained shall empower the Tenant to do any act which can, shall or may encumber the title of the Landlord.

IN WITNESS WHEREOF, the parties hereto have caused this Lease to be executed by their duly authorized representatives as of the date first above written.

LANDLORD:

**BOARD OF EDUCATION OF
THE CITY OF CHICAGO**

By: Clare Muñana

Clare Muñana, Vice President

Attest: Estela G. Beltran 1/15/10

Estela G. Beltran, Secretary

Board Report Number: 09-1028-OP4 -1

Approved as to legal form: X

Patrick J. Rocks
Patrick J. Rocks, General Counsel

Date Executed by Landlord: 1/15/10

TENANT:

**NOBLE NETWORK OF CHARTER
SCHOOLS**

By: Michael Milkie

Name: Michael Milkie

Title: Chief Executive Officer

Attest:

By: Jessica Flores

Name: Jessica Flores

Title: Network Admin

EXHIBIT "A"

FACILITIES SERVICE REQUEST FORM

[See Attached]

RENAISSANCE

100 New Schools for Chicago

2010

Charter and Contract School Facility Services Request Form FY10

School Name: _____
Facility Name: _____
Address: _____
Unit Number: _____

Type of Facility:

- ☐ Shared with Traditional CPS/Performance School
☐ Shared with Charter/Contract School
☐ Alone In CPS Facility

FACILITY SERVICES OPTIONS (see attached Service Menus for details)

Operational Services:

- ☒ Utilities
☐ Maintenance Services (engineering and custodial services)
☒ Trash Removal (no charge in FY10 for schools in CPS facilities)

Security Services:

- ☐ Security Personnel Services
☒ Mandatory Alarm and CCTV monitoring fee (\$1.43/pupil)

ITS Services:

- ☐ LAN Services (required for schools starting in 09-10 and beyond)
☐ Computer Equipment Purchase/Lease
☐ Extended Support Services
☐ Telecom Pagers and Cell Phone Services
☐ WAN Services (refer to ITS Menu for requirements)
☐ Desktop Management Services
☐ Telecom Phone Support Services

On behalf of _____, I, _____, acknowledge receipt of the supporting materials which detail the Facility Services requirements for the facility named above, and agree to follow all applicable CPS regulations and standards as they relate to the services selected above.

I understand that the cost of the services I am requesting will be deducted from quarterly payments and that the submission of this request authorizes CPS to amend the lease for the facility named above, and I agree to work with CPS to execute the amended lease in a timely fashion prior to the start of the next school year.

Signature: _____
Printed Name: _____
Title: _____

CHICAGO PUBLIC SCHOOLS

OFFICE OF NEW SCHOOLS

125 S. Clark, 5th Floor • Chicago, Illinois 60603
Telephone: 773.553.1530 • Fax: 773.553.1559

EXHIBIT "B"
PROJECT LABOR AGREEMENT

[See Attached]

CHICAGO BOARD OF EDUCATION MULTI-PROJECT LABOR AGREEMENT

This Multi-Project Labor Agreement ("Agreement") is entered into by and between the Board of Education for the City of Chicago ("Board" or "Trustees"), an Illinois governmental entity, and each of the undersigned labor organizations signatory hereto.

Because of the scope, cost and duration of, and important public purpose to be served by the construction and/or modernization of schools and school-related facilities by or related to the Chicago Public Schools ("CPS"), the parties to this Agreement have determined that it is in the public interest to have certain projects completed in the most timely, productive, economical and orderly manner possible and without labor disputes or disruptions of any kind that might interfere with or delay the projects.

The parties have determined that it is desirable to eliminate the potential for friction and disruption of these projects by using their best efforts and ensuring that all work is performed by the trade unions that are signatory hereto and which have traditionally performed and have trade and geographic jurisdiction over such work. Experience has proven the value of such cooperation and that such mutual undertakings should be maintained and, if possible, strengthened and that the ultimate beneficiaries remain the taxpayers, schoolchildren and public.

To further these goals and to maintain a spirit of harmony, labor-management cooperation and stability, the parties agree as follows:

1. During the term of this Agreement, the Board shall not contract or subcontract, nor permit any other person, firm, company or entity to contract or subcontract, any construction, demolition, rehab or renovation of any Board property, at any of its sites or locations where work in furtherance of the projects is being undertaken, either by the Board, or its contractor or construction manager, as owner, coordinator, manager, contractor and/or purchaser relating to construction work covered by this Agreement or within the trade jurisdiction of the signatory unions, to be done at the site of construction, alteration, painting or repair of a building, structure or other work at the site or location covered by this Agreement and/or owned, leased, or in any manner controlled by the Board, unless such work is performed only by a person, firm or company signatory or willing to become signatory to an existing collective bargaining agreement with the union or with the appropriate trade/craft union or subordinate body of the Chicago & Cook County Building & Construction Trades Council or the AFL-CIO Building & Construction Trades Department. Copies of all such current collective bargaining agreements constitute Appendix "A" of this Agreement, attached hereto and made an integral part hereof and as may be modified from time to time during the term of this Agreement. Said provisions of this Agreement shall be included in all requests for bids and shall apply to all projects in

excess of \$10,000.00; provided however, that said project contracts shall not be "split" so as to avoid the applicability of this Agreement.

2. With respect to a contractor or subcontractor who is the successful bidder, but is not signatory to the applicable collective bargaining agreement, the collective bargaining agreement executed by said bidder shall be the relevant area agreement regulating the wages, hours and other terms and conditions of employment.
3. During the term of this Agreement, project contractors and/or subcontractors shall engage in no lockout at any of the project sites.
4. During the term of this Agreement, no labor organization signatory hereto, or any of its members, officers, stewards, agents, representatives or employees, shall instigate, authorize, support, sanction, maintain, or participate in any strike, walkout, work stoppage, work slowdown, work curtailment, cessation or interruption of production, or in any picketing of any project sites for any reason whatsoever, including, but not limited to, a dispute between the Board, or any contractor or subcontractor, and any union or any employee, or by and between any unions, or in sympathy with any union or employee or with any other individual or group, or in protest of any project of \$10,000.00 or under.
5. Each union signatory hereto agrees that it will use its best efforts to prevent any of the acts forbidden in Paragraph 4, and that, in the event any such act takes place or is engaged in by any employee or group of employees, each union signatory further agrees that it will use its best efforts (including its full disciplinary power under its applicable Constitution and By-Laws) to cause an immediate cessation thereof.
6. Any contractor signatory hereto shall have the right to discharge or discipline any employee who violates the provision of this Agreement. Such discharge or discipline by a contractor or subcontractor shall be subject to the grievance arbitration procedure of the applicable collective bargaining agreement only as to the fact of such employee's violation of this Agreement. If such fact is established, the penalty imposed shall not be subject to review and shall not be disturbed.
7. The parties expressly authorize a court of competent jurisdiction to order appropriate injunctive relief to restrain any violation of this Agreement, any form of self-help remedy is expressly forbidden. Nothing in the foregoing shall restrict any party to otherwise judicially enforce any provision of its collective bargaining agreement between any labor organization and a contractor with whom it has a collective bargaining relationship.

8. This Agreement shall expire on June 30, 2015 unless either party gives written notice to the other no earlier than February 1, 2010 and no later than March 1, 2010 to terminate this Agreement effective June 30, 2010. If such notice to terminate is given or, if not, upon expiration on June 30, 2015, the Agreement shall extend until the completion of any work initiated pursuant to the Agreement prior to termination or expiration.
- 9.a.) In the event a dispute shall arise between any contractor or subcontractor of the project and any signatory labor organization and/or fringe benefit fund established under the appropriate collective bargaining agreement as to the obligation and/or payment of fringe benefits provided under the collective bargaining agreement, upon proper notice to the contractors and/or subcontractors by the appropriate labor organization or appropriate fringe benefit fund and to the Board, an amount sufficient to satisfy the amount claimed shall be withheld from the contractor's or subcontractor's regularly scheduled periodic payment from the Board or its agents until such time as said claim is resolved.
- b.) In the event any other contract dispute (excluding a dispute covered by paragraph 10 of this Agreement) shall arise between any contractor or subcontractor of the project and any signatory labor organization relating to a contract and/or project covered by the provisions of Paragraph 1 above and said dispute is resolved by the grievance arbitration procedure of the applicable collective bargaining agreement, any failure of a party to fully comply with such a final resolution shall result in the removal of the non-complying party from the Board project and property upon proper notice to the contractor and/or subcontractor.
10. In addition to the obligations set forth in this Agreement, in the event a jurisdictional dispute by and between any of the unions, such unions shall take all steps necessary to promptly resolve the dispute. In the event of a dispute relating to the trade or work jurisdiction, all parties, including the employer (contractors or subcontractors), agree that a final and binding resolution of the dispute shall be achieved, as follows:
 - a.) Representatives of the affected trades shall meet on the job site within forty-eight (48) hours after receiving notice in an effort to resolve this dispute. (In the event there is a dispute between affiliates of the same International, the decision of the General President or his/her designee, as the internal jurisdictional dispute authority of that International, shall constitute a final and binding decision.) Any agreement reached at this step shall be final and binding upon all parties.

- b.) If no settlement is reached during the proceedings contemplated in Paragraph 10(a) above, the matter shall be immediately referred to the leadership of the Chicago & Cook County Building & Construction Trades Council, according to the historic practice, for a meeting between the parties. Any agreement reached at this step shall be final and binding upon all parties.
- c.) If no settlement is reached subsequent to the actions contemplated in Paragraph 10(b) above, the matter shall be referred to the Joint Conference Board established by the Standard Agreement between the Construction Employers' Association and the Chicago & Cook County Building & Construction Trades Council for final and binding resolution of said dispute. A copy of the Standard Agreement is attached hereto and made a part hereof as Appendix "B".

It is explicitly agreed to by all parties that the parties to this Agreement, as well as each contractor and subcontractor performing work on or for the project, specifically are bound and stipulated to the jurisdiction and process of the Joint Conference Board. Said provision shall become a provision in all contracts and subcontracts issued by the owner, construction manager, contractor, subcontractor, or any agent thereof.

- 11. This Agreement shall be incorporated into and become part of the collective bargaining agreements between unions signatory hereto and contractors and subcontractors. In the event of any inconsistency between this Agreement and any collective bargaining agreement attached hereto, the terms of this Agreement shall supersede and prevail.
- 12. This Agreement constitutes the entire agreement between the parties hereto and may not be modified or changed except by the subsequent written agreement of the parties. Each party warrants and represents that they have the full legal authority and capacity to enter into this Agreement.
- 13.a.) The parties agree that in the implementation and administration of this Agreement it is vitally necessary to maintain effective and immediate communication so as to minimize the potential of disputes arising out of this Agreement. To that end, each party hereto agrees to designate, in writing, a representative to whom can be directed problems which may arise during the term of this Agreement. Within forty-eight (48) hours after notice of the existence of any problem, representatives of each party shall meet to discuss and, where possible, resolve such problems. The Board hereby designates the Chief Executive Officer or his designee; the unions hereby designate the President of the Council or his designee.

- b.) The Board and the Council shall establish a subcommittee composed of no more than six (6) people with an equal number of representatives chosen by each side to examine contracting situations. The subcommittee shall meet monthly or upon request and shall have access to and examine those contracts and subcontracts involving work within the trade jurisdiction of the union currently in progress or planned. The Council shall receive written notification of all invitations to bid or requests for proposal (RFP) at the same time as the invitation for bid or RFP is conveyed to potential contractors. Upon request, the Board or its contractor or construction manager will disclose to the union all information made available to the bidders or potential bidders to the public and to any potential contractor. In the event the Board or any contractor determines to utilize a procedure not involving a public solicitation (for example, in cases of emergency or pilot project), the Board shall notify the union(s) if known by the Board and the subcommittee.
14. If any provision, section, subsection or other portion of this Agreement shall be determined by any court of competent jurisdiction to be invalid, illegal or unenforceable in whole or in part, and such determination shall become final, such provision or portion shall be deemed to be severed or limited, but only to the extent required to render the remaining provisions and portions of this Agreement enforceable. This Agreement, as thus amended, shall be enforced so as to give effect to the intention of the parties insofar as that is possible. In addition, the parties hereby expressly empower a court of competent jurisdiction to modify any term or provision of this Agreement to the extent necessary to comply with existing law and to enforce this Agreement as modified.
15. In the event the Board enters into an agreement or undertaking with any other governmental agency for the construction-related activities contemplated under this Agreement, the terms and provisions of this Agreement shall apply to all such projects irrespective of the agency awarding the contract or supervising the work thereunder.

Dated this 21 day of June, 2005, in Chicago, Illinois.

Chicago Board of Education

By: Michael W. Scott
Its: President

By: [Signature]
Its: EST/BN

Attest:

Estela H. Beltran 6/30/05
Secretary

Board Report 05-0622-EX22

[Signature] 6-23-05
Patrick J. Rocks, Jr., General Counsel

Labor Organization: Iron Workers Local 63

Address: 2525 West Lexington

City, State, Zip Code: Broadview, IL 60155

Telephone Number: (708) 344-7727

By: _____
Its: Financial Secretary, Treasurer, Business Manager

113305.9

Dated this 30th day of June, 2005, in Chicago, Illinois.

CHICAGO BOARD OF EDUCATION

By: Michael W. Scott
Its: President

Attest:

Estelle H. Beltran 6/30/05
Secretary

Board Report 05-0622-EX22

Patrick J. Rocks, Jr.
Patrick J. Rocks, Jr., General Counsel

JM 6-23-05

Labor Organization: TEAMSTERS LOCAL UNION NO. 731

Address: 1000 BURR RIDGE PARKWAY STE. 300

City, State, Zip Code: BURR RIDGE, IL 60527

Telephone Number: (830) 887-4100

By: Terrence J. Hancock
Its: PRESIDENT TERRENCE J. HANCOCK

Dated this 30th day of June, 2005, in Chicago, Illinois.

CHICAGO BOARD OF EDUCATION

By: Michael W. Scott
Its: President

Attest:

Estela H. Beltran 6/30/05
Secretary

Board Report 05-0622-EX22

Patrick J. Rocks, Jr.
Patrick J. Rocks, Jr., General Counsel

Labor Organization: MACHINERY MOVERS, RIGGERS & MACHINERY ERECTORS LOCAL UNION 136
Address: 1820 1820 BEACH STREET
City, State, Zip Code: BROADVIEW, IL 80155-2863
Telephone Number: 708-615-5300
By: Frank O. Man
Its: IST/BH

113369.9

Dated this 30th day of June, 2005, in Chicago, Illinois.

CHICAGO BOARD OF EDUCATION

By: Michael W. Scott
Its: President

Attest:

Estela M. Beltran 6/30/05
Secretary

Board Report 05-0622-EX22

Patrick J. Rocks, Jr.
Patrick J. Rocks, Jr., General Counsel

JM 6-23-05

Labor Organization: LABORERS DISTRICT COUNCIL

Address: 999 MCCLINTOCK DRIVE #300

City, State, Zip Code: BORR RIDGE, ILL 60527

Telephone Number: 630 655-8289

By: James P. Conway
Its: Business Manager

Dated this 30th day of June, 2005, in Chicago, Illinois.

CHICAGO BOARD OF EDUCATION

By: Michael W. Scott
Its: President

Attest:

Eatla H. Beltran 6/30/05
Secretary
Board Report 05-0622-EX22

Patrick J. Rocks, Jr.
Patrick J. Rocks, Jr., General Counsel

Labor Organization: Chicago Regional Council of Carpenters

Address: 12 E. Erie Street

City, State, Zip Code: Chicago, IL 60611

Telephone Number: 312-951-1527

By: Martin C. Hurlbut
Its: President/Executive Secretary-Treasurer

Dated this 13th day of June, 2005, in Chicago, Illinois.

CHICAGO BOARD OF EDUCATION

By: Michael W. Scott
Its: President

Attest:

Estela H. Belter 6/30/05
Secretary

Board Report 05-0622-EX22

Patrick J. Rocks, Jr.
Patrick J. Rocks, Jr., General Counsel *PM 6-23-05*

Labor Organization: Sprinkler Fitters Union Local 281, U.A.

Address: 11900 S. Laramie Avenue

City, State, Zip Code: Alsip, IL 60803

Telephone Number: (708) 597-1800

By: Thomas M. O'Duro
Its: Business Manager

Dated this 30th day of June, 2005, in Chicago, Illinois.

CHICAGO BOARD OF EDUCATION

By: Michael W. Scott
Its: President

Attest:

Esther H. Beltran 6/30/05
Secretary

Board Report 05-0622-EX22

Patrick J. Rocks, Jr.
Patrick J. Rocks, Jr., General Counsel

CHICAGO JOURNEYMEN PLUMBERS'
Labor Organization: LOCAL UNION 130, U. A.

Address: 1340 WEST WASHINGTON BOULEVARD

City, State, Zip Code: CHICAGO IL 60607

Telephone Number: 312/421-1010

By: James J. Sullivan
Its: BUSINESSS MANAGER

113369.9

Dated this 30th day of June, 2005, in Chicago, Illinois.

CHICAGO BOARD OF EDUCATION

By: Michael W. Scott
Its: President

Attest:

Estelle H. Beltran 6/30/05
Secretary

Board Report 05-0622-EX22

Patrick J. Rocks, Jr.
Patrick J. Rocks, Jr., General Counsel

John A. Money
6-30-05

Labor Organization: Plasterers Local #5

Address: 5613 W. 120th Street

City, State, Zip Code: Alsip, IL 60803

Telephone Number: 708-489-9900

By: John A. Money
Its: Business Mgr.

Dated this 30th day of June, 2005, in Chicago, Illinois.

CHICAGO BOARD OF EDUCATION

By: Michael W. Scott
Its: President

Attest:

Estela H. Beltran 6/30/05
Secretary

Board Report 05-0622-EX22

Patrick J. Rocks, Jr.
Patrick J. Rocks, Jr., General Counsel

6/23/05

Labor Organization: Int'l. Assn. of Machinists and Aerospace Workers
Local Lodge 126

Address: 120 E. Ogden Ave, 18A

City, State, Zip Code: Hinsdale, IL 60521

Telephone Number: (630) 655-1930

By: Thomas J. Faul
Its: Directing Business Representative

Dated this 30th day of June, 2005, in Chicago, Illinois.

CHICAGO BOARD OF EDUCATION

By: Michael W. Scott
Its: President

Attest:

Estela B. Bellin 6/30/05
Secretary
Board Report 05-0622-EX22

Patrick J. Rocks, Jr.
Patrick J. Rocks, Jr., General Counsel

JM 6/23/05

Labor Organization: International Union of Operating Engineers
Local 150, AFL-CIO

Address: 6200 Joliet Road

City, State, Zip Code: Countryside, IL 60525

Telephone Number: (708) 482-8800

By: James M. Sweeney
Its: Vice President

Dated this 30th day of June, 2005, in Chicago, Illinois.

CHICAGO BOARD OF EDUCATION

By: Michael W. Scott
Its: President

Attest:

Estelle A. Beltran 6/30/05
Secretary

Board Report 05-0622-EX22

Patrick J. Rocks, Jr.
Patrick J. Rocks, Jr., General Counsel

Labor Organization: Shucklayers Local 21

Address: 1950 W. 43rd

City, State, Zip Code: CHGO IL 60609

Telephone Number: 773 650 1841

By: Sen Oll

Its: PRES. 09.4

Dated this 30th day of June, 2005, in Chicago, Illinois.

CHICAGO BOARD OF EDUCATION

By: Michael W. Scott
Its: President

Attest:

Estela H. Beltian 6/30/05
Secretary

Board Report 05-0622-EX22

Patrick J. Rocks, Jr.
Patrick J. Rocks, Jr., General Counsel

Labor Organization: PIPEFITTERS L.V. 597

Address: 45 N ODGEN AVE

City, State, Zip Code: CHGO IL 60607

Telephone Number: 312-829-4191

By: Jerry Buchanan
Its: BUSINESS MANAGER

Dated this 30th day of June, 2005, in Chicago, Illinois.

CHICAGO BOARD OF EDUCATION

By: Michael W. Scott
Its: President

Attest:

Patricia H. Belknap 6/30/05
Secretary

Board Report 05-0622-EX22

Patrick J. Rocks, Jr.
Patrick J. Rocks, Jr., General Counsel

Labor Organization: BOILERMAKERS LOCAL #406

Address: 2941 ARCHER AVE.

City, State, Zip Code: CHICAGO, IL 60609

Telephone Number: 773 277-5225

By: John J. Sheehan
Its: BUSINESS MANAGER

Dated this 30th day of June, 2005, in Chicago, Illinois.

CHICAGO BOARD OF EDUCATION

By: Michael W. Scott
Its: President

Attest:

Estela H. Altman 6/30/05
Secretary

Board Report 05-0622-EX22

Patrick J. Rocks, Jr.
Patrick J. Rocks, Jr., General Counsel

Labor Organization: Ceramic Tile, Terrazzo & Granite-Cutters Local No.67

Address: 6425 S. Central Ave.

City, State, Zip Code: Chicago, IL 60638

Telephone Number: (773) 884-6500

By: [Signature]
Its: Business Manager

Dated this 30th day of June, 2005, in Chicago, Illinois.

CHICAGO BOARD OF EDUCATION

By: Michael W. Scott
Its: President

Attest:

Eatla M. Beltran 6/30/05
Secretary

Board Report 05-0622-RX22

Patrick J. Rocks, Jr.
Patrick J. Rocks, Jr., General Counsel

Labor Organization: Printers' District Council #14

Address: 1451 W. Adams

City, State, Zip Code: Chicago, IL 60607

Telephone Number: (312) 421-0046

By: Tanner P. Faj
Its: _____

Dated this 30th day of June, 2005, in Chicago, Illinois.

CHICAGO BOARD OF EDUCATION

By: Michael W. Scott
Its: President

Attest:

Eatla M. Beltran 6/30/05
Secretary

Board Report 05-0622-EX22

Patrick J. Rocks, Jr.
Patrick J. Rocks, Jr., General Counsel

Labor Organization: Sheet Metal Workers' Union local 73

Address: 4550 Roosevelt

City, State, Zip Code: Hillside, IL 60162

Telephone Number: 708 444-0073

By: Stanley F. Kargynski
Its: _____

113369,9

Dated this 30th day of June, 2005, in Chicago, Illinois.

CHICAGO BOARD OF EDUCATION

By: Michael W. Scott
Its: President

Attest:

Eatela H. Balthus 6/30/05
Secretary
Board Report 05-0622-EX22

Patrick J. Rocks, Jr.
Patrick J. Rocks, Jr., General Counsel

DM 6-23-05

Labor Organization: Roofers' Union Local No. 11

Address: 9838 W. Roosevelt Road

City, State, Zip Code: Westchester, IL 60154

Telephone Number: 708-345-0970

By: Richard Mott
Its: PRES.

Dated this 30th day of June, 2005, in Chicago, Illinois.

CHICAGO BOARD OF EDUCATION

By: Michael W. Scott
Its: President

Attest:

Estelle D. Beltran 6/30/05
Secretary

Board Report 05-0622-BX22

Patrick J. Rocks, Jr.
Patrick J. Rocks, Jr., General Counsel

Labor Organization: Pointers, Cleaners & Caulkers Local 52, IL.

Address: 1111 S. Western Ave.

City, State, Zip Code: Chicago, Illinois 60612

Telephone Number: 312-243-3340

By: William D. [Signature]
Its: [Signature]

Dated this 30th day of June, 2005, in Chicago, Illinois.

CHICAGO BOARD OF EDUCATION

By: Michael W. Scott
Its: President

Attest:

Estela H. Beltman 6/30/05
Secretary

Board Report 05-0622-EX22

Patrick J. Rocks, Jr.
Patrick J. Rocks, Jr., General Counsel

Labor Organization: IBEW, Local 134

Address: 600 W. Washington Blvd.

City, State, Zip Code: Chicago, IL 60661

Telephone Number: (312) 454-1340

By: Michael Fitzgerald
Its: Business Manager

Dated this 30th day of June, 2005, in Chicago, Illinois.

CHICAGO BOARD OF EDUCATION

By: Michael W. Scott
Its: President

Attest:

Evelyn H. Beltram 6/30/05
Secretary
Board Report 05-0622-EX22

Patrick J. Rocks, Jr.
Patrick J. Rocks, Jr., General Counsel

June 23, 05

Labor Organization: HEAT & FROST INSULATORS-LOCAL 17

Address: 3850 S. Racine Avenue

City, State, Zip Code: Chicago, IL 60609

Telephone Number: 773 247-8184

By: Brian Flynn
Its: _____

Dated this 30th day of June, 2005, in Chicago, Illinois.

CHICAGO BOARD OF EDUCATION

By: Michael W. Scott
Its: President

Attest:

Esther H. Bellan 6/30/05
Secretary

Board Report 05-0622-EX22

Patrick J. Rocks, Jr.
Patrick J. Rocks, Jr., General Counsel

6-23-05

Labor Organization: Cement Masons' Union Local #502

Address: 739 South 25th Avenue

City, State, Zip Code: Bellwood, IL 60104

Telephone Number: 708-544-9100

By: Donald W. Moore Sr.
Its: President

Dated this 30th day of June, 2005, in Chicago, Illinois.

CHICAGO BOARD OF EDUCATION

By: Michael W. Scott
Its: President

Attest:

Estelle H. Beltran 6/30/05
Secretary

Board Report 05-0622-EX22

Patrick J. Rocks, Jr. 6/23/05
Patrick J. Rocks, Jr., General Counsel

Labor Organization: Iron Workers Local Union #1

Address: 7720 Industrial Drive

City, State, Zip Code: Forest Park, IL 60130

Telephone Number: 708-386-6695

By: Robert Beckman
Its: _____

EXHIBIT "C"
IMPROVEMENTS

[See Attached]

II. PROJECT DESCRIPTION

Re: William E. Gladstone High School – A Noble Network Charter School

Location: 1231 South Damen Avenue

Region: 3

A. Project Type

- Title II ADA Renovations, including but not limited to: accessible elevator, masonry enclosure, and exterior link
- New fire alarm system

B. Project Conditions

1. Building Description

The William E. Gladstone Elementary School building is composed of an 1884 masonry and limestone, 4-story building and a 1911 masonry and limestone, 3-story building added to the south end of the main building. The school is located at the southeast corner of South Damen and West Washburne Avenues. Its north-south orientation is bound to the south by West 13th Street and an alley, and to the east by an unrelated parking lot and abandoned alley. A large asphalt lot extends east from the main building to the adjacent parking lot. It contains the original field house, fenced-in asphalt lot, and parking lot.

The northern, c. 1884 main building is 46,450 SF total and has a wood roof structure, steel with clay tile superstructure, and masonry foundation. The red brick exterior masonry construction of the top three floors is anchored by the lower level's limestone masonry. Beige aluminum windows punctuate the facades and are set with limestone sills and lintels. Limestone string courses line the building on all elevations, as does a patina-covered copper metal projecting cornice. The existing roof is a built-up, modified bitumen roof system atop wood decking that terminates with aluminum flashing underneath the terra cotta coping stones of the brick parapet. The recently shortened chimney stack stands at the southwest corner.

The main building entrance is located off Damen Avenue. Another entrance is present off of the east parking lot. The upper levels are accessed by two sets of stairs, at the east and west ends of the building. No elevator is present. The ground floor contains a classroom, the warming kitchen, student toilet rooms, boiler room, engine room, and storage rooms. The second floor contains classrooms, administrative offices (including the main office), and the MDF room. The third floor contains classrooms, an art room, library, and staff lounge. The fourth floor contains classrooms.

The southern, c. 1911 addition totals 33,050 SF and has the same structural systems as the main building. Entrances are present on the west side, at both ends of the building, but they are not considered main egresses. The upper floors are accessed by two stairwells, located at the north and south ends of the corridors. The core of the building aligns with the north-south axis, but the one-story gymnasium/auditorium protrudes perpendicularly and centrally to the west.

The first floor of the 1911 addition contains the gym/auditorium, a standard classroom, a pre-kindergarten classroom, a former health clinic, student toilet rooms at the north and south ends of the corridor, and an engine room and associated fan rooms. The second and third floors have double loaded corridors with classrooms on either side. The floors terminate with student toilet rooms at each end.

The exterior building materials of the 1911 addition are sympathetic to the original 1884 building; however, the floors of each building do not align. The only existing access between the buildings exists at the on-grade east entrances. The second and third floors between each building are accessed via corridors and nine-riser staircases. The north building has a fourth floor.

The school was renovated in Summer 2008 (2008-3540-CSP) for ADA-compliance (toilet rooms, doors, interior ramps), interior finishes, and sitework. The Noble Network Charter School began operating a high school program in the building in September 2008.

The William E. Gladstone Elementary School has capacity for 960 students and enrolls 281 students. Approximately 45 full-time CPS employees work there. *The school will be occupied by a high school charter program (Noble High School) in Fall 2008, thus the program needs must meet the accessibility standards for adults.*

Previous renovation history is as follows:

- 1997-3540-WIP: Masonry, Window Guards, Windows
- 1998-3540-NPL: Playlots
- 1999-3540-GYM: Gymnasium
- 2000-3540-HCE: Health Centers
- 2000-3540-SUR: Survey
- 2000-3540-YR2: Individual School ERate LAN
- 2001-3540-MCR: Boilers, Service upgrade, Ventilation
- 2001-3540-Y2D: Power Distribution
- 2003-3540-DOR: Doors, Entrance door, Hardware, Security Guards at Doors/Transoms, Transoms
- 2004-3540-STK: Chimney repairs
- 2007-3540-STR: Structural Repair (timber truss repair in progress)
- 2008-3540-CSP: ACM Abatement, ADA Renovation, Bathrooms, Demolition, Doors, Entrance Door, Environmental, Interior Finishes, Interior / Exterior Signage, Interior Renovation, LBP Abatement, Landscape, Painting

2. Existing Project Conditions

Site

**** City approved Landscape and Zoning was addressed in the previous project: 2008-3540-CSP.**

A new parking lot is situated on the east side of the school and has interior plantings and ADA-accessibility. It is accessible from both north and south driveways. An ornamental iron fence separates the parking lot from an asphalt lot to the east.

The eastern 24,000 SF asphalt lot used to be a play lot, but is no longer needed because the Noble Charter program is for high school.

To the west of the school is an unused lot. The lot is located between the main building and addition. The area has been fenced in and a previously existing driveway curb-cut has been filled in with a new curb.

The southwest corner of the lot used to be a playground. This lot is now unused.

The existing, perimeter 4' steel picket fence is contiguous and in good condition. A new trash enclosure is in the southeast corner of the lot.

Roof

The roof is in fair condition. Several leaks were repaired in summer 2008.

Fire and Emergency System

The emergency systems are common throughout both buildings. The sprinkler system recently passed the current testing standards and was approved; however the alarm system is antiquated and requires replacement.

c. 1884 Main Building (north)

The main building entrances are on grade with no steps. No elevator exists to access the upper floors. The entire ground floor is accessible and contains ADA-accessible student toilet rooms, a classroom, and warming kitchen. Project 2008-3540-CSP addressed ADA-accessibility requirements for doors and door hardware, fire extinguishers, drinking fountains, and student toilet rooms.

c. 1911 Building Addition (south)

The entrances to the addition are located on the west elevation -- at each end of the central portion of the building and at the Gym/Auditorium's western end. All doors are at grade with no steps, and thus the Gym/Auditorium is accessible through the first floor (ground level) corridor.

The wood stage and curtained proscenium are located at the east end of the room. The stage floor rises three feet above the gym floor and has 12"x12" VCT floor tile in good condition. Stairs at the back two corners provide access to the stage. No lift is present. As only standard classrooms and toilet rooms are above the ground level, there is no programmatic need for ADA-compliant vertical accessibility to the floors above, although each of the toilet rooms and all the doors are compliant. Again, project 2008-3540-CSP addressed ADA-accessibility requirements for doors and door hardware, fire extinguishers, drinking fountains, and all student toilet rooms.

C. Project Summary

The intent of this project is to make all student-related areas of the north building and lower level of the south building ADA compliant. This will be accomplished through the addition of an elevator, stage lift, and Exterior Link. The elevator will make all levels of the north building accessible and the Exterior Link will connect the lower level of the north building to the lower level of the south building. The above mentioned scope and additional work is as follows:

North building

- Install a new, four-stop interior elevator in the north building

South building

- Construct a new, one-story, exterior link to connect the north and south building lower levels
- Gym/auditorium: install stage lift, stage stair handrails, and assisted listening device system

Exterior

- Relocating ComEd transformer east of existing parking lot near existing ComEd powerpole underground drop. Remove existing transformer and replace with new.

Emergency systems

- North and South Buildings: Install new fire alarm system

D. Detailed Project Scope

1. Civil/Site/Landscape

- a) Relocate the transformer as per the attached sketch. Coordinate removal and relocation with ComEd.
- b) Add hose bib to southeast corner of building: 1

2. Architectural: North Building

- c) Entry for Vertical Access Alternate (East Vestibule)
 - 1. Remove double entry doors and frame at south end to accommodate new elevator that is to be located within the vestibule: **1 set of double doors and 1 frame**
 - 2. Add new painted-steel entry door and frame to accommodate new configuration (due to elevator) with ADA-compliant hardware: **Single door and frame**
- d) Exterior Link: install new one-story, curtain-wall link from the south wall of the north building's storage room 134 to the north wall adjacent the east entry to corridor 124.
 - 1. Demo south exterior masonry wall of existing storage room 134. **40 SF**
 - 2. Demo north exterior masonry wall adjacent to the east entry to corridor 124. **40 SF**
 - 3. Provide new steel lintels for new masonry openings. **12 LF**
 - 4. Construct fire rated gyp. board partition in storage room 134 for new exterior link. **300 SF**
 - 5. Demo existing floor slab in storage room 134 at location of new exterior link. **220 SF**
 - 6. Provide new concrete floor slab for exterior link floor in storage room 134. Floor to raise approximately 18" to align with the exterior grade. **220 SF**
 - 7. Install new concrete pad foundation: approx. **500 SF**
 - 8. Install new curtain-wall system: approx. **600 SF**
 - 9. Install new modified-bitumen roof with painted sheet metal steel coping: approx. **500 SF**
 - 10. Install new suspended 2'x2' drop grid ceiling with acoustical ceiling grid and tiles: approx. **500 SF**
 - 11. Provide new ADA-accessible double painted metal egress doors and frames with ADA-compliant hardware from outside into exterior link. **1 set of double doors and frames**
 - 12. Install ADA-accessible painted single doors and frames with ADA-compliant hardware at link connections to the north and south buildings. **2 doors and frames**
 - 13. Install new 12" x 12" VCT floor tiles: approx. **500 SF**
 - 14. Install new wall-mounted audio-visual intercom doorbell system at accessible height and connect to main office and security office.
 - 15. Provide automatic door hardware for remote activation from the main office and security office.
 - 16. Provide and locate door actuator push paddle within the link interior (not exterior): **2 door sets.**

- e) Exterior Link ALTERNATE (if item d) Exterior Link is not feasible, then provide the following alternate): install new one-story, curtain-wall link from the south door of the north building's east vestibule to south building's northeast entrance door:
1. Install new concrete pad foundation: approx. 1000 SF
 2. Install new curtain-wall system: approx. 2000 SF
 3. Install new modified-bitumen roof with painted sheet metal steel coping: approx. 1000 SF
 4. Install new suspended 2'x2' drop grid ceiling with acoustical ceiling grid and tiles: approx. 1000 SF
 5. Provide new ADA-accessible double painted metal egress doors and frames with ADA-compliant hardware from exterior to breezeway, and from breezeway to new courtyard: 2 sets of double doors and frames
 6. Install new 12" x 12" VCT floor tiles: approx. 1000 SF
 7. Install new wall-mounted audio-visual intercom doorbell system at accessible height and connect to main office and security office.
 8. Provide automatic door hardware for remote activation from the main office and security office.
 9. Provide and locate door actuator push paddle within the link interior (not exterior): 2 door sets.
- f) Vertical Access: install a new 4-story elevator within storage room 125, 207, 307 and 407. The elevator will split the wardrobe to allow some storage space for each classroom behind the elevator. The remaining existing wardrobe space to the west of the elevator will be utilized as corridors from the elevator to the central corridors.
1. Demo existing wood floor and structure at floors 2-4. 125 SF per floor
 2. Excavate/demo existing concrete slab and soil at first floor for an elevator pit and foundation. 125 SF (in plan)
 3. Storage 135: Demo existing concrete slab east of new elevator location. 70SF
 4. Storage 135: Demo east window and wall for ADA access to and from Entry 109. 40 SF
 5. Attic: Reroute existing return duct at new elevator location.
 6. Storage 135: Provide new concrete floor slab for exterior link floor. Floor to raise approximately 18" to align with the exterior grade. 70 SF
 7. Install continuous fire-rated elevator shaft from the first floor through the attic. 63'-0" high shaft.
 8. Repair and refinish existing interior plaster walls at new elevator location at all four floors: 300 SF.
 9. Repair and refinish existing interior plaster ceilings at new elevator for all floors: 200 SF
 10. Repair, patch and finish existing wood floor to match the existing at all floors adjacent the new elevator installation. 75 SF
 11. Provide new 3000-lb capacity electric traction elevator; to be ADA-compliant, four-stop, machine room-less with passenger cab and remote controls room.
 12. Provide necessary structural beams for elevator machinery.
 13. Construct interior concrete foundation for new elevator. Tie foundation into existing foundations.

14. Remove south wardrobe wood doors (Rooms 207, 307, 407). Patch and repaint existing wood frame (to remain): **4 total**
15. Remove coat hooks from each of three southeast classroom wardrobe closets. In each classroom provide 30 new standard coat hooks and make 5% at ADA-compliant height: **96 total**
16. Reconfigure existing interior concrete slope at the north building's ground floor to accommodate new 1:12 ramp; include ADA-compliant metal handrails (paint).

g) **Vertical Access ALTERNATE:** (if item f) **Vertical Access** is not feasible, then provide the following alternate): Access: install a new elevator at the south side of the north building's northeast entry vestibule, adjacent to the new breezeway. At each of the three floors above, the elevator door will open into the southeast classroom's wardrobe where an existing window is located. The existing wardrobe spaces will be utilized as corridors from the elevator to the central corridors.

1. Demo existing double hung window and utilize existing steel window lintel for new elevator door penetration at four floor locations: **40 SF window per floor**
2. Demo masonry and plaster walls below windows to floor for new elevator door opening at three floor locations: **100 SF total**
3. Repair and refinish existing interior plaster wall at new elevator location at all four floors: **300 SF**.
4. Provide new 3000-lb capacity electric traction elevator; to be ADA-compliant, four-stop, machine room-less with passenger cab and remote controls room.
5. Provide necessary structural beams for elevator machinery.
6. Construct exterior CMU masonry enclosure (with necessary foundation) for new elevator with face brick and limestone facing and metal cornice to match existing construction. Provide modified bitumen roof system, scupper, and drain
7. Remove wood doors from each of three southeast classroom wardrobe closets in order to accommodate ADA-access from elevator to corridor. Patch and repaint existing wood frame (to remain): **4 total**
8. Remove coat hooks from each of three southeast classroom wardrobe closets. In each classroom provide 30 new standard coat hooks and make 5% at ADA-compliant height: **96 total**
9. Reconfigure existing interior concrete slope at the north building's ground floor to accommodate new 1:12 ramp; include ADA-compliant metal handrails (paint).

2. Architectural: c. 1911 Building Addition

- a) At northeast, remove existing set of double, metal doors and hardware from existing metal frame. Patch and repaint metal frame. Install new ADA-compliant, metal doors with ADA-compliant hardware including ADA-compliant metal threshold: **1 double door set (w/ hardware)**
- b) Auditorium/Gymnasium
 1. Demolish section of stage to accommodate new ADA-compliant wheelchair lift adjacent to existing stairs at northeast corner of stage: approx. **40 SF**
 2. Install new support bracing at perimeter of new opening in stage
 3. Install new ADA-compliant wheelchair lift (+3')
 4. Install ADA-compliant painted steel handrail to existing stairs at northeast corner of stage
 5. Provide assisted listening device -- see electrical

3. Structural

- a) Provide structural beam footings and the like necessary for new elevator machinery and equipment per Architectural

4. Mechanical

- a) Coordinate with architectural scope.
- b) At the elevator controls room provide an outside louver (with bird screen and isolation damper) and exhaust fan to operate on room temperature thermostat. The intake louver damper shall interlock with the exhaust fan to open when fan is running and close when fan is shut down. Provide fire damper as required by applicable codes
- c) Install new baseboard heat in new exterior breezeway

5. Electrical

- a) Coordinate with architectural scope.
- b) Provide assisted listening system: **5 receivers total (2 receivers to be hearing aid compatible)**
- c) New Exterior Link: Install new 1'x4' T8 light fixtures (CPS Type F7): **12 total**
- d) New Exterior Link: Install new switches at north and south entrances
- e) New Exterior Link: Provide new wiring from light fixtures to switches and back to panel.
- f) Provide power for new elevator and pit, sump pump, and exhaust fan at elevator controls room.

6. Plumbing

- a) Coordinate with architectural scope.
- b) Provide elevator sump pump and associated drainage.

7. Fire Protection

- a) Install new fire alarm system with visual alarm strobe lights. Remove existing system after new system is installed and approved by fire department: **79,500 SF.**
- b) Install new battery pack exit sign (CPS Type X2) in breezeway: **2 total.**