

227 N. Fourth Street
Geneva, Illinois 60134
630/463-3000
630/463-3020
Fax: 630/463-3029



Scott K. Ney
Director, Facility Operations

**Community Unit
School District 304**

TO: Dr. Kent Mutchler
FROM: Scott Ney
RE: 2019 – 10 Year Health/Life Safety Proposal Approval
DATE: May 23, 2019

Please find attached the 2019 – 10 Year Health/Life Safety Surveys and Proposals for the following schools:

Fabyan Elementary School (due 2019)
Geneva High School (due 2019)
Harrison Street Elementary School (due 2019)
Heartland Elementary School (due 2019)

<u>Building</u>	<u>Total Area (SF)</u>	<u>Cost/SF</u>	<u>Subtotal</u>
Fabyan Elementary School	106,109 SF	\$.10	\$10,610
Geneva High School	402,154 SF	\$.12	\$48,258
Harrison Street Elementary School	99,551 SF	\$.12	\$11,946
Heartland Elementary School	82,102 SF	\$.12	\$9,852
TOTAL AREA		TOTAL COST	\$80,666

It is required that the compensation be a lump sum fee as listed above. All travel expenses and project printing expenses are not included in the fee listed above and are reimbursable expenses.

Additional services will be provided on an hourly basis per the attached schedule (Exhibit A) of hourly rates which may be updated annually or on an as negotiated basis when the scope of additional service is known.

FGM ARCHITECTS

Amendment 65 to Professional Services Agreement Dated: August 8, 2005

Between the Owner: Geneva Community Unit School District 304
227 N. Fourth Street
Geneva, IL 60134

And the Architect: FGM Architects
1211 W. 22nd Street, Suite 700
Oak Brook, IL 60523

Project: Geneva CUSD 304
2019 - 10 Year Health/Life Safety Surveys

FGM Project Number: 18-2508.01

Date of Amendment: April 22, 2019

ARTICLE 1.1 INITIAL INFORMATION

1.1.2 Project Parameters:

1.1.2.1 Project Objective:

Illinois school districts are required to keep their facilities in continual compliance with the Life Safety Requirements; they are also required to have all facilities resurveyed every ten years. These requirements exist for two primary reasons:

- a. School building's programs, populations and building use change over time.
- b. Codes, standards and other requirements change
The resurvey is a legislated method to assist districts in maintaining continual compliance.

1.1.2.2 Physical Parameters:

Survey the following facilities:

- Fabyan Elementary School (due 2019)
- Geneva High School (due 2019)
- Harrison Street Elementary School (due 2019)
- Heartland Elementary School (due 2019)

1.1.2.3 Owners Program:

Complete the 10-Year Health/Life Safety Surveys in accordance with the code requirements and the Regional Office of Education (ROE) and the Illinois State Board of Education's procedures. Included will be all necessary forms and submissions for approval of the ten year survey.

1.1.2.4 Legal Parameters:

No change.

1.1.2.5 Financial Parameters:

Not applicable.

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FGM ARCHITECTS

1.1.2.6 Time Parameters:

Schedule

June-July 2019
August 2019
September 2019
October 2019

Owner Meetings and Facility Surveys
Meeting to review information
Report Update
Submit final report in IWAS

1.1.3 Project Team:

Architect
FGM Architects Inc.
1211 W. 22nd Street, Suite 700
Oak Brook, IL 60523

MEP Engineer Consultant
CS2 Design Group, LLC
837 Oakton Street
Elk Grove, IL 60007

ARTICLE 1.4 SCOPE OF SERVICES

1.4.1 Services:

1. Team of Architects and Engineers will survey the facility and based on an examination of readily observable areas identify possible life-safety violations.
2. After building survey, Architects and Engineers will prepare a preliminary list of violations observed during the survey. Low or no cost items which District staff can remediate before filing of the survey documentation will be reviewed with the Owner.
3. After review of the items a final list of life safety violations will be created. For each violation the code reference and associated budget to correct the deficiency will be identified.
4. FGM will submit the necessary 10-year survey documentation utilizing the IWAS system and will monitor the review process and answer any questions from the County or State regarding the submissions. If desired, by the District, an amendment will also be filed to allow the District to utilize the Life Safety funding procedures.
5. FGM's services will include all mechanical, electrical, plumbing and fire protection engineering consulting services.
6. Prior to our building survey, the following information should be provided by the Owner:
 - a. Past 10 year survey
 - b. The most recent Regional Superintendent's annual inspection report
 - c. Security system description
7. FGM will document the existence of the following reports provided by the District:
 - a. Safety Reference Plans (at building and District offices)
 - b. Facility Inventory Record
 - c. Bleacher Inspection Report
 - d. Stage hanging flame retardant certification (if applicable)
 - e. Fire Alarm system test report
 - f. Sprinkler test reports
 - g. AHERA management plan (at building and District offices)
 - h. Elevator and platform lift inspection certificate (if not located at equipment)
 - i. Boiler inspection certificate (if not posed in boiler rooms)
 - j. Schedule of fire drills

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Other Services not included:

1. Industrial Hygienist
2. Land Surveyor
3. Contractors(s) for destructive testing. Destructive testing or observations of concealed areas such as above ceiling spaces is not performed unless observations warrant more detailed investigations.
4. Materials Testing Agency
5. Facility Analysis/Assessment Report
6. Structural Review of Building Elements
7. Drainage Patterns of Site
8. Utility Conditions
9. Detailed Roofing Evaluations
10. Large Mechanical and Electrical Equipment Review
11. Space Utilization Plans

ARTICLE 1.5 COMPENSATION

1.5 Compensation:

- 1.5.1 Compensation to be a lump sum fee as follows:
\$80,666.00

10 Yr. Health/Life Safety Survey			
Building	Total Area (SF)	Cost/SF	Subtotal
Fabyan Elementary	106,109 SF	\$0.10	\$10,610
Geneva High School	402,154 SF	\$0.12	\$48,258
Harrison Elementary	99,551 SF	\$0.12	\$11,946
Heartland Elementary	82,102 SF	\$0.12	\$9,852
Total Area	689,916 SF	Total Fee	\$80,666

All travel expenses and project printing expenses are not included in the fee listed above and are a reimbursable expense.

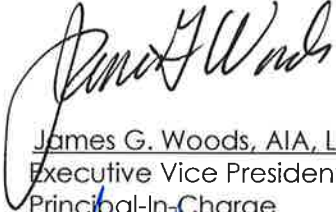
- 1.5.2 Additional services will be provided on an hourly basis per the attached schedule (Exhibit A) of hourly rates which may be updated annually or on an as negotiated basis when the scope of additional service is known.

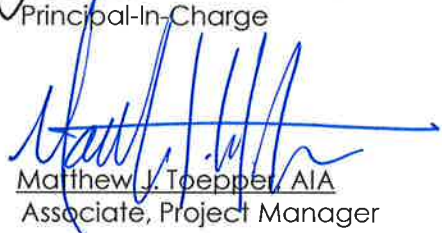
FGM ARCHITECTS

Owner
Geneva Community Unit School
District 304
227 N. Fourth Street
Geneva, IL 60134

Architect
FGM Architects
1211 W. 22nd Street, Suite 700
Oak Brook, IL 60523

By: Mr. Scott Ney
Title: Director of Facility
Operations

By: 
Title: James G. Woods, AIA, LEED AP
Executive Vice President,
Principal-In-Charge

By: 
Title: Matthew J. Toepper, AIA
Associate, Project Manager

FGM ARCHITECTS

FGM Hourly Rate Schedule

Exhibit A

Effective November 1, 2018*

Principal	\$250.00
Arch IV	\$195.00
Arch III	150.00
Arch II	120.00
Arch I	90.00
Intern	65.00
Interior Designer IV	\$185.00
Interior Designer III	145.00
Interior Designer II	120.00
Interior Designer I	85.00
Landscape Architect	\$160.00
Project Administrator III	110.00
Project Administrator II	85.00
Project Administrator I	75.00

**Rates are subject to adjustment each November 1st.*