

PROJECT DIRECTIVE/AUTHORIZATION TO AGREEMENT (AIA B101-2017) BETWEEN
OWNER AND ARCHITECT

This Addendum is entered into this **Eighteenth** day of **January 2023**, by and between Streator Elementary School District #44, La Salle County, Illinois, hereinafter referred to as "Owner" and BCA Architects, Ltd., hereinafter referred to as "Architect", for a project described as follows:

PROJECT NAME: **Entry/Office Modifications**
 Northlawn Junior High School
 Streator Elementary School District #44
 202 E. 1st Street
 Streator, IL 61364
 BCA Project #2247

PROJECT DESCRIPTION: Project consists of:

- Remodeling of two computer rooms to move administrative office area closer to facility main entrance.
- Remodel to include Administrative Assistant office, Principal office, Assistant Principal office and copy room/mail room.
- Entry vestibule to be reconfigured for direct visitor access to new administrative office area.
- Reconfigured vestibule will require reconfigured access to Media Center for students.
- Related exterior door/frame repair and replacement.
- Related HVAC rooftop unit replacement.

Scope of services includes schematic design, design development, preparation of construction documents, bidding and construction phase services. Project will be implemented in a single construction bid package, for a single lump sum bid.

WHEREAS, the Owner and Architect have entered into an Agreement Between Owner and Architect (AIA B101-2017) dated the **Thirty-first** day of **August 2018**;

WHEREAS, this Addendum is being executed simultaneously with that document and shall become a part of, and supersede where applicable, that Agreement between Owner and Architect; and

WHEREAS, the form Agreement does not incorporate the full understanding between the parties.

NOW THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the parties agree as follows:

1. **Revise Paragraph 1.1.1 as follows:**
 1.1.1 The Owner's Program for the Project: **Not applicable.**

2. **Revise Paragraph 1.1.2 as follows:** Project physical characteristics include:
 - Remodeling of two computer rooms to move administrative office area closer to facility main entrance.
 - Remodel to include Administrative Assistant office, Principal office, Assistant Principal office and copy room/mail room.
 - Entry vestibule to be reconfigured for direct visitor access to new administrative office.
 - Reconfigured vestibule will require reconfigured access to Media Center for students.
 - Related exterior door/frame repair and replacement.
 - Related HVAC rooftop unit replacement.

- All work to take place at existing Streator Northlawn Junior High School Facility/Site at 202 E. 1st Street, Streator, IL 61364.

3. **Revise Paragraph 1.1.3 as follows:**

1.1.2 The Owner's budget for the Cost of the Work, as defined in Section 6.1:
Estimated Construction Costs: \$995,750.00 plus contingency.

4. **Revise Paragraph 1.1.4 as follows:**

1.1.3 The Owner's anticipated design and construction milestone dates:

- .1 Design phase milestone dates:
 - Owner/Architect Agreements executed by: **January 2023**
 - Documents out to bid: **April 2023**
 - Bids due for Project: **May 2023**
- .2 Construction Commencement Date: **June 2023**
- .3 Substantial Completion date: **May 2024**
- .4 Project Close-out..... **June 2024**
- .5 Other milestone dates: **None**

5. **Revise Paragraph 1.1.5 as follows:**

1.1.4 The Owner intends the following procurement and delivery method for this Project:
Competitive Bid.

6. **Revise Paragraph 1.1.6 as follows:**

1.1.5 The Owner's anticipated Sustainable Objective for the Project: **None.**

7. **Revise Paragraph 1.1.9 as follows:**

1.1.9 The Owner shall retain the following Consultants and Contractors:

- .1 Geotechnical Engineer, if any: **Not applicable.**
- .2 Civil Engineer, if any: **Not applicable.**
- .3 Other, if any: **Not applicable.**

8. **Revise Paragraph 1.1.11.1 as follows:**

1.1.11.1 Consultants retained under Base Services:

- .1 Structural Engineer: **IMEG Corp.**
623 26th Avenue
Rock Island, IL 61201
- .2 Mechanical Engineer: **IMEG Corp.**
623 26th Avenue
Rock Island, IL 61201
- .3 Electrical Engineer: **IMEG Corp.**
623 26th Avenue
Rock Island, IL 61201
- .4 Technology Engineer: **IMEG Corp.**
623 26th Avenue
Rock Island, IL 61201

9. **Revise Paragraph 1.1.12 as follows:**
 1.1.12 Other initial information on which the Agreement is based: **General Conditions of the Agreement for Construction shall be AIA Document A201, 2017.**
10. **Add Article 4 Supplemental and Additional Services as follows:**
 4.1 Supplemental Services listed below are not included in Basic Services but may be required for the Project. The Architect shall provide the listed Supplemental Services only if specifically designated in the table below as the Architect's responsibility, and the Owner shall compensate the Architect as provided in Section 11.2. *(Designate the Supplemental Services the Architect shall provide in the second column of the table below. In the third column indicate whether the service description is located in Section 4.1.2 or in an attached exhibit. If in an exhibit, identify the exhibit.)*

Supplemental Services	Responsibility (Architect, Owner Or Not Provided)
§ 4.1.1.1 Programming	Not Provided
§ 4.1.1.2 Multiple preliminary designs	Not Provided
§ 4.1.1.3 Measured drawings	Not Provided
§ 4.1.1.4 Existing facilities surveys	Not Provided
§ 4.1.1.5 Site Evaluation and Planning	Not Provided
§ 4.1.1.6 Building information Model management responsibilities	Not Provided
§ 4.1.1.7 Development of Building Information Models for post construction use	Not Provided
§ 4.1.1.8 Civil engineering	Not Provided
§ 4.1.1.9 Landscape design	Not Provided
§ 4.1.1.10 Architectural interior design	Not Provided
§ 4.1.1.11 Value analysis	Not Provided
§ 4.1.1.12 Detailed cost estimating beyond that required in Section 6.3	Not Provided
§ 4.1.1.13 On-site project representation	Not Provided
§ 4.1.1.14 Conformed documents for construction	Not Provided
§ 4.1.1.15 As-designed record drawings	Not Provided
§ 4.1.1.16 As-constructed record drawings	Not Provided
§ 4.1.1.17 Post-occupancy evaluation	Not Provided
§ 4.1.1.18 Facility support services	Not Provided
§ 4.1.1.19 Tenant-related services	Not Provided
§ 4.1.1.20 Architect's coordination of the Owner's consultants	Not Provided
§ 4.1.1.21 Telecommunications/data design	Not Provided
§ 4.1.1.22 Security evaluation and planning	Not Provided
§ 4.1.1.23 Commissioning	Not Provided
§ 4.1.1.24 Sustainable Project Services pursuant to Section 4.1.3	Not Provided
§ 4.1.1.25 Fast-track design services	Not Provided
§ 4.1.1.26 Multiple bid packages	Not Provided
§ 4.1.1.27 Historic preservation	Not Provided
§ 4.1.1.28 Furniture, furnishings, and equipment design	Not Provided
§ 4.1.1.29 Other services provided by specialty Consultants	Not Provided
§ 4.1.1.30 Other Supplemental Services	Not Provided

11. **Revise Paragraph 4.1.2.1 as follows:**

4.1.2.1 A description of each Supplemental Service identified in Section 4.1.1 as the Architect's responsibility is provided below: **Not applicable.**

12. **Revise Paragraph 4.1.2.2 as follows:**

4.1.2.2 A description of each Supplemental Service identified in Section 4.1.1 as the Owner's responsibility is provided below: **Not applicable.**

13. **Revise Paragraph 4.2.3 as follows:**

The Architect shall provide Construction Phase Services exceeding the limits set forth below as Additional Services. When the limits below are reached, the Architect shall notify the Owner.

- .1 Two (2) reviews of each Shop Drawing, Product Data item, sample and similar submittal of the Contractor.
- .2 Six (6) visits to the site by the Architect over the duration of the Project during construction.
- .3 One (1) inspection for any portion of the Work to determine whether such portion of the Work is substantially complete in accordance with the requirements of the Contract Documents.
- .4 One (1) inspection for any portion of the Work to determine final completion.

14. **Revise Paragraph 4.2.5 as follows:**

If the services covered by this Agreement have not been completed within eighteen (18) months of the date of this Agreement, through no fault of the Architect, extension of the Architect's services beyond that time shall be compensated as Additional Services.

15. **Revise Article 11 Compensation as follows:**

Project is based on Scope of Work, submitted to and approved by Owner. Fees are a stipulated sum, based on approved Scope of Work and may be adjusted if Scope of Work changes, as directed or approved by Owner.

A/E Fee: \$99,575.00 (Ninety-Eight Thousand Seven Hundred Seventy-Five Dollars and Zero Cents).

Estimated Construction Cost (excluding Contingency):	\$995,750.00
Contingency (10%):	\$ 99,575.00

16. **Revise Paragraph 11.2 as follows:**

11.2 For the Architect's Supplemental Services designated in Section 4.1.1 and for any Sustainability Services required pursuant to Section 4.1.3, the Owner shall compensate the Architect as follows: **Not applicable.**

17. **Revise Paragraph 11.3 as follows:**

11.3 For Additional Services that may arise during the course of the Project, including those under Section 4.2, the Owner shall compensate the Architect as follows: **Architect standard hourly rates. See attachment "A".**

18. **Revise Paragraph 11.5 as follows:**

Where compensation for Basic Services is based on a stipulated sum or percentage of the Cost of the Work, the compensation for each phase of services shall be as follows:

Schematic Design Phase	Ten percent	(10)
Design Development Phase	Twenty percent	(15)
Construction Documents Phase	Fifty percent	(50)
Bidding or Negotiation Phase	Five percent	(5)
Construction Phase	Twenty percent	(20)

Total Basic Compensation one hundred percent (100 %)

19. For the purpose of this Project, it is anticipated that commencement of construction work will be: June 2023 and completion of work will be: June 2024.

This Agreement is entered into as to the day and year first above written.

OWNER

Streator Elementary School District #44

By: _____
 Its Duly Authorized Agent

 (Printed Name)

ATTEST:

By: _____
 Secretary

 (Printed Name)

ARCHITECT

BCA Architects, Ltd.

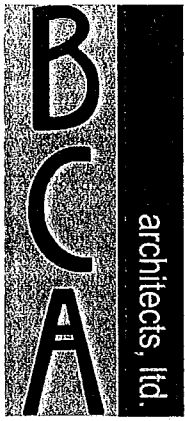
By: Kurt Rimmele
 Its Duly Authorized Agent

 Kurt Rimmele
 (Printed Name)

ATTEST:

By: Peggy Fieldman
 Secretary

 Peggy Fieldman
 (Printed Name)



bca-architects.com

620 W. Lafayette Street
Ottawa, Illinois 61350
P| 815.434.0108

Hourly Rates (as of January 1, 2023)

Principal:	\$160.00/hour
Senior Staff Architect:	\$135.00/hour
Architect:	\$125.00/hour
Architectural Staff/Intern:	\$120.00/hour
CAD Technician:	\$115.00/hour
Senior Engineer III:	\$230.00/hour
Senior Engineer II:	\$200.00/hour
Senior Engineer:	\$180.00/hour