



September 11, 2024

Mr. Josh Aurand
Assistant Superintendent of Business & Operations
Harlem School District 122
8605 N. Second Street
Machesney Park, IL 61115

**Re: Harlem Middle School Re-Roofing
Hoffman Campus Re-Roofing**

Dear Josh:

Thank you for contacting Hagney Architects, LLC regarding the projects at Harlem Middle School and the Hoffman Campus to provide Architectural/Engineering services for roof replacements. We appreciate the opportunity to provide you with our proposal for services.

Hagney Architects has successfully completed numerous re-roofing projects for the Rockford School District and the Genoa-Kingston School District, along with high school field house/classroom additions, elementary school cafeteria additions, and multiple school upgrades and remodeling projects constituting close to \$70M in construction over several years.

PROJECT UNDERSTANDING

Our understanding is that the project scope involves providing Architectural and Engineering services for full roof replacement, which includes the demolition of existing roofing and replacement at Harlem Middle School and at the Hoffman 9th Grade Campus (minus the gymnasium at Hoffman). The Harlem Middle School roof is approximately 152,905 s.f. and the Hoffman Campus roof is approximately 57,210 s.f. without the gym.

SCOPE OF WORK

Work Includes:

- Architectural designs to replace roofing systems at Harlem Middle School and the Hoffman 9th Grade Campus.
- Work does not include the replacement of any mechanical roof equipment. The roofing contractor will need to coordinate work with the HVAC contractor for removal and reinstallation of units, electrical, gas, piping, etc., to facilitate roofing work.

DELIVERABLES

Our team will follow guidelines outlined in the RFP, including:

- Visual inspection and photographic documentation of existing conditions.

- Design Development drawings, with Owner review period.
- Final Construction drawings, with Owner review period.
- Cost estimates after DD phase (based upon historical s.f. costs).
- Bidding phase support.
- Construction Administration services.
- Close-out services.

PROPOSED SCHEDULE

Design Programming and Survey Work as weather permits.

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|-------------------------------------|---------------|
| • Schematic Design Drawings | October 2024 |
| • Design Development Drawings | November 2024 |
| • Construction Drawings | December 2024 |
| • Bids Due | February 2025 |
| • Construction | Summer 2025 |
| • Substantial Construction Complete | August 2025 |

BUDGET ESTIMATES

We suggest the most economical solution is to work with as much of the existing insulation as possible (removing all damaged insulation) and adding to it to meet the current energy code. This method would still give you a 20-year warranty, while meeting the current wind requirements.

Based upon the square footage, the most recent bids that we have received, and through conversations with a local roofing contractor, the budgets for the roofs are estimated to be:

Harlem Middle School	152,905 s.f. @ \$21-\$23/s.f. = \$3,211,005 - \$3,516,815
Hoffman Campus	57,210 s.f. @ \$19-\$21/s.f. = \$1,086,990 - \$1,201,410

Note: I would also add a 10% contingency to the budgeted amount for each project.

If you decide to add solar panels to the roof, the areas to receive panels would require an additional cover board, at \$5/s.f.

With all the piping and mechanical equipment on the Harlem Middle School roof, this project will be more complicated than the Hoffman Campus project, which has a limited amount of mechanical equipment on the roof.

The projects could be broken into multiple phases (one phase per year) in order to fit into the district's budgets. In conversations with the facilities staff at Harlem Middle School, it was pointed out that due to leaking roofs, ceiling tiles are constantly being replaced.

ARCHITECTURAL AND ENGINEERING FEES

Our understanding is that Harlem Middle School and the Hoffman Campus would be two separate prices (bids, which may be broken into phases), but handled as a single bid package.

Harlem Middle School:	7.5% of construction costs
Hoffman Campus:	7.5% of construction costs

The project will be broken out in phases, as follows:

Design Development	25%	Construction Administration	15%
Construction Documents	50%	Closeout	05%
Bidding	05%		

Hourly Rates are as Follows:

Principal-in-Charge	\$220/hr.	Project Architect	\$195/hr.
Project Manager	\$175/hr.	Administrative	\$ 95/hr.

For your projects, David Hagney, AIA, NCARB, ACHA, ALA, LEED-AP (over 40 years of experience) will be the Principal-in-Charge and your point of contact, and Frank St. Angel and Mark Kehely (our roofing specialist) will be the designers. We will also utilize our MEP and Structural engineers as required. We bring the following to your projects:

- Experience working on numerous roofing projects.
- Familiarity working with applicable building and zoning codes, including ADA, and the Illinois Accessibility Code, and also working with the regional superintendent.
- We stay personally involved in your projects and work to build long-term client relationships.
- Available to meet your schedule for services.

If you have any questions or would like additional information, please let me know. Thank you again for your consideration. I look forward to hearing from you.

Sincerely,

HAGNEY ARCHITECTS, LLC



David G. Hagney, AIA, ACHA, ALA, NCARB, LEED-AP
President

DGH/lb