

## Architectural Fee Schedule

Date: February 21, 2023  
To: Mr. Vic Sabaliauskas,  
Building Maintenance Superintendent  
Public Works Department  
Village of Oak Park  
201 South Blvd.  
Oak Park, IL 60302  
  
From: Studio GC, Inc.  
Re: Miscellaneous Projects at Existing Fire Stations

Dear Mr. Sabaliauskas,

Studio GC is pleased to present this fee schedule for Professional Services for the following projects at the existing fire stations within the Village of Oak Park.

- Main Fire Station (#1) Bunk Room Renovation:
  - o The renovation is isolated to the bunk room only. The project will require minor modifications to the electrical and mechanical systems. Changes to the plumbing systems are not anticipated as part of this project. The project will include upgrades to the alerting system.
- Main Fire Station (#1) AC Replacement:
  - o The replacement is for an in-kind unit installed in the existing location on the roof. Minor repair work to the roof will be required. The project will require minor modifications to the electrical and mechanical systems. Changes to the plumbing systems are not anticipated as part of this project.
- North Fire Station (#2) Egress for 2<sup>nd</sup> floor:
  - o The project intends to provide a new egress from the second floor through an existing window. A balcony/patio is to be explored with a fixed exterior exit stair or a fire escape. It is anticipated that only structural engineering will be required for this project.

### Scope of Work

Studio GC intends to provide architectural, structural, mechanical, and electrical engineering services for the projects as defined above. ML Structural shall provide structural engineering and 2010 Engineering shall provide the remaining engineering disciplines. The form of agreement will be the Village of Oak Park's Master Agreement for Professional Engineering Services Agreement dated 6 February 2023.

Studio GC, and the engineering team, will provide customary services for design, construction documentation, bidding/negotiation and construction administration phases. The intent is to include all three projects in a singular bid package which will be solicited to general contractors. All three projects will be awarded to a singular general contractor that is determined to be the

lowest responsible bidder.

Owner Provided Items

Owner shall provide access to all available existing building as-built drawings, surveys, reports and other related documentation.

Compensation

StudioGC will provide architecture and engineering services for a lump sum fee for the Scope of Services

Design & Engineering Services for the Main Fire Station (#1) Bunk Room  
Renovation (200 Hours) - \$25,000.00

The fee will be paid out per the suggested schedule:

Design Documents (65%) 130 Hours - \$16,250.00  
RFP for Construction Assistance (5%) 10 Hours - \$1,250.00  
Construction Administration (25%) 50 Hours - \$6,250.00  
Project Closeout (5%) 10 Hours - \$1,250.00

Design & Engineering Services for the Main Fire Station (#1) AC Replacement (25  
Hours) - \$3,500

The fee will be paid out per the suggested schedule:

Design Documents (65%) 16 Hours - \$2,275.00  
RFP for Construction Assistance (5%) 1.5 Hours - \$175.00  
Construction Administration (25%) 6 Hours - \$875.00  
Project Closeout (5%) 1.5 Hours - \$175.00

Design & Engineering Services for the North Fire Station (#2) Egress for 2<sup>nd</sup> floor  
(45 Hours) - \$6,000

The fee will be paid out per the suggested schedule:

Design Documents (65%) 29 Hours - \$3,900.00  
RFP for Construction Assistance (5%) 2.5 Hours - \$300.00  
Construction Administration (25%) 11 Hours - \$1,500.00  
Project Closeout (5%) 2.5 Hours - \$300.00

Reimbursable expenses will be billed monthly from a not to exceed lump sum of \$1,000.00. Such expenses would include travel, printing and shipping related to the project.

Services Not Included

Based on our understanding of the scope of work civil engineering, landscape design, plumbing

engineering and technology design are not provided as part of Studio GC's services for these projects. If required later in the project due to a scope change, these services can be added through negotiated modifications to the signed agreement.

Thank you for retaining Studio GC as your partner in improving your community. We look forward to the opportunity to work with you to provide the best possible service to the residents of the Village of Oak Park.

ARCHITECT:

TITLE: Darren Schretter, Principal

DATE: February 21, 2023