



JOHNSON LASKY KINDELIN  
A R C H I T E C T S

July 18, 2024

Rob Sproule  
Public Works Director  
Village of Oak Park  
Department of Public Works  
Oak Park IL 60302

RE: Professional Services Contract Addendum #1:  
Oak Pak Village Hall Design Studies

Dear Mr. Sproule,

We are pleased to submit this proposed fee for Architectural Services to prepare a pair of Conceptual Design Studies for the Oak Park Village Hall (OPVH) and the Oak Park Police Station Concept. We base this fee on our understanding of the project gleaned from the calls and with you. The following constitutes our proposal for *Professional Services* regarding the above-referenced project.

### **Project Understanding:**

#### **1. Overview:**

Oak Park has requested that Johnson Lasky Kindelin Architects and FGM Architects work collaboratively to produce two schemes for the potential future building projects for the Oak Park Village Hall, and Police Station.

The village has requested that two distinct schemes be developed in tandem for this project.

The first scheme will presume that the village hall, a historic building designed by Harry Weese, will remain standing and will continue to serve as the Oak Park Village Hall. The existing village hall will receive an addition that will contain additional program elements as well as the new police station.

The second scheme will presume that the village hall will be removed and replaced with a new building that includes design elements that are referential to the original Weese Building. A series of design vignettes will outline different possibilities on how this can be achieved. As in the first scheme, the police station will be attached to the village hall.

#### **2. Assumptions**

- a. The presumed construction budget is \$100 million dollars with a presumed construction start in 2026. The village wishes to see how the schemes can provide

the necessary spaces for the village hall and police station within the constraint of the site and the \$100 million budget.

- b. The two schemes will be developed to a high concept level, with site plan, plans, elevations, renderings, and narrative descriptions of mechanical, electrical, and plumbing systems describing the proposed building project.
- c. The village of Oak Park is interested in cost estimating of a higher degree such that P3 financing can be considered for this project.
- d. As an essential task of this study, provide a more in-depth review of the existing village hall to determine improvements required and how much these improvements will cost to continue its life for another 50 years.
- e. Addressing the overall parking issues for the village hall and police station by using underground parking or a parking garage will not be a part of this project. The police station will include garage parking for the necessary police vehicles. Surface staff parking will be included for both facilities. It is already understood that all the parking spaces required for the public cannot be accommodated on the site unless other parking arrangements are made.

- 3. **Use of the Study:** The schemes will function as a tool for the Village to use alongside existing reports to analyze opportunities to provide Village Hall and Police Station functions on this site.

- 4. **Project Design Team:**

- a. JLK will work as the prime and lead discussions related to the work.
- b. FGMA will be a consulting architect to JLK.
- c. JLK and FGMA will provide design services for the project.
- d. Farnworth Group will provide consulting MEP Engineering Services
- e. Structural, civil, are environmental engineering is not included in this project.
- f. Middleton Construction Consulting will provide cost estimating services for the two schemes.

- 5. **Budget: NA / Study**

- 6. **Schedule:**

- a. We understand the Village wishes to have the project complete and ready for presentation in the first week of December.
- b. The project kickoff date will be no later than August 1, 2024. The project is presumed to require 16 weeks of work and is anticipated to be completed by November 22, 2024. Which will allow time to preparation time for meeting with the Oak Park Village Board.
- c. The design team and consultants will be having internal meetings together throughout the design process.
- d. On or about October 1, 2024, the design team will hold a mid-project check in with representatives from the Village of Oak Park to discuss progress.
- e. Presentation: We presume that we will present the findings of this report to the village of Oak Park board of trustees in a special meeting that will be held on or about December 10, 2024.

f. *Final Schedule is dependent on stakeholder/participants availability for meetings and presentations during these months, correlation with regularly scheduled Village Board Meetings, etc.*

## 7. **Deliverables**

The deliverables for the project will consist of plan, sketches and renderings of the proposed schemes, collected in a visual PowerPoint style presentation booklet for distribution and for public presentation.

The cost analysis will be provided as a PDF booklet under separate cover.

The analysis of the existing building and recommendations for specific repairs will be incorporated into the cost analysis booklet.

### **Compensation:**

Based upon the *Project Understanding* and *Professional Services* above and upon the Qualifications section that follows, we propose professional service fees as follows:

#### **1. Professional Services**

For the Architectural, MEP and Cost Estimating Services defined in the *Professional Services* section above, we propose a **FIXED FEE** of **\$170,000**

#### **2. Reimbursable Expenses**

The cost for reimbursable expenses for this project is estimated below

A. Contractor Services for removals and investigation	\$15,000
B. FGM Architectural renderings: 8 total renderings at 3500 ea	\$28,000

#### **3. Additional Services**

The cost for additional services that are not included in the above work scope will be billed at current hourly rates.

Respectfully submitted,



Meg Kindelin, AIA  
President  
Johnson Lasky Kindelin Architects