

FGMA ARCHITECTS

Proposal for

Architectural Services

For

OAK PARK VILLAGE HALL

RENOVATION STUDY

Oak Park, Illinois

Submitted to:

VILLAGE OF OAK PARK

123 Madison Street

Oak Park, Illinois 60302

By:

FGM ARCHITECTS INC.

1211 West 22nd Street, Suite 700

Oak Brook, IL 60523

July 25, 2023

WE BUILD COMMUNITY

FGM Architects Inc. | An Employee-Owned Firm
Illinois • Missouri • Texas • Virginia • Wisconsin

1.0 SCOPE OF PROJECT

The Village of Oak Park would like FGM Architects to identify deficiencies with the existing municipal building so it can be used as a village hall. Items to be identified include building code and life safety, accessibility, energy conservation, functionality, and safety and security issues. The village will also make available an existing building condition study that will be completed by the end of July for use in the evaluation.

The items identified will then be given to a consultant with expertise in historical renovations so they can provide direction on how to address the deficiencies. With the consultant's input, a budget will then be developed so the village will have additional information to aid in their decision on how they should proceed to meet the village's facility needs.

2.0 SCOPE OF ARCHITECT'S SERVICES

FGM Architects Inc., hereinafter referred to as FGMA or Architect, shall provide the following services for the Project:

2.1 Architectural Consulting Services

- 2.1.1 Utilizing the space needs program for the village hall that was generated previously and the information from the existing building condition study, review the existing municipal building for renovation issues and deficiencies.
- 2.1.2 Identify deficiencies using a combination of plan drawings and written lists. The identification of deficiencies is to be provided to the village's historical preservation consultant for review.
- 2.1.3 Meet with the village's historical preservation consultant to review the list of deficiencies if required.
- 2.1.4 After the village's historical preservation consultant provides recommendations on how deficiencies and the village's goals can be achieved, develop conceptual budgets for implementation. The budgets will be shared with the historical preservation consultant for input.

2.2 Meetings with the Village

- 2.2.1 From information gathered and generated, we will prepare a presentation for the village board. The presentation will be reviewed and discussed with staff and the village's historical preservation consultant prior to presentation to the board.
- 2.2.1 FGMA will make a presentation to the Village Board to discuss the findings of the assessment.

2.3 Consultants: FGMA has not included engineering services in our scope of work.

3.0 ARCHITECT'S COMPENSATION

The Village of Oak Park shall compensate FGM Architects for professional Architectural services

rendered in connection with the Project under this Proposal as follows:

- 3.1 **Architectural Consulting Services:** For all professional services as described in Paragraphs 2.1 – 2.2 above, we propose a **Lump Sum Fee of \$13,800.00 plus Reimbursable Expenses** as defined within this Proposal.
- 3.2 **Reimbursable Expenses**
In addition to the compensation above, FGMA shall be reimbursed for additional expenses in connection with the Project, invoiced to the Owner at One Hundred Ten Percent (1.10) times Architect's actual direct cost of same, for the below items. Reimbursable Allowance includes costs for items below.
 - 3.2.1 Expense of postage and/or delivery.
 - 3.2.2 Expenses of any consultants with Owner's prior approval.

Local travel (travel less than 100 miles), phone, fax, and printing of review sets shall not be charged as a Reimbursable Expense.
- 3.3 If specialty consultants are required, FGMA shall be reimbursed for consultant expenses in connection with the Project, invoiced to the Owner at One Hundred Ten Percent (1.10) times Architect's actual direct cost of same.
- 3.4 Payments shall be made by the Owner to FGMA upon receipt of FGMA's invoice in accordance with the Local Government Prompt Payment Act.
- 3.5 Non-payment of invoices shall constitute grounds for discontinuing service.
- 3.6 The terms of this Proposal are based upon services commencing immediately and all services being completed within 3 months thereafter.

4.0 Form of Agreement

Contract Form: For this project, your signature on the bottom of this proposal will serve as our contractual agreement. If this proposal is acceptable to you, please sign the bottom of this letter, which will authorize FGMA to proceed with the work.

We appreciate this opportunity to be of service to the Village of Oak Park for this Project.

FGM ARCHITECTS INC.



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Proposal Accepted By:

Village of Oak Park Representative

Title

Date

FGMA RCHITECTS

HOURLY RATE SCHEDULE

Effective February 1, 2022*

Where the fee arrangements are to be on an hourly basis, the rates shall be those that prevail at the time services are rendered. Current rates are as follows:

FGM Architects

Principal	\$300.00
Arch IV	\$260.00
Arch III	\$220.00
Arch II	\$180.00
Arch I	\$140.00
Interior Designer IV	\$240.00
Interior Designer III	\$200.00
Interior Designer II	\$160.00
Interior Designer I	\$120.00
Project Administrator	\$135.00

*Hourly rates are subject to adjustment on November 1 each year.