



Office of the Secretary of State Jesse White
CYBERDRIVEILLINOIS.COM

Corporation/LLC Search/Certificate of Good Standing

Corporation File Detail Report

File Number 56996982
Entity Name STUDIO GC, INC.
Status
ACTIVE

Entity Information

Entity Type
CORPORATION

Type of Corp
DOMESTIC BCA

Incorporation Date (Domestic)
Tuesday, 22 September 1992

State
ILLINOIS

Duration Date
PERPETUAL

Agent Information

Name

WILLIAM D KELLY

Address

1010 JORIE BLVD STE 100
OAK BROOK , IL 60523

Change Date

Wednesday, 24 October 2012

Annual Report

Filing Date

00/00/0000

For Year

2021

Officers

President

Name & Address

PATRICK J CALLAHAN 223 W JACKSON BLVD CHICAGO IL 60606

Secretary

Name & Address

ATHI TOUFEXIS SAME AS ABOVE

Assumed Name

INACTIVE

GILFILLAN/CALLAHAN.ARCH

INACTIVE

STUDIO GC

ACTIVE

GILFILLAN, CALLAHAN, NELSON ARCHITECTS

ACTIVE
STUDIOGC

ACTIVE
STUDIOHEALTHCARE

Old Corp Name

01/18/1995
GILFILLAN AND WITT, ARCHITECTS, INC.

04/26/1996
GILFILLAN, WITT & CALLAHAN ARCHITECTS, INC.

10/02/2007
GILFILLAN & CALLAHAN ARCHITECTS, INC.

07/01/2009
GILFILLAN, CALLAHAN, NELSON ARCHITECTS, INC.

[Return to Search](#)

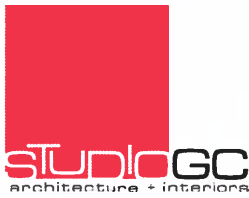
[File Annual Report](#)

[Adopting Assumed Name](#)

[Articles of Amendment Effecting A Name Change](#)

[Change of Registered Agent and/or Registered Office](#)

(One Certificate per Transaction)



223 West Jackson Boulevard
Suite 1200
Chicago, IL 60606
Phone: 312 253 3400

Architectural Fee Schedule

Date: July 19, 2021

To: Mr. Vic Sabaliauskas
Building Maintenance Superintendent
Public Works Department
Village of Oak Park
201 South Blvd.
Oak Park, IL 60302

From: StudioGC, Inc.

Re: Request for Architectural Services #21-714

Dear Mr. Sabaliauskas,

StudioGC is pleased to present this fee schedule as part of our response to the Request for Architectural Services for the renovation of Village of Oak Park South Fire Station #3.

Scope of Work

StudioGC intends to provide architectural, structural, mechanical, plumbing, fire protection and electrical engineering services for the project. The form of agreement will be the AIA A101-2017, including the general requirements noted within the RFP document. The work performed by our team will cover the expectations listed as items 1 through 12 (Pages 8-9) in the RFP document.

StudioGC will coordinate with US Digital Designs, Inc. to produce drawings and specifications for modifications to their proprietary Phoenix Alerting System as required under the scope of work. Documents will be prepared by their forces and included in the package prepared by StudioGC's team for competitive bidding.

StudioGC will provide material testing of the fire station through our consultant Forensic Analytical Consulting Services, Inc. If any discovery is made of potential hazardous materials, testing of the materials in question will be performed and a report indicating the nature of the hazard will be submitted.

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, material testing and reimbursable expenses for a lump sum fee of \$30,750.



The fee will be paid out per the suggested schedule:

Initial Investigation & Design Documents (60%) 384 Hours - \$16,800.00
RFP for Construction Assistance (5%) 32 Hours - \$1,400.00
Construction Administration (30%) 192 Hours - \$8,400.00
Project Closeout (5%) 32 Hours - \$1,400.00
Material Testing by FACS - \$1,750.00
Reimbursable Expenses - \$1,000.00

Coordination with USDD to prepare documents for competitive bidding showing modifications to the Phoenix Alerting System is included in the above costs.

Services Not Included

Based on our understanding of the scope of work defined in the RFP, civil engineering and landscape design are not provided as part of StudioGC's services. 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 considering StudioGC as your partner in improving your community fire station. 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: Pat Callahan, Principal

DATE: July 19, 2021



223 West Jackson Boulevard
Suite 1200
Chicago, IL 60606
Phone: 312 253 3400

HOURLY RATE SCHEDULE

Principal	\$250.00
Associate Principal	\$170.00
Associate Senior Manager	\$134.00
Architect III	\$113.00
Architect II	\$ 98.00
Architect I	\$ 87.00
Intern	\$ 59.00
Administrative Support Services	\$ 54.00

Note: Rates are subject to yearly adjustment



RESPONDENT CERTIFICATION

PROPOSAL SIGNATURE: _____

State of Illinois

County of Cook

Patrick Callahan

TYPE NAME OF SIGNEE

being first duly sworn on oath deposes and says that the Respondent on the above proposal is organized as indicated below and that all statements herein made on behalf of such Respondent and that this deponent is authorized to make them, and also deposes and says that he has examined and carefully prepared their bid proposal from the Contract Exhibits and Specifications and has checked the same in detail before submitting this proposal or bid; that the statements contained herein are true and correct.

Signature of Respondent authorizes the Village of Oak Park to verify references of business and credit at its option.

Signature of Respondent shall also be acknowledged before a Notary Public or other person authorized by law to execute such acknowledgments.

Dated 07/13/21

StudioGC, Inc.

Organization Name

(Seal - If Corporation)

By Patrick Callahan

Authorized Signature

223 W Jackson Blvd., Suite 1200, Chicago, IL 60606

Address

312.253.3400

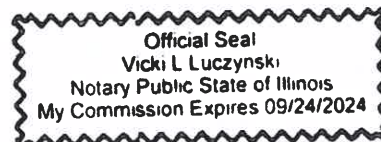
Telephone

Subscribed and sworn to before me this 13 day of July, 2021.

In the state of Illinois

Vicki Luczynski
Notary Public

My Commission Expires: 09/24/2024



(Fill Out Applicable Paragraph Below)

(a) Corporation

The Respondent is a corporation, which operates under the legal name of
StudioGC, Inc.

and is organized and existing under the laws of the State of
Illinois

The full names of its Officers are:

President Patrick Callahan

Secretary Athi Toufexis

Treasurer Darren Schretter

The corporation does have a corporate seal. (In the event that this bid is executed by a person other than the President, attach hereto a certified copy of that section of Corporate By-Laws or other authorization by the Corporation which permits the person to execute the offer for the corporation.)

(b) Partnership

Name, signature, and addresses of all Partner

The partnership does business under the legal name of _____ which name is registered with the office of _____ in the county of _____ in the state of _____.

(c) Sole Proprietor

The Respondent is a Sole Proprietor whose full name is _____.

If the Respondent is operating under a trade name said trade name is _____ which name is registered with the office of _____ in the county of _____ in the state of _____.

Signed _____
Sole Proprietor



Attachment I.

RESPONDENT CERTIFICATION

StudioGC, Inc. _____, as part of its bid on a contract for
(name of Respondent)

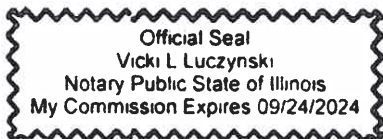
Professional Architectural Services for the Village of Oak Park Fire Department South Fire Station Restroom, Locker Room and Bunk Room Renovations Project, hereby certifies that said Respondent is not barred from bidding on the aforementioned contract as a result of a violation to either Section 33E-3 or 33E-4 of Article 33E of Chapter 38 of the Illinois Revised Statutes or Section 2-6-12 of the Oak Park Village Code relating to "Bidding Requirements".

By: Patrick Callahan

(Authorized Agent of Respondent)

Subscribed and sworn to
before me this 13 day
of July, 2021.

Vicki Luczynski
(Notary Public)





Attachment II.

TAX COMPLIANCE AFFIDAVIT

Patrick Callahan, being first duly sworn, deposes and says:

that he/she is President of
(partner, officer, owner, etc.)
StudioGC, Inc.
(bidder selected)

The individual or entity making the foregoing proposal or proposal certifies that he/she is not barred from entering into an agreement with the Village of Oak Park because of any delinquency in the payment of any tax administered by the Department of Revenue unless the individual or entity is contesting, in accordance with the procedures established by the appropriate revenue act, liability for the tax or the amount of the tax. The individual or entity making the proposal or proposal understands that making a false statement regarding delinquency in taxes is a Class A Misdemeanor and, in addition, voids the agreement and allows the municipality to recover all amounts paid to the individual or entity under the agreement in civil action.

President

By:

Its:

Patrick Callahan

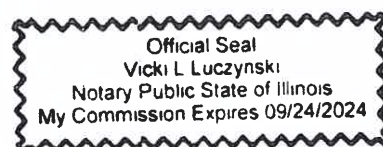
(name of bidder if the bidder is an individual)
(name of partner if the bidder is a partnership)
(name of officer if the bidder is a corporation)

The above statement must be subscribed and sworn to before a notary public.

Subscribed and sworn to before me this 13 day of July, 2021.

Vicki Luczynski
Notary Public's Signature

- Notary Public Seal -



Minority Business and Women Business Enterprises Requirements

The Village of Oak Park in an effort to reaffirm its policy of non-discrimination, encourages and applauds the efforts of bidders and subConsultants in taking affirmative action and providing Equal Employment Opportunity without regard to race, religion, creed, color, sex, national origin, age, handicap unrelated to ability to perform the job or protected veteran's status.

Reporting Requirements

The following forms must be completed in their entirety, notarized and included as part of the proposal document. Failure to respond truthfully to any question on the list or failure to cooperate fully with further inquiry by the Village of Oak Park will result in disqualification of your proposal.



Attachment III. ORGANIZATION OF BIDDING FIRM

Please fill out the applicable section:

A. Corporation:

The Consultant is a corporation, legally named StudioGC, Inc. and is organized and existing in good standing under the laws of the State of Illinois. The full names of its Officers are:

President Patrick Callahan

Secretary Athi Toufexis

Treasurer Darren Schretter

Registered Agent Name and Address: StudioGC, Inc. 223 W Jackson Blvd., Suite 1200, Chicago, IL 60606

The corporation has a corporate seal. (In the event that this Bid is executed by a person other than the President, attach hereto a certified copy of that section of Corporate By-Laws or other authorization by the Corporation that permits the person to execute the offer for the corporation.)

B. Sole Proprietor:

The Consultant is a Sole Proprietor. If the Consultant does business under an Assumed Name, the

Assumed Name is _____, which is registered with the Cook County Clerk. The Consultant is otherwise in compliance with the Assumed Business Name Act, 805 ILCS 405/0.01, et. seq.

C. Partnership:

The Consultant is a Partnership which operates under the name _____

The following are the names, addresses and signatures of all partners:

_____ Signature	_____ Signature
--------------------	--------------------

(Attach additional sheets if necessary.) If so, check here _____.

If the partnership does business under an assumed name, the assumed name must be registered with the Cook County Clerk and the partnership is otherwise in compliance with the Assumed Business Name Act, 805 ILCS 405/0.01, et. seq.

D. Affiliates: The name and address of any affiliated entity of the business, including a description of the affiliation: _____

Signature of Owner

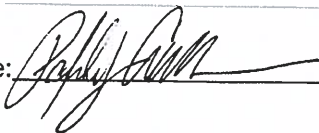


Attachment IV. Compliance Affidavit

I, Patrick Callahan being first duly sworn on oath depose and state as follows:
(Print Name)

1. I am the (title) President of the Proposing Firm ("Firm") and am authorized to make the statements contained in this affidavit on behalf of the Firm.
2. The Firm is organized as indicated on Exhibit A to this Affidavit, entitled "Organization of Proposing Firm," which Exhibit is incorporated into this Affidavit as if fully set forth herein.
3. I have examined and carefully prepared this proposal based on the Request for Proposals and verified the facts contained in the proposal in detail before submitting it.
4. I authorize the Village of Oak Park to verify the Firm's business references and credit at its option.
5. Neither the Firm nor its affiliates¹ are barred from proposing on this Project as a result of a violation of 720 ILCS 5/33E-3 or 33E-4 relating to bid rigging and bid rotating, or Section 2-6-12 of the Oak Park Village Code related to "Proposing Requirements".
6. The Proposing Firm has the M/W/DBE status indicated below on the form entitled "EEO Report."
7. Neither the Firm nor its affiliates is barred from agreement with the Village of Oak Park because of any delinquency in the payment of any debt or tax owed to the Village except for those taxes which the Firm is contesting, in accordance with the procedures established by the appropriate revenue act, liability for the tax or the amount of the tax. I understand that making a false statement regarding delinquency in taxes is a Class A Misdemeanor and, in addition, voids the agreement and allows the Village of Oak Park to recover all amounts paid to the Firm under the agreement in a civil action.
8. I am familiar with Section 13-3-2 through 13-3-4 of the Oak Park Village Code relating to Fair Employment Practices and understand the contents thereof; and state that the Proposing Firm is an "Equal Opportunity Employer" as defined by Section 2000(E) of Chapter 21, Title 42 of the United States Code Annotated and Federal Executive Orders #11246 and #11375 which are incorporated herein by reference. **Also complete the attached EEO Report or Submit an EEO-1.**
9. I certify that the Consultant is in compliance with the Drug Free Workplace Act, 41 U.S.C.A, 702.

¹ Affiliates means: (i) any subsidiary or parent of the bidding or contracting business entity, (ii) any member of the same unitary business group; (iii) any person with any ownership interest or distributive share of the bidding or contracting business entity in excess of 7.5%; (iv) any entity owned or controlled by an executive employee, his or her spouse or minor children of the bidding or contracting business entity.

Signature: 

Printed Name Patrick Callahan

Name of Business: StudioGC, Inc.

Your Title: President

Business Address: 223 W Jackson Blvd., Suite 1200, Chicago, IL 60606

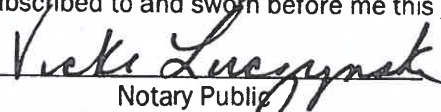
(Number, Street, Suite #)

(City, State & Zip)

Telephone: 312.253.3400 Fax: _____

Web Address: www.studiogc.com

Subscribed to and sworn before me this 13 day of July, 2021.


Notary Public



M/W/DBE STATUS AND EEO REPORT

Failure to respond truthfully to any questions on this form, failure to complete the form or failure to cooperate fully with further inquiry by the Village of Oak Park will result in disqualification of this Bid. For assistance in completing this form, contact the Department of Public Works at 708-358-5700.

1. Consultant Name: StudioGC, Inc.
2. Check here if your firm is:
 - ☐ Minority Business Enterprise (MBE) (A firm that is at least 51% owned, managed and controlled by a Minority.)
 - ☐ Women's Business Enterprise (WBE) (A firm that is at least 51% owned, managed and controlled by a Woman.)
 - ☐ Owned by a person with a disability (DBE) (A firm that is at least 51% owned by a person with a disability)
 - ☒ None of the above

[Submit copies of any W/W/DBE certifications]

3. What is the size of the firm's current stable work force?
 - 31 Number of full-time employees
 - 2 Number of part-time employees
4. Similar information will be requested of all subConsultants working on this agreement. Forms will be furnished to the lowest responsible Consultant with the notice of agreement award, and these forms must be completed and submitted to the Village before the execution of the agreement by the Village.

Signature: _____

Date: 07/13/21

EEO REPORT

Please fill out this form completely. Failure to respond truthfully to any questions on this form, or failure to cooperate fully with further inquiry by the Village of Oak Park will result in disqualification of this proposal. An incomplete form will disqualify your proposal. For assistance in completing this form, contact the Public Works Department at 708-358-5700.

An EEO-1 Report may be submitted in lieu of this report.

Consultant Name StudioGC, Inc.

Total Employees 33

Job Categories	Total Employees	Total Males	Total Females	Males					Females			Total Minorities
				Black	Hispanic	American Indian & Alaskan Native	Asian & Pacific Islander	Black	Hispanic	American Indian & Alaskan Native	Asian & Pacific Islander	
Officials & Managers	8	6	2									
Professionals	21	12	9				1		3		1	5
Technicians												
Sales Workers												
Office & Clerical	4	0	4									
Semi-Skilled												
Laborers												
Service Workers												
TOTAL												
Management Trainees												
Apprentices												

This completed and notarized report must accompany your Proposal. It should be attached to your Affidavit of Compliance. Failure to include it with your Proposal will be disqualify you from consideration.

Patrick Callahan
(Name of Person Making Affidavit) being first duly sworn, deposes and says that he/she is the President
of StudioGC, Inc. and that the above EEO Report information is true and accurate and is submitted with the intent that it
be relied upon. Subscribed and sworn to before me this 13th day of July, 2021.

(Signature) Vicki L Luczynski
(Date) 07/13/21





REQUEST FOR PROPOSALS (RFP) #21-714

For Professional Architectural Services for

**The Village of Oak Park South Fire Station Restroom, Locker Room and Bunk
Room Renovations Project**

Issued: June 30th, 2021

Due: Friday, July 16th, 2021 10:00 a.m.

The Village of Oak Park ("the Village") is seeking proposals from qualified architectural firms to design renovations to the existing restroom, locker room and bunk room at the south fire station, located at 900 S. East Ave., Oak Park, IL 60302.

Proposals are due on or before Friday, July 16th, 2021 at 10:00 AM to:

Village of Oak Park Public Works Department
Attn: Vic Sabaliauskas, Building Maintenance Superintendent
RFP for Professional Architectural Services for the Village of Oak Park South
Fire Station Restroom, Locker Room and Bunk Room Renovations Project
("Project").

**There will be a pre-bid meeting on Wednesday, July 7th, 2021 at
9:00 AM at the south fire station located at 900 S. East Ave., Oak
Park, IL 60302.**

Section I. General Requirements

A. Introduction and Mandatory Terms

The Village requests the services of a qualified architectural consultant for the purpose of providing professional architectural services for the Fire Department's South Fire Station Restroom, Locker Room and Bunk Room Renovations Project ("Project").

The Village will receive responses Monday through Friday, 8:30 A.M. to 4:00 P.M. at the Public Works Department, Office of the Building Maintenance Superintendent, Village of Oak Park, 201 South Blvd, Oak Park, Illinois, 60302, until 10:00 AM local time, Friday, July 16th, 2021. Each Consultant shall provide three (3) hard copies of their proposal in a sealed envelope titled "RFP for Professional Architectural Services for the Village of Oak Park South Fire Station Restroom, Locker Room and Bunk Room Renovations Project". Include Project manager's email address on the proposal.

Consultants shall provide an email to vics@oak-park.us indicating they are considering submitting a proposal for this work and requesting to be added to the list of registered plan holders for this RFP so that the Village can distribute any addendum or clarifications via email to the known list of RFP recipients.

All questions must be submitted via email to vics@oak-park.us no later than Friday, July 9th, 2021 by noon. Responses will be provided to the known list of RFP recipients.

Responses will be reviewed and evaluated, and all information regarding status will be kept confidential until a decision is made and a recommendation provided to the Village Manager or Village Board for approval.

B. Presentation of Request for Qualifications

The Village reserves the right to select a short list of Consultants at its own discretion to present their qualifications, respond to questions, and supply supplemental information.

C. Consultant Notification

Consultants will be notified in writing of further questions and/or decisions.

D. Award of Agreement

Upon determination of the most qualified Consultant, the Village will enter into contract negotiations. The Contract will be based on an AIA A101-2017 or A104 standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum. If an agreement cannot be reached with the most qualified Consultant, the Village will begin contract negotiations with the next most qualified consultant until an agreement can be reached.

Any agreement with a selected Consultant or Consultants must be reviewed and approved by the Village Attorney. Agreements may be approved and authorized by the Village of Oak Park Board of Trustees, and executed by the Village Manager. The Consultants are advised that Village staff, other than the Village Manager, have no authority to sign agreements or modify existing agreements on behalf of the Village and that any such agreements are null and void.

E. Taxes Not Applicable

The Village as a municipality pays neither federal excise tax nor Illinois retailer's occupational tax.

F. Interpretation of the Request for Proposal Document

Any Consultant in doubt as to the true meaning of any part of this document may request an interpretation thereof from the Village or its representative. The person requesting the interpretation shall be responsible for its prompt delivery. At the request of the Consultant or in the event that Village management deems the interpretation to be substantive, the interpretation will be made by written addendum duly issued by the Village.

In the event that a written addendum is issued, either as a result of a request for interpretation or the result of a change in the requested RFP specifications initiated by the Village, a copy of such addendum will be provided to the known list of RFP recipients. The Village will not assume responsibility for receipt of such addendum. In all cases it will be the Consultants' responsibility to obtain all addenda issued.

G. Competency of Consultant

No submission will be accepted from, or agreement awarded to, any person, firm or corporation that is in arrears or is in default upon any debt or agreement. The Consultant, if requested, must present evidence of ability and possession of necessary facilities, and financial resources to comply with the terms of the scope of services.

Basic required qualifications include, but are not limited to:

1. Experience working with municipalities
2. Fire station renovation experience
3. Design of critical facilities which are intended to remain open during construction.

H. Subletting of Contract

In order that the Village may be assured that only qualified and competent sub-consultants will be employed on the proposed Project, each consultant shall submit with their proposal a list of sub-consultants who would be called upon to perform the work. The consultant shall have determined to their own satisfaction that a listed subcontractor and/or sub-consultant has been successfully engaged in this particular

type of work for a reasonable length of time and is qualified both technically and financially to perform that pertinent phase of the work for which they are listed.

No contract awarded by the Village of Oak Park shall be assigned or any part subcontracted without the written consent of the Village of Oak Park. In no case shall such consent relieve the bidder selected from their obligations or change the terms of the contract.

I. Compliance with Applicable Laws

The Consultant will strictly comply with all Ordinances and codes of the Village of Oak Park and applicable federal and state law.

J. Term of Agreement

The initial agreement shall be on the earlier of Friday, August 27th, 2021, or the last date signed by both parties, and shall continue until the completion of all work associated with the Project.

If any price reductions are announced during the agreement period, the Village shall receive benefit of such reductions. This request shall also be in the form of a written notification and shall become effective thirty (30) days from the date the notice was received by the Village.

K. Payments

The Village shall pay the consultant on a monthly basis based on the services provided during the month. Payment to the consultant shall be made within 30 days of the receipt of an invoice for services as outlined in the proposal. A detailed summary of costs will be submitted to the Village for review and approval. Total payments for each Phase (if applicable) shall not exceed the amount submitted on the Proposal Form, unless prior approval is received from the Village. Invoices shall be mailed to the Village's Building Maintenance Superintendent located at the Village of Oak Park Public Works Center, 201 South Boulevard, Oak Park, Illinois 60302. All invoices will be paid within 30 days of approval. Charges for late payments must be in accordance with the Local Government Prompt Payment Act, 50 ILCS 505/1, requiring a maximum interest penalty of 1% per month or portion thereof.

L. Termination of Contract

The Village reserves the right to terminate any agreement if the Village's Board of Trustees fails to appropriate funds for this purpose in any subsequent fiscal year. All funds for payments after December 31st of the current fiscal year are subject to appropriation by the Village for this purpose.

The Village further reserves the right to terminate the whole or any part of this agreement, upon written notice to the consultant, in the event of default by the

consultant. Default is defined as failure of the consultant to perform any of the agreement or failure to make sufficient progress so as to endanger performance of this agreement in accordance with its terms. In the event of default and termination, the Village will procure upon such terms and in such manner as may be deemed appropriate services similar to those so terminated. The consultant shall be liable for excess costs for such similar services unless acceptable evidence is submitted that failure to perform the agreement was due to causes beyond the control and without the fault of negligence of the consultant.

M. Consultant Personnel Assigned to the Village of Oak Park Account(s)

The Village reserves the right to accept or reject any staff designated by the Consultant to provide engineering services. If no suitable replacement staff is provided, the Village reserves the right to terminate the agreement.

N. Confidentiality

The Consultant shall keep the Village's employees and all related data confidential.

O. Insurance Requirements

The selected Consultant must purchase and maintain for the length of the agreement, the lines of insurance described in this section. All insurance coverage shall be on an occurrence basis. The Consultant shall provide evidence of such insurance to the Village together with its proposal, and will provide evidence that the Village has been added as a named insured, where applicable, before commencement of the services and on an annual basis thereafter. Certificates of Insurance shall contain a clause stating that the coverage afforded by the policies listed will not be canceled or materially altered, except after forty-five (45) days advance written notice to the Village. The Consultant shall secure the following endorsements to each of the required policies: "It is understood and agreed that the insurance company will give not less than forty-five (45) days advance written notice of any cancellation or material change under any of these policies to the Village of Oak Park. *"In the event that such notice is not given to the Village of Oak Park at least forty-five (45) days prior to cancellation or material change, the policy will continue in full force and effect for the benefit of the Village as if such change or cancellation had not occurred."* The limits of liability for the insurance required shall provide coverage for not less than the following amounts, or greater where required by law:

(a) Commercial General Liability:

i. Coverage to include, Broad Form Property Damage, contractual and Personal Injury.

ii. Limits:

General Aggregate	\$ 2,000,000.00
Each Occurrence	\$ 1,000,000.00
Personal Injury	\$ 1,000,000.00

iii. Coverage for all claims arising out of the Proposer's operations or premises, anyone directly or indirectly employed by the Proposer.

- (b) **Professional Liability:**
- i. Per Claim/Aggregate \$2,000,000.00
 - ii. Coverage for all claims arising out of the Consultant's operations or premises, anyone directly or indirectly employed by the Consultant, and the Consultant's obligations under the indemnification provisions of this Agreement to the extent same are covered.
- (c) **Workers' Compensation:**
- i. Workers' compensation insurance shall be in accordance with the provisions of the laws of the State of Illinois, including occupational disease provisions, for all employees who perform work pursuant to the agreement, and in case work is subcontracted, the Consultant shall require each subconsultant similarly to provide Workers' Compensation Insurance. In case employees engaged in hazardous work under this Agreement are not protected under said worker's compensation insurance, the Proposer shall provide, and shall cause each subconsultant to provide, adequate and suitable insurance for the protection of employees not otherwise provided.
- (d) **Comprehensive Automobile Liability:**
- i. Coverage to include all owned, hired, non-owned vehicles, and/or trailers and other equipment required to be licensed, covering personal injury, bodily injury and property damage.
 - ii. Limits:
 - Combined Single Limit \$1,000,000.00
- (e) **Umbrella:**
- i. Limits:
 - Each Occurrence/Aggregate \$2,000,000.00
- (f) The Village, its officers, officials, employees and agents shall be named as additional insureds on all insurance policies set forth herein except Workers' Compensation and Professional Liability. The Consultant shall be responsible for the payment of any deductibles for said insurance policies. The coverage shall contain no special limitations on the scope of protection afforded to the Village, its officers, officials, employees and agents.

The Consultant understands and agrees that any insurance protection required by the agreement or otherwise provided by the Consultant shall in no way limit the responsibility to indemnify, keep and save harmless, and defend the Village, its officers, officials, employees and agents as herein provided.

P. Hold Harmless and Indemnity

Notwithstanding any limitations or restrictions applicable to any insurance or bonds required hereunder, the Consultant shall defend, indemnify and hold the Village of Oak Park and its officers, officials, employees, and agents harmless from and against any and all liability, loss, damage, claim, payment or expense, including attorney fees,

which the Village or its officers, officials, employees, and agents may incur resulting from or arising out of any error or omission in the performance of the agreement by the Consultant, including, without limitation, errors or omissions in the handling, accounting for, or transferring of funds, or to work, services or systems or products provided in the performance of the agreement by the Consultant or its employees, agents, servants, associates, Consultants, sub-consultants, or assignees.

Q. Tentative Schedule

Below is a tentative schedule for the request for proposal, evaluation of responses, selection and approval of a preferred Consultant(s), for construction engineering services for the Project:

RFP Issued	June 30, 2021
Questions due by	July 9, 2021
Proposals due	July 16, 2021
Consultant Interviews	July 19-23, 2021
Award of contract/contract negotiations	July 26 – Aug. 6, 2021
Village Board Mtg. for Agreement Approval	August, 2021
Start Services	August 30, 2021
Design Documents submitted to VOP	Sept 24, 2021
VOP issues RFP for construction	January, 2022
Construction start	Approx. mid March 2022
Project substantially complete	July 2022
Project Closeout	Sept 2022

R. Proposal Outline

Proposals are requested to cover the basic services related to designing renovations for the restroom, locker room and bunk room at the south fire station in accordance with the standards set forth by the entities listed in Section II, Scope of Services of this RFP, and as described in the Basis of Design in Section II, Scope of Services. The Village reserves the right during the term of the agreement to request additional services in addition to those specified in the Proposal form with payment for those additional services to be mutually agreed upon between the Village and the consultant.

Proposals shall include the following information:

Cover Letter: A brief cover letter expressing interest in providing architectural services in connection with the proposed Project and summarizing key points of the Request for Qualifications stressing the Firm's approach to the Project and how the Firm's abilities and experience fit the Project.

- 1) A brief description of the consultant's capabilities, strengths and relevant experience for designing renovations for fire station.
- 2) A team organization chart indicating the staff and their areas of involvement stemming from the Principal in Charge and/or Project Manager to each team member, as applicable.

- 3) An outline of each individual's personal experience on Projects of a similar nature, including size of the Project, role of the individual, areas of responsibility, level of involvement and time assigned to the Project. Include the percentage of hours per week that each staff member will dedicate to this Project. Provide email addresses of all staff on organizational chart.
- 4) Include a brief description of two (2), or more, similar in type, size, scope, and complexity projects that have been completed within the past five (5) years awarded to consultant most comparable to the work described in the scope of services. Please provide contact name, address and telephone number. Also, provide contract cost and cost of construction work associated with each Project.
- 5) A statement of commitment that personnel named in the proposal will be available for the duration of the Project at the indicated level of involvement, except where prevented by circumstances beyond the control of the consultant.
- 6) A schedule of hourly salary rates for each job classification.
- 7) Any objections to any terms of the request for proposal.
- 8) A detailed summary of the Consultant's Project Understanding and Approach for the scope of work which shall include, tasks performed by the Consultant, tasks performed by the Village, etc.
- 9) A detailed lump sum cost proposal for the scope of work, including all direct and indirect costs. The Consultant shall submit a breakdown of how many hours and cost they propose per phase of work that will be required to complete each activity.
- 10) A summary of the Consultant's understanding of the communication and outreach required in Oak Park and examples from similar Projects.

The following are minimum expectations of the Village:

1. During schematic design, design development, and construction document phases, include progress review meetings with the Village on a bi-weekly basis.
2. Include information gathering meetings and field verification site visits as required.
3. Include estimates of probable cost at the end of each phase.
4. At the end of each phase, review project with Owner. Consultant is not to proceed into the next phase without Owner approval.
5. In the bidding phase, conduct a pre-bid meeting and be present for the bid opening.
6. Review bids and make recommendations to the Owner.
7. During the construction phase, attend Owner/Architect/Contractor meetings on a bi-weekly basis.
8. Include submittal and shop drawing review.

9. Certification of (i) amounts due the Contractor, (ii) review and approval of payment request documentation, (iii) certification of substantial completion.
10. Include punch list preparation and punch list review meetings with Owner and Contractor.
11. Certificate of substantial completion and final completion
12. Include monthly update reports to the Owner.

Section II. Scope of Services and Scope of Work

Project Background and Basis of Design

The Village of Oak Park is seeking proposals from architectural firms to design renovations to the restroom, locker room and bunk room for the Fire Department south fire station, based on the recommendations listed below.

The following is an overview of the scope of services for architectural services and renovation work required to renovate the main floor locker room and bathroom at the south fire station located at 900 S. East Ave, Oak Park, IL 60304. Project to include the creation of a second locker room, semi-private bunk (quarters) room, and separate workout room.

General:

The fire station shall remain open and fully operational during construction. There are floor plans and structural drawings for the south fire station available for review. Consultant shall identify any possible environmental issues, such as asbestos.

- Provide detailed architectural, mechanical, electrical and plumbing plans showing renovations required. This will be approved by the Village and Fire department administration prior to the commencement of the work.
- Provide detailed specifications to be included in the contract documents.
- Incorporate the Village's standard bidding documents into the contract documents.
- Assist the Village in the bidding process, including a review of the bids and recommendation to the Village the lowest responsible bidder.
- Provide assistance to the Village with construction observation of the work including review of submittals and shop drawings, attend progress meetings, respond to Requests for Information, and recommend final acceptance of the project including project closeout.
- All existing interior plumbing shall be removed and replaced with new piping.

Below is a general description of the desired scope of work. A more detailed description can be provided to the successful consultant.

Locker Room #1:

- 1) This will be a complete renovation of the locker room and include the following items:
 - a. Renovate to new configuration as shown on Floor Plan
 - b. New floor, wall, and ceiling finishes
 - c. New doors
 - d. New lockers
 - e. New countertops
 - f. Renovate existing HVAC system as required for renovation
 - g. New plumbing fixtures
 - h. New electrical lighting

- i. New station alerting speaker (Phoenix US Digital)

Locker Room #2:

- 1) This will be a new locker room built within the existing station and include the following items:
 - a. Renovate to new configuration as shown on Floor Plan
 - b. New floor, wall, and ceiling finishes
 - c. New doors
 - d. New lockers
 - e. New countertops
 - f. Renovate existing HVAC system as required for renovation
 - g. New plumbing fixtures
 - h. New electrical lighting
 - i. New station alerting speaker (Phoenix US Digital)

Bathrooms 1, 2, and 3:

- 1) These will be bathrooms built within the existing bathroom within the station and include the following items:
 - a. Renovate to new configuration as shown on Floor Plan
 - b. New floor, wall, and ceiling finishes
 - c. New doors
 - d. Renovate existing HVAC system as required for renovation
 - e. New plumbing fixtures, including lavs and steam showers
 - f. New electrical lighting
 - g. New station alerting speakers (Phoenix US Digital)

Quarters 1 - 6:

- 1) These will be new sleeping quarters built within the station and include the following items:
 - a. Renovate to new configuration as shown on Floor Plan
 - b. Walls between quarters to be partial height
 - c. New floor, wall, and ceiling finishes
 - d. Renovate existing HVAC system as required for renovation
 - e. New electrical lighting
 - f. New station alerting speakers (Phoenix US Digital)
- 2) Quarters Hallway: This will be new hallway built within the station and include the following items:
 - a. Renovate to new configuration as shown on Floor Plan
 - b. Walls between hallway and quarters to be partial height
 - c. New floor, wall, and ceiling finishes
 - d. New doors
 - e. Renovate existing HVAC system as required for renovation
 - f. New electrical lighting

- g. New station alerting speakers (Phoenix US Digital)

Workout Room:

- 1) These will be a renovation of the existing workout room:
 - a. New floor, wall, and ceiling finishes
 - b. New door
 - c. New HVAC diffusers
 - d. New electrical power and lighting
 - e. New station alerting strobe light and speakers (Phoenix US Digital)

Consultant shall field verify all existing conditions and determine the best location for power and lighting based on available panel capacity and panel location.

The agreement and work shall be carried out in conformance with the laws and regulations of the Village of Oak Park. All work will be performed according to the standards set forth in the applicable building codes and standards, including mechanical, fire, plumbing, electric, accessibility, or any other applicable codes in force in the Village of Oak Park and State of Illinois.

Include in the contract documents the following alternate bid item:

Alternate #1. Replacement of existing domestic water heater:

The VOP Fire Dept. is also requesting a price to replace in-kind the existing domestic water heater in the basement of the south fire station. Below are two photos and information of the existing unit.





Section III. Compensation Estimate Schedule

Please complete all forms and submit the information requested on the following pages and submit three (3) hard copies of the compensation schedule in a sealed envelope titled *“Compensation Schedule for Professional Architectural Services for the Village of Oak Park South Fire Station Restroom, Locker Room and Bunk Room Renovations Project.”*

Note: the fee schedule shall be a lump sum fixed fee compensation form in accordance with all standards for consultant services.

Additional Note: please also attach hourly rate schedule for various classifications in your organization. These rates will be used for performing additional services which may be requested outside the scope of services.

Section IV. Proposal Evaluation

Proposals will be evaluated by Village staff. Evaluation will be based on criteria outlined herein which may be weighted by the Village in a manner it deems appropriate. All proposals will be evaluated using the same criteria and weighting. The criteria used will be:

- A. Responsiveness to RFP
The Village will consider all the material submitted to determine whether the Consultant's offering is in compliance with this RFP.
- B. Ability to Perform Current and Projected Required Services
The Village will consider all the material submitted by each Consultant, and other relevant material it may otherwise obtain, to determine whether the proposer is capable of and has a history of successfully completing agreements of this type.
- C. Experience and Relevant Knowledge
The Village will assess the experience and relevant knowledge of the proposed dedicated team of personnel.
- D. References
The Village may contact references directly to inquire about the quality and type of services currently being provided to other customers.
- E. Cost Proposal
The Village will evaluate aggregate services based on the overall cost effective approach to providing the services requested in this RFP.
- F. Optional Interviews and/or Site Visits
The Village may, at its sole option, conduct interviews and/or site visits as part of the final selection process.



RESPONDENT CERTIFICATION

PROPOSAL SIGNATURE: _____

State of _____)

County of _____)

_____,

TYPE NAME OF SIGNEE

being first duly sworn on oath deposes and says that the Respondent on the above proposal is organized as indicated below and that all statements herein made on behalf of such Respondent and that this deponent is authorized to make them, and also deposes and says that he has examined and carefully prepared their bid proposal from the Contract Exhibits and Specifications and has checked the same in detail before submitting this proposal or bid; that the statements contained herein are true and correct.

Signature of Respondent authorizes the Village of Oak Park to verify references of business and credit at its option.

Signature of Respondent shall also be acknowledged before a Notary Public or other person authorized by law to execute such acknowledgments.

Dated _____

Organization Name

(Seal - If Corporation)

By _____

Authorized Signature

Address

Telephone

Subscribed and sworn to before me this _____ day of _____, 2021.

In the state of _____. _____
Notary Public

My Commission Expires: _____

(Fill Out Applicable Paragraph Below)

(a) Corporation

The Respondent is a corporation, which operates under the legal name of _____

and is organized and existing under the laws of the State of _____

The full names of its Officers are:

President _____

Secretary _____

Treasurer _____

The corporation does have a corporate seal. (In the event that this bid is executed by a person other than the President, attach hereto a certified copy of that section of Corporate By-Laws or other authorization by the Corporation which permits the person to execute the offer for the corporation.)

(b) Partnership

Name, signature, and addresses of all Partner

The partnership does business under the legal name of _____ which name is registered with the office of _____ in the county of _____ in the state of _____.

(c) Sole Proprietor

The Respondent is a Sole Proprietor whose full name is _____.

If the Respondent is operating under a trade name said trade name is _____ which name is registered with the office of _____ in the county of _____ in the state of _____.

Signed _____

Sole Proprietor



Attachment I.

RESPONDENT CERTIFICATION

_____, as part of its bid on a contract for
(name of Respondent)

Professional Architectural Services for the Village of Oak Park Fire Department South Fire Station Restroom, Locker Room and Bunk Room Renovations Project, hereby certifies that said Respondent is not barred from bidding on the aforementioned contract as a result of a violation to either Section 33E-3 or 33E-4 of Article 33E of Chapter 38 of the Illinois Revised Statutes or Section 2-6-12 of the Oak Park Village Code relating to "Bidding Requirements".

By: _____
(Authorized Agent of Respondent)

Subscribed and sworn to
before me this ____ day
of _____, 2021.

(Notary Public)



Attachment II.

TAX COMPLIANCE AFFIDAVIT

_____, being first duly sworn, deposes and says:

that he/she is _____ of
(partner, officer, owner, etc.)

_____.
(bidder selected)

The individual or entity making the foregoing proposal or proposal certifies that he/she is not barred from entering into an agreement with the Village of Oak Park because of any delinquency in the payment of any tax administered by the Department of Revenue unless the individual or entity is contesting, in accordance with the procedures established by the appropriate revenue act, liability for the tax or the amount of the tax. The individual or entity making the proposal or proposal understands that making a false statement regarding delinquency in taxes is a Class A Misdemeanor and, in addition, voids the agreement and allows the municipality to recover all amounts paid to the individual or entity under the agreement in civil action.

By:

Its:

(name of bidder if the bidder is an individual)
(name of partner if the bidder is a partnership)
(name of officer if the bidder is a corporation)

The above statement must be subscribed and sworn to before a notary public.

Subscribed and sworn to before me this _____ day of _____, 2021.

Notary Public's Signature

- Notary Public Seal -

Minority Business and Women Business Enterprises Requirements

The Village of Oak Park in an effort to reaffirm its policy of non-discrimination, encourages and applauds the efforts of bidders and subConsultants in taking affirmative action and providing Equal Employment Opportunity without regard to race, religion, creed, color, sex, national origin, age, handicap unrelated to ability to perform the job or protected veteran's status.

Reporting Requirements

The following forms must be completed in their entirety, notarized and included as part of the proposal document. Failure to respond truthfully to any question on the list or failure to cooperate fully with further inquiry by the Village of Oak Park will result in disqualification of your proposal.



Attachment III.

ORGANIZATION OF BIDDING FIRM

Please fill out the applicable section:

A. Corporation:

The Consultant is a corporation, legally named _____ and is organized and existing in good standing under the laws of the State of _____. The full names of its Officers are:

President _____

Secretary _____

Treasurer _____

Registered Agent Name and Address: _____

The corporation has a corporate seal. (In the event that this Bid is executed by a person other than the President, attach hereto a certified copy of that section of Corporate By-Laws or other authorization by the Corporation that permits the person to execute the offer for the corporation.)

B. Sole Proprietor:

The Consultant is a Sole Proprietor. If the Consultant does business under an Assumed Name, the

Assumed Name is _____, which is registered with the Cook County Clerk. The Consultant is otherwise in compliance with the Assumed Business Name Act, 805 ILCS 405/0.01, et. seq.

C. Partnership:

The Consultant is a Partnership which operates under the name _____

The following are the names, addresses and signatures of all partners:

Signature

Signature

(Attach additional sheets if necessary.) If so, check here _____.

If the partnership does business under an assumed name, the assumed name must be registered with the Cook County Clerk and the partnership is otherwise in compliance with the Assumed Business Name Act, 805 ILCS 405/0.01, et. seq.

D. Affiliates: The name and address of any affiliated entity of the business, including a description of the affiliation: _____

Signature of Owner



Attachment IV. Compliance Affidavit

I, _____ being first duly sworn on oath depose and state as follows:

(Print Name)

1. I am the (title) _____ of the Proposing Firm ("Firm") and am authorized to make the statements contained in this affidavit on behalf of the Firm.
2. The Firm is organized as indicated on Exhibit A to this Affidavit, entitled "Organization of Proposing Firm," which Exhibit is incorporated into this Affidavit as if fully set forth herein.
3. I have examined and carefully prepared this proposal based on the Request for Proposals and verified the facts contained in the proposal in detail before submitting it.
4. I authorize the Village of Oak Park to verify the Firm's business references and credit at its option.
5. Neither the Firm nor its affiliates¹ are barred from proposing on this Project as a result of a violation of 720 ILCS 5/33E-3 or 33E-4 relating to bid rigging and bid rotating, or Section 2-6-12 of the Oak Park Village Code related to "Proposing Requirements".
6. The Proposing Firm has the M/W/DBE status indicated below on the form entitled "EEO Report."
7. Neither the Firm nor its affiliates is barred from agreement with the Village of Oak Park because of any delinquency in the payment of any debt or tax owed to the Village except for those taxes which the Firm is contesting, in accordance with the procedures established by the appropriate revenue act, liability for the tax or the amount of the tax. I understand that making a false statement regarding delinquency in taxes is a Class A Misdemeanor and, in addition, voids the agreement and allows the Village of Oak Park to recover all amounts paid to the Firm under the agreement in a civil action.
8. I am familiar with Section 13-3-2 through 13-3-4 of the Oak Park Village Code relating to Fair Employment Practices and understand the contents thereof; and state that the Proposing Firm is an "Equal Opportunity Employer" as defined by Section 2000(E) of Chapter 21, Title 42 of the United States Code Annotated and Federal Executive Orders #11246 and #11375 which are incorporated herein by reference. **Also complete the attached EEO Report or Submit an EEO-1.**
9. I certify that the Consultant is in compliance with the Drug Free Workplace Act, 41 U.S.C.A, 702.

¹ Affiliates means: (i) any subsidiary or parent of the bidding or contracting business entity, (ii) any member of the same unitary business group; (iii) any person with any ownership interest or distributive share of the bidding or contracting business entity in excess of 7.5%; (iv) any entity owned or controlled by an executive employee, his or her spouse or minor children of the bidding or contracting business entity.

Signature:_____

Printed Name_____

Name of Business:_____

Your Title: _____

Business Address:_____

(Number, Street, Suite #)

(City, State & Zip)

Telephone:_____ Fax: _____ Web Address: _____

Subscribed to and sworn before me this _____ day of _____, 2021.

Notary Public

M/W/DBE STATUS AND EEO REPORT

Failure to respond truthfully to any questions on this form, failure to complete the form or failure to cooperate fully with further inquiry by the Village of Oak Park will result in disqualification of this Bid. For assistance in completing this form, contact the Department of Public Works at 708-358-5700.

1. Consultant Name: _____

2. Check here if your firm is:

- ☐ Minority Business Enterprise (MBE) (A firm that is at least 51% owned, managed and controlled by a Minority.)
- ☐ Women's Business Enterprise (WBE) (A firm that is at least 51% owned, managed and controlled by a Woman.)
- ☐ Owned by a person with a disability (DBE) (A firm that is at least 51% owned by a person with a disability)
- ☐ None of the above

[Submit copies of any W/W/DBE certifications]

3. What is the size of the firm's current stable work force?

_____ Number of full-time employees

_____ Number of part-time employees

4. Similar information will be requested of all subConsultants working on this agreement. Forms will be furnished to the lowest responsible Consultant with the notice of agreement award, and these forms must be completed and submitted to the Village before the execution of the agreement by the Village.

Signature: _____

Date: _____

EEO REPORT

Please fill out this form completely. Failure to respond truthfully to any questions on this form, or failure to cooperate fully with further inquiry by the Village of Oak Park will result in disqualification of this proposal. An incomplete form will disqualify your proposal. For assistance in completing this form, contact the Public Works Department at 708-358-5700.

An EEO-1 Report may be submitted in lieu of this report

Consultant Name _____

Total Employees _____

Job Categories	Total Employees	Total Males	Total Females	Males				Females				Total Minorities
				Black	Hispanic	American Indian & Alaskan Native	Asian & Pacific Islander	Black	Hispanic	American Indian & Alaskan Native	Asian & Pacific Islander	
Officials & Managers												
Professionals												
Technicians												
Sales Workers												
Office & Clerical												
Semi-Skilled												
Laborers												
Service Workers												
TOTAL												
Management Trainees												
Apprentices												

This completed and notarized report must accompany your Proposal. It should be attached to your Affidavit of Compliance. Failure to include it with your Proposal will be disqualify you from consideration.

_____, being first duly sworn, deposes and says that he/she is the _____
(Name of Person Making Affidavit) (Title or Officer)
of _____ and that the above EEO Report information is true and accurate and is submitted with the intent that it

be relied upon. Subscribed and sworn to before me this _____ day of _____, 2021.

(Signature)

(Date)



Attachment V.

No Proposal Explanation

If your firm does not wish to submit a proposal, please provide us with Attachment V and include in the space below any comments you may have concerning this proposal or any related factors that prevented you from submitting a response.

Project Name:

**Professional Architectural Services for the Village of Oak Park South Fire Station
Restroom, Locker Room and Bunk Room Renovations Project**

Date Issued: June 30th, 2021

Comments:



Summary of Qualifications - Architectural Services

VILLAGE OF OAK PARK
OAK PARK, ILLINOIS



Oak Park





table of contents

firm description	6
proposed team	9
project experience	19
firm workload	25
project approach	27

July 16, 2021

Mr. Vic Sabaliauskas
Building Maintenance Superintendent
Public Works Department
Village of Oak Park
201 South Blvd.
Oak Park, IL 60302



RE: Request for Architectural Services #21-714

Dear Mr. Sabaliauskas,

Thank you for your consideration of StudioGC Architecture + Interiors as your strategic partner for the renovation of the South Fire Station 3. As your project partner, we will work tirelessly to maximize value and ensure that the Village of Oak Park's expectations are fulfilled.

The StudioGC team has enjoyed a collaborative professional relationship with our clients for the better part of three decades. Our experience combining world-class planning and design with superior locally focused client service has proven uniquely valuable.

StudioGC specializes in architecture for public entities. Our focus on the public realm of architecture is paramount to our commitment to building stronger communities. Our approach emphasizes the importance of process and stakeholder participation to form spaces attuned to the needs of our clients.

As facility planners, we know what it takes to transform existing facilities. We understand the complexity of planning projects that will remain occupied during the course of the work. Devising logistics and phasing for the construction work is a key element to maintaining critical operations for our clients. Our team has a true insight into the best methods to maintain a safe operating environment.

The Village of Oak Park Fire Department has waited years for the funding to be in place; StudioGC can be the dependable teammate to bring the project to a timely, winning conclusion. We would very much like that opportunity to serve the Village of Oak Park, its Fire Department, and its constituents.

You will find answers to many of your questions in this submittal. Words and pictures tell only part of the story. Our team would love an invitation to demonstrate our commitment and passion for our work face to face.

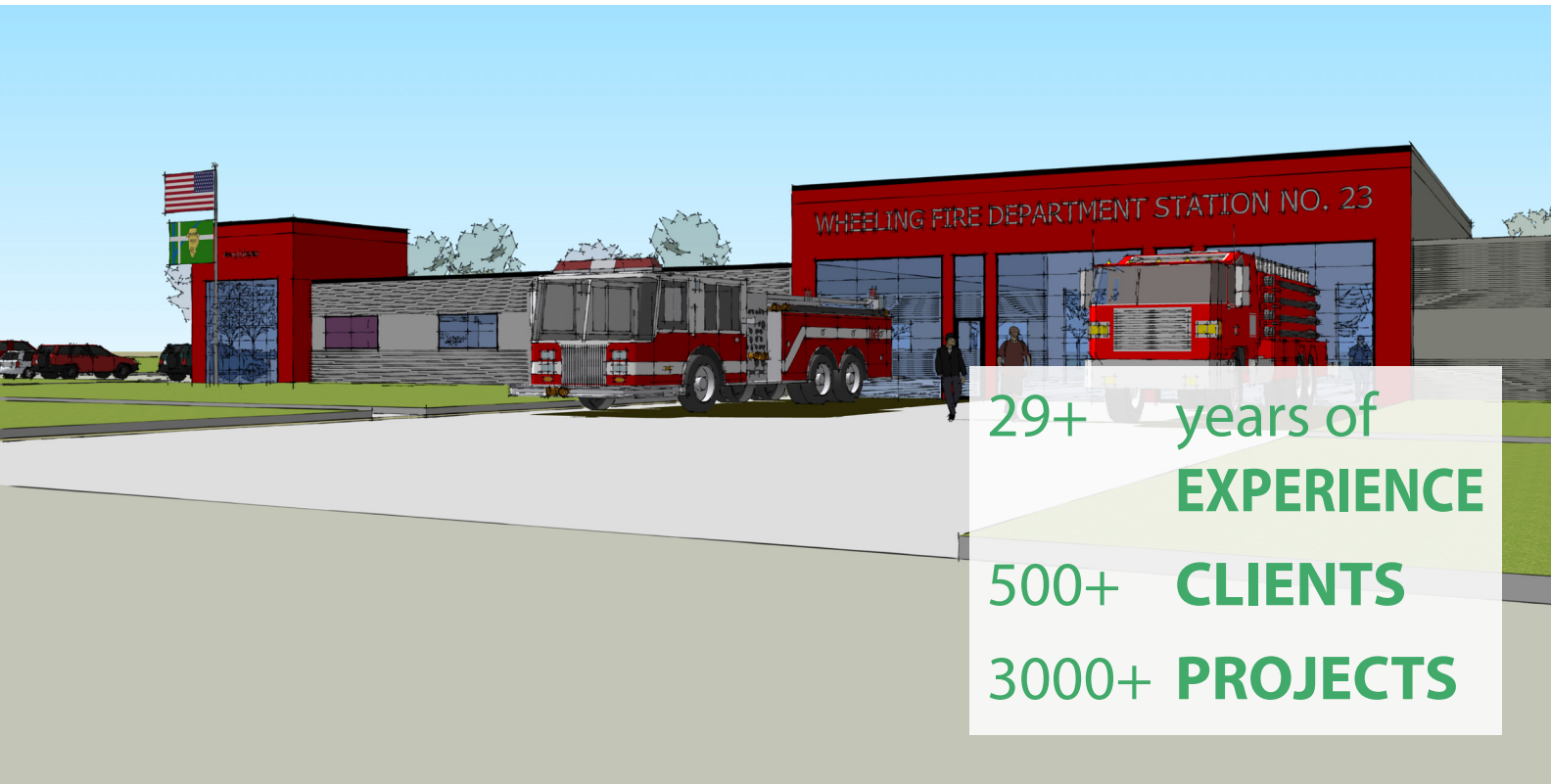
Sincerely;

Pat Callahan, AIA, LEED-AP, ALEP
President

about us

Our strength is in the approach to our work. The process emphasizes involvement, communication and consensus. By thorough investigation and meeting with project stakeholders, our team formulates an understanding of the physical needs, operational needs and user relationships to form a project construct. Our architecture then creates tailored environments that reflect what was learned from the investigation, thus building spaces that both enrich and enliven the user experience. With over 29 years of experience, we are confident that this personal, hands-on process produces positive results.

Within those three decades, StudioGC's work has been firmly focused on the public realm. Our team's experience in collaborating with different municipal departments and public boards makes us uniquely qualified to guide a public project through the varying submission and approval requirements. To support our presentations, our team is proficient in producing visuals in varied forms; Visuals that clearly convey the ideas to the varied stakeholder groups; in order for each to confidently select or support a design direction. In our time as a public sector architect, our company has had the privilege to work on fire station projects that range from new construction to minor renovation. StudioGC is proud of our work in this critical project type and is confident that we can efficiently guide the Village of Oak Park and the Oak Park Fire Department through the design and construction process. Culminating in a revitalized fire station equipped for current and future personnel demands.



Previous Names of Firm:

Gilfillan & Witt

1992-1995

Gilfillan Callahan Architects

1995-2007

Gilfillan Callahan Nelson
Architects

2007-2009

StudioGC, Inc

2007-present

Size of Firm:

34 Employees

19 Architectural Staff

9 Licensed Architects

2 Interior Designers

1 Specifications Architect

3 Administrative Staff

Type of Organization/

Ownership:

S Corporation

34

EMPLOYEES

1992

ESTABLISHED

30

MILES FROM
VILLAGE

15

MUNICIPAL
CLIENTS

Services Provided:

Health & Life Safety Amendments - Surveys, & Assessments, ADA Compliance, Facility Audits, Long-Range Facility Plans, Pre-Design/Programming, Full Service A/E Design, Educational Planning, Facility Master Planning, Space Utilization, Cost Estimation, Building Information Modeling, Interior Design/FF&E Procurement, Campaign/Fundraising Assistance, Construction Documents/Construction Administration, Construction Observation

Services Provided through Consultant Engagement:

Educational Innovation & Coaching, Structural Engineering, MEPFP Engineering, Civil Engineering, Theatre Design, Point Cloud Laser Scanning



Professional Affiliations:

American Institute of Architecture
Illinois Association of Park Districts
Illinois Association of School Business Officials
Association for Learning Environments
BASIC Coalition
U.S. Green Building Council

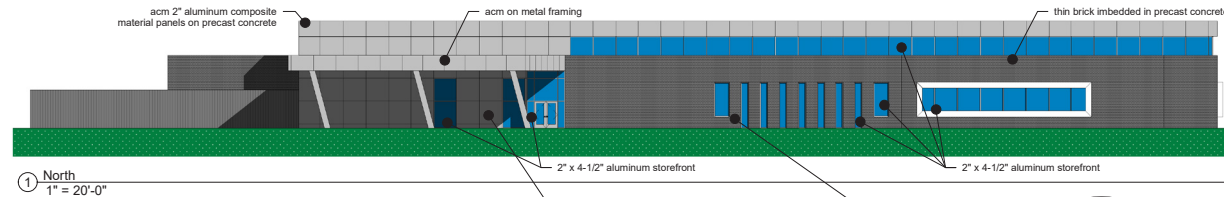
Geographical Area of Operations:

Illinois, California, Indiana, Maryland,
Michigan, Minnesota, Missouri, New
Jersey, Ohio, Pennsylvania, Wisconsin

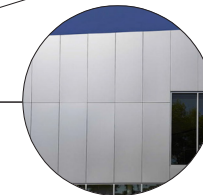
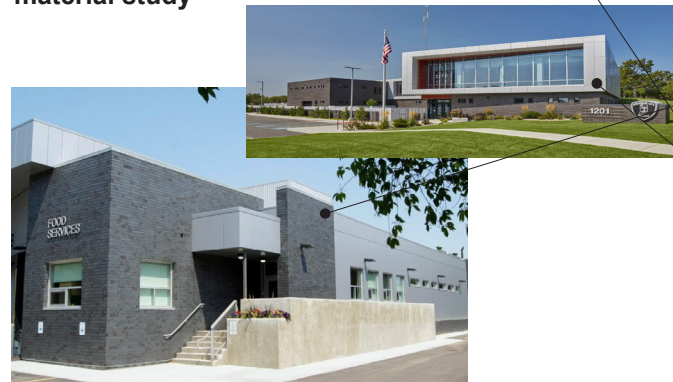


Market Sectors:

K-12 Education, Libraries, Municipal,
Parks and Recreation, Financial
Institutions, Higher Education,
Commercial & Retail, Healthcare,
Laboratory / Industrial



material study



09/28/21
20120 **2.3a** schematic elevations - option 3
VILLAGE OF WOODRIDGE
WOODRIDGE POLICE STATION
5 Plaza Drive, Woodridge, IL 60517

proposed team



Patrick Callahan

Project Executive, Team Management

As the Architect of Record, Pat will provide oversight of the project through his dependable leadership. Pat will take the lead in negotiating contracts and assist in all cost analysis. Pat's family has a long history within the Chicago Fire Department, and the knowledge he has gained from them helps shape our work through his oversight.

Weekly Hourly Percentage 10%
p.callahan@studiogc.com



Rick Petricek

Senior Principal, QA/QC Manager

As the Director of Quality Assurance and Quality Control, Rick will provide technical guidance for the project. Focusing on designing and detailing the building envelope, resolving issues of constructability, and analyzing building system integration. Rick will participate throughout construction administration, observing the work in the field to confirm the construction meets the technical requirements of the contract documents. Rick brings his experience from completing many fire station projects during his long career in the industry to assist in the technical execution of the work.

Weekly Hourly Percentage 15%
r.petricek@studiogc.com



Craig Meadows

Senior Principal, Project Manager

As the Primary Point of Contact, Craig will take the lead in communicating and coordinating between all parties involved in the project through closeout. Craig will organize all meetings, prepare all presentations, assemble all submissions, assist in cost analysis and complete any other task needed to make the project a success. Craig has been the company's lead project manager on fire station projects or has acted as additional project oversight, guiding the assigned project team.

Weekly Hourly Percentage 60%
c.meadows@studiogc.com



Mike Francisco, LEED-AP

Project Architect

As one of two project architects assigned to the project, Mike will be responsible for building the three-dimensional representation of the project in our building information modeling software in coordination with the consultant team. Mike will assist in the preparation of any and all work through the end of construction administration.

Weekly Hourly Percentage 55%
m.francisco@studiogc.com



Michael Herdegen, LEED-AP

Project Architect

As one of two project architects assigned to the project, Michael will be responsible for building the three-dimensional representation of the project in our building information modeling software in coordination with the consultant team. Michael will assist in the preparation of deliverables for all presentations and submissions until construction begins.

Weekly Hourly Percentage 25%
m.herdegen@studiogc.com



Lee Purcell, AIA, LEED BD+C

Design Lead

As the Design Lead, Lee will inject creativity into all aspects of the work. Bringing his unique perspective, Lee will develop a holistic design vision based on the input received from the stakeholder meetings. Working through design development to craft a healthy workplace environment for the users through an interplay of light, texture, and color.

Weekly Hourly Percentage 15%
l.purcell@studiogc.com



20/10 Engineering Group, LLC

As our selected engineering partner, 20/10 Engineering Group will provide design and technical guidance for the renovated building systems. 20/10 is a strong partner in our approach, using consistent communication and building information modeling to produce coordinated deliverables that reflect the input of our clients. Their expertise in sustainable building systems is a valuable component in providing outcomes that are well placed for the future. Jeff Chamberlin will lead the team of engineers in their office that will formulate solutions for the structural, mechanical, plumbing, electrical and fire protection systems.



US Digital Designs

With the existing station being equipped with a Phoenix Alerting System, our team will coordinate with US Digital Design staff to document the necessary changes to the system that are required by the planned renovation. Our office will provide the drawing background information for their technical department. James Amos from USDD will be our point of contact and will lead the production team in producing design drawings that will be utilized for competitive bidding of the work related to this critical element.



Forensic Analytical Consulting Services

Identifying the presence of hazardous materials is a critical step in the initial investigation work. Our selected testing company, Forensic Analytical Consulting Services, will provide an assessment and then material testing of the building elements that were questionable. FACS will submit a report for record of their findings. Thad Daniels will lead the effort to perform the required investigation under the coordination of our office.

Patrick Callahan, AIA, LEED-AP

PARTNER IN CHARGE

Pat co-founded StudioGC in 1992 with the mission to create excellent municipal facilities. At StudioGC, he leads a diverse group of design professionals to ensure the team meets the client's needs. His personal involvement includes planning, program development, and design. He excels at complex renovations.

Pat brings incredible experience to the municipal market. Pat shows that he is an excellent listener and creative problem solver through many satisfied clients. Pat currently serves as President of the Batavia Park District and also serves as a member of the Illinois Association of Park Districts. He is often asked to speak at municipal conferences.

Pat is a leader in designing environments that meet the needs of today and are adaptable to the needs of the future. Adaptability also applies to his approach to sustainable design. To Pat, sustainable design extends to the operational costs as well as the environmental impact of the project. Pat uses these practices to ensure the project meets the needs of today and the future. This creates the most value for the community in the near and long term.

Relevant Project Experience:

Village of Glenview Fire Station
Glenview, IL | Partner in Charge

City of Geneva Fire Station
Geneva, IL | Partner in Charge

Village of Niles Fire Station
Niles, IL | Partner in Charge

City of Wheaton Fire Station
Wheaton, IL | Partner in Charge

City of Sycamore Police Station
Sycamore, IL | Partner in Charge

Morris City Hall and Police Facility
Morris, IL | Partner in Charge

Village of Lyons Municipal Center
Lyons, IL | Partner in Charge

Milan Village Hall and Police Facility
Milan, IL | Partner in Charge

Hoffman Estates Village Hall
Renovation
Hoffman Estates | Partner in Charge

Village of Plainfield Police Facility
Plainfield, IL | Partner in Charge

Northbrook Village Hall Renovation
Northbrook, IL | Partner in Charge

Village of Roselle Police Station
Renovation
Roselle, IL | Partner in Charge

Village of Mokena Emergency Disaster
Services
Administration Building
Mokena, IL | Partner in Charge

Midlothian Park District
Midlothian, IL | Partner in Charge

Chicago Park District -
Morgan Park Sports Center
Chicago, IL | Partner in Charge

Lemont Park District - The Core
Lemont, IL | Partner in Charge

Hodgkins Park District
Hodgkins, IL | Partner in Charge

Village of Antioch - New Aquatic Center
Antioch, IL | Partner in Charge

Lake Bluff Park District
Lake Bluff, IL | Partner in Charge



Professional Affiliations:

Certified Educational Facilities Designer
US Green Building Council
LEED Accredited Professional
Illinois Association of School Board Officials
American Institute of Architects

Registration:

Registered Architect: IL, D of C, FL, GA, IN, IA,
MD, MI, MO, NM, PA, WI

Education:

Chicago Management Institute, University of
Chicago, 2011

Master of Architecture, University of Illinois at
Urbana-Champaign, 1990

Bachelor of Science in Architectural Studies,
University of Illinois at Urbana-Champaign,
1988

Period of Service with the Firm:

1992 - Present, Co-Founder



Professional Affiliations:

US Green Building Council
LEED Accredited Professional
American Institute of Architects

Education:

Master of Architecture, Virginia Polytechnic and State University, 2004

Bachelor of Environmental Design, North Carolina State University, 1995

Registration:

Registered Architect: IL

Period of Service with the Firm:

2006 - Present

Craig Meadows, AIA, LEED-AP

PRINCIPAL, PROJECT MANAGER

Craig wears multiple hats within StudioGC. He is on the leadership team as an operations supervisor and senior project manager. He works with the operations team to make sure that all projects proceed on schedule, smoothly and maintaining the client centered approach that is one key to the success of StudioGC. Additionally, Craig is the Director of the Building Information Management at StudioGC. He maintains a direct relationship with the contractors that utilize our unique BIM capabilities for three dimensional model creation and construction coordination.

Prior to all of this, Craig maintains a successful cadre of select clients. He excels at creating a fun and efficient process in working with clients to guide them through a successful project process. One of his firm beliefs in creating a successful project is to create a team atmosphere with clients, staff and contractors, so that all are engaged and strive for excellence.

Relevant Project Experience:

Village of Glenview Fire Station Glenview, IL Project Manager	St. Andrews Golf and Country Club West Chicago, IL Project Manager	City of Sycamore Police Station Sycamore, IL Project Architect
City of Geneva Fire Station Geneva, IL Project Manager	Village of Antioch - New Aquatic Center Antioch, IL Project Architect	Morris City Hall and Police Facility Morris, IL Project Architect
City of Wheaton Fire Station Wheaton, IL Project Architect	Fox Valley Park District Aurora, IL Project Architect	Village of Roselle Police Station Renovation Roselle, IL Project Architect
Village of Niles Fire Station Niles, IL Project Architect	Chicago Park District - Lowe Park Chicago, IL Project Architect	Milan Village Hall and Police Facility Milan, IL Project Architect
Cook County Forest Preserve Various Locations Project Manager	Oak Lawn Park District Oak Lawn, IL Project Architect	Village of Lyons Municipal Center Lyons, IL Project Architect
Lemont Park District Lemont, IL Project Architect	Rockford Park District Rockford, IL Project Architect	St. Charles Municipal Center Space Study St. Charles, IL Project Architect
Hodgkins Park District Hodgkins, IL Project Architect	Naperville Park District Naperville, IL Project Architect	
Village of Orland Park Orland Park, IL Project Manager		

Richard Petricek, AIA

SENIOR PRINCIPAL, SENIOR PROJECT MANAGER

A 35+ year veteran of municipal architecture and construction management, Rick's experience spans all phases of the design and construction process on projects including correctional facilities, village halls, police and fire stations, public works facilities and schools. As Director of Quality Control for StudioGC, Rick actively mentors staff on technical issues and serves as a resource for the firm concerning constructability, code, materiality and best practices to ensure efficient and practical solutions. His ability to quickly understand the design challenges of each project, assign tasks to the appropriate staff, and follow-up with clients and contractors, alike, makes Rick ideal for any assignment.

Relevant Project Experience:

Village of Glenview Fire Station
Glenview, IL | Quality Control

City of Wheaton Fire Station
Wheaton, IL | Quality Control

City of Geneva Fire Station
Geneva, IL | Quality Control

Village of Niles Fire Station
Niles, IL | Quality Control

Cook County Forest Preserve
Various Locations | Project Architect

Morris City Hall and Police Facility
Morris, IL | QC/Project Architect

Seneca Township Transportation
Building
Seneca, IL | QC/Project Architect

Lemont Park District
Lemont, IL | QC/Project Architect

Milan Village Hall and Police Facility
Milan, IL | QC/Project Architect

Village of Lyons Municipal Center
Lyons, IL | Project Architect

United States Postal Service
Various Locations, IL | Project Architect

Hoffman Estates Village Hall
Hoffman Estates | QC/ Project Architect

Village of Plainfield Police Facility
Plainfield, IL | Project Architect

Oak Forest Police Department
Oak Forest, IL | Project Architect

Village of Roselle Police Station
Roselle, IL | Project Architect

La Grange Park Public Works
La Grange, IL | Project Architect

City of Sycamore Police Station
Sycamore, IL | Project Architect

*MWRD Deep Tunnel Project
Hodgkins, IL | Project Architect

*Kane County Juvenile Correctional
Facility
Joliet, IL | Project Architect

*Lake County Juvenile Correctional
Facility
Lake County, IN | Project Architect

*Aurora Fire Department
Aurora, IL | Project Architect



Professional Affiliations:

American Institute of Architects

Registration:

Registered Architect: IL

Education:

Bachelor of Science in Architectural
Studies, University of Illinois at
Chicago, 1983

Period of Service with the Firm:

2005 - Present

**Project completed prior to joining StudioGC, Inc.*



Professional Affiliations:

LEED Green Associates (LEED GA)
United Architects of The Philippines (UAP)

Education:

Bachelor of Science in Architecture, Far Eastern University, Philippines, 1996

Period of Service with the Firm:

2014 - Present

Mike Francisco, LEED-AP

PROJECT ARCHITECT

Mike brings over 15 years of experience to StudioGC and is a great team member to a multitude of public sector projects. Becoming involved during the first stages of conceptual design, he is often the first project architect assigned to the modeling of new renovation or feasibility study projects. Mike has quickly recognized the benefits and embraced the Building Information Modeling (BIM) Platforms and fully utilizes those technological tools for an efficient integrated delivery during the project process.

Relevant Project Experience:

City of Geneva Fire Station Geneva, IL Project Modeler	Westchester School District 92.5 Westchester, IL Project Architect	Argonne National Laboratory Lemont, IL Project Architect
City of Wheaton Fire Station Wheaton, IL Project Modeler	West Aurora School District 129 West Aurora, IL Project Manager	DaVita Dialysis Multiple Locations Project Architect
Village of Niles Fire Station Niles, IL Project Modeler	Niles Township High School District 219 Skokie, IL Project Architect	St. Walter's Catholic School Roselle, IL Project Architect
Village of Wilmette Wilmette, IL Project Modeler	Park Ridge School District 64 Park Ridge, IL Project Architect	Tinley Park Healthcare, LLC Tinley Park, IL Project Architect
Consolidated High School District 230 Orland Park, IL Project Architect	Lake Villa Public Library District Lake Villa, IL Project Modeler	Keeneyville School District 20 Hanover Park, IL Project Modeler
St. Walter School Roselle, IL Project Architect	Dolton Public Library Dolton, IL Project Architect	Gail Borden Library South Elgin, IL Project Architect
Maywood-Melrose Park-Broadview School District 89 Melrose Park, IL Project Architect	Grayslake Area Public Library Grayslake, IL Project Modeler	Stickney-Forest View Public Library Stickney, IL Project Modeler

Michael Herdegen, LEED-AP

PROJECT ARCHITECT

Michael was an early adopter of Building Information Modeling technology and uses it, along with 15 years of project experience, to identify potential problems before they become major issues. His eye for detail in all phases of projects helps clients bring their vision to life while ensuring that it is not only functional and pleasing to the eye, but also well-constructed (and on budget!). He continues to look for new technology and processes that make designing and detailing not only more efficient, but also making those designs clear to the entire team, from client to contractor to end user.

Relevant Project Experience:

City of Wheaton Fire Station
Wheaton, IL | Project Architect

Village of Niles Fire Station
Niles, IL | Project Modeler

City of Geneva Fire Station
Geneva, IL | Project Modeler

Milan Village Hall and Police Facility
Milan, IL | Project Architect

Morris City Hall and Police Facility
Morris, IL | Project Architect

Palos Heights School District 128
Palos Heights, IL | Project Architect

Community Consolidated School
District 54
Schaumburg, IL | Project Modeler

Consolidated High School District 230
Orland Park, IL | Project Architect

Saratoga School District 60c
Morris, IL | Project Architect

Wheaton Public Library
Wheaton, IL | Project Architect

DaVita Dialysis
Multiple Locations | Project Architect

Fermilab
Batavia, IL | Project Architect

Cook Memorial Public Library District
Libertyville, IL | Project Architect

Lemont Park District
Lemont, IL | Project Modeler



Professional Affiliations:

US Green Building Council
LEED Accredited Professional

Education:

Bachelor of Arts in Architectural Studies,-
Judson University, 2003

Period of Service with the Firm:

2005 - 2015
2019 - Present



Professional Affiliations:
American Institute of Architects
LEED Accredited Professional BD+C

Education:
Bachelor of Architecture, University of Illinois at Detroit, 1987

Registration:
Registered Architect: MI

Period of Service with the Firm:
2017 - Present

Lee Purcell, AIA, LEED BD+C

DESIGN DIRECTOR

Design is at the core of Lee Purcell’s being. He is always asking “why” and “what if” in his pursuit of design excellence. Design is the verse that makes Lee’s heart sing.

As StudioGC Design Director Lee seeks opportunities to apply his wide-ranging experience. Lee has experience in design, construction document development and the building trades. Lee deftly faces the demands of architectural design armed with his diverse experience. He imaginatively manipulates program requirements, building materials and methods of construction. Every day, Lee improves outcomes through innovative and insightful design.

Lee is a consensus builder and collaborator. His comprehensive approach to design is focused and deliberate. He employs an inclusive team approach that guarantees the best possible outcome. Great design isn’t often the invention of an individual. Great design is a coordinated effort that draws upon the stakeholder’s collective intelligence. Lee leverages good design to inform StudioGC’s work throughout a project’s life cycle.

Relevant Project Experience:

City of Geneva Fire Station Geneva, IL Design	La Grange Public Library La Grange, IL Design	*Qatar Airways Aircraft Maintenance Facility Doha, Qatar Architect
City of Wheaton Fire Station Wheaton, IL Design	Geneva Public Library Geneva, IL Design	*Saudia Aerospace Engineering Industries Jet Propulsion Center Jeddah, Saudi Arabia Architect
Village of Niles Fire Station Niles, IL Design	StudioGC Chicago, IL Design	*Indian Western Golf Association Headquarters Building Addition Golf, Illinois Architect
Evanston Township High School District 202 Evanston, IL Design	Argonne National Laboratory Lemont, IL Design	*Merit Homes Single Family Residences Chicago, Illinois Architect
Niles Township High School District 219 Skokie, IL Design	*P2 Collaborative Michigan City, Indiana Design Collaborator	*12 Oaks Mall Renovation and Addition Novi, Michigan Architect
Community Consolidated School District 54 Schaumburg, IL Design	*Abu Dhabi International Airport Bus Gates Building Abu Dhabi, UAE Architect	*City of Southfield Public Library Southfield, Michigan Bricklayer
Chicago Ridge School District 127.5 Chicago Ridge, IL Design		

**Project completed prior to joining StudioGC, Inc.*

Jeff Chamberlin, P.E.

PRINCIPAL, SENIOR MECHANICAL ENGINEER

Jeff Chamberlin will have day to day responsibility for the performance of the 20/10 Engineering Group design team. He will be the primary point of contact with StudioGC for MEPFP design issues and will coordinate all MEPFP interdisciplinary discussions on the design effort. He will also insure the proper level of communications is maintained between MEPFP design personnel and the other construction team members. He will perform all quality reviews for the MEPFP construction documents. He will be the lead HVAC Project Engineer for the project.

Relevant Project Experience:

New Fire Station #8
Size of Project: 12,743 SF
Village of Glenview
Project Role: MEPFP Design
Glenview, Illinois
Project Duration: April. 2019 – April 2020

New Fire Station #6
Size of Project: 15,345 SF
Village of Glenview
Project Role: MEPFP & Structural Design
Glenview, Illinois
Project Duration: Feb. 2013 - Apr. 2018

New Fire Station #2
Size of Project: 10,600 SF
City of Wilmington
Project Role: MEPFP Design
Wilmington, Illinois
Project Duration: May 2017 - June 2018



Professional Affiliations:

American Society of Heating, Refrigerating and Air Conditioning Engineers, Inc.
American Society of Plumbing Engineers, Inc.

Registrations:

Registered Professional Engineer, IL, WI, IN.
MN, GA
LEED Accredited Professional

Education:

Bachelor of Science in Mechanical Engineering
University of Illinois at Urbana-Champaign, 1978

Years of Experience:

1978 - Present



City of Wheaton

WHEATON, ILLINOIS

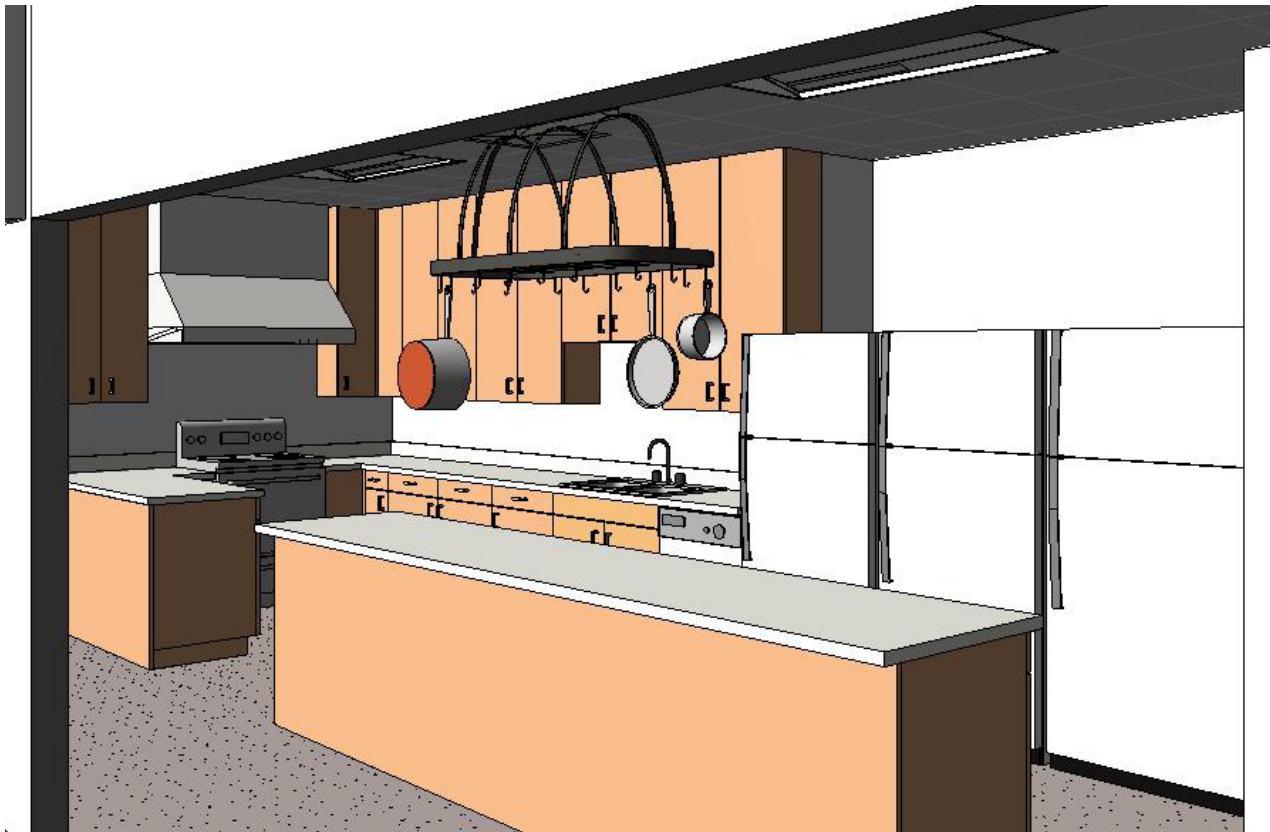
StudioGC was brought on board to assist the City of Wheaton on a small renovation project at Fire Station #38. The station needed to remedy circulation issues and improve the use of the limited space within the kitchen and dayroom to allow for an expansion of the workout area. The existing kitchen was significantly congested during meal preparation, effecting other tasks in the station. StudioGC worked closely with the staff to create a new kitchen layout with more counter space and a more open feel that reflected their team structure. A small adjustment to the dayroom allowed for the dining area to be relocated to this room. The workout area then expanded into the now vacated dining space to accommodate the new desired exercise equipment. With the space modifications, a fresh look was provided through the use of new durable finishes throughout the work areas.

SIZE
1,235 sq. ft.

COST
Final Cost: \$79,995.00

COMPLETION
Estimated : Novemeber 2021

Reference: Bill Schultz | Fire Chief | City of Wheaton | 1 Fapp Cir, Wheaton, IL 60187 | T: (630) 260 - 2171



Village of Niles - Fire Station No. 3

GENEVA, ILLINOIS

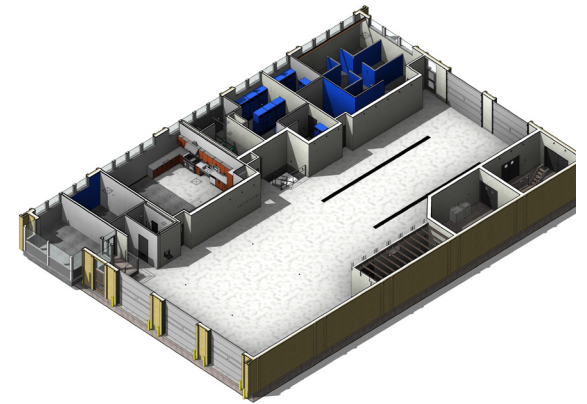
StudioGC worked in consultation with The Garland Company and Trane U.S. Inc. to provide architectural services for the renovation of Fire Station No. 3. The existing fire station was in need of upgrades to failing infrastructure as well as an aesthetic modernization. The renovation included new building-wide HVAC and fire alarm systems, a full roof replacement, new energy-efficient LED lighting, upgraded toilet rooms to comply with current building codes, and new finishes throughout. The existing bunk room comprised of movable, low-height partitions was reconfigured to provide new fixed drywall partitions with a restful color and more privacy. The squad room was upgraded to provide more working surface for kitchen prep and a comfortable environment for breaks.

SIZE
9,350 sq. ft.

COST
Final Cost: \$1,980,000

COMPLETION
February 2017

Reference: Fred Braun | Streets Superintendent | Village of Niles | 1000 Civic Center Drive, Niles, IL 60714 | T: (847) 588 - 7900



City of Geneva - Fire Station Assessments

GENEVA, ILLINOIS

StudioGC, as a part of a larger facility assessment study, provided a detailed analysis of all of the City of Geneva Fire Stations. This assessment involved an enhanced review of all of the facility functions, operations, security, and lifecycle status to determine future budget expenditures. This report is the starting point for determining the allocation of municipal funds and determining what maintenance measures afford the best opportunity to extend the life of the buildings' materials and infrastructure.

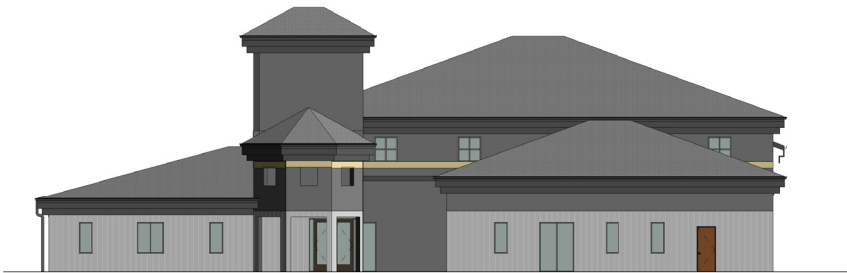
At both of the facilities, it was determined that the day room and kitchen were in significant need of upgrades and renovation. The day room and other facilities elements were not originally constructed with a durability to meet the level of wear and tear that is typically found in fire stations. StudioGC was able to fuse our experience on a broad array of project types to provide a robust and reliable document for the City of Geneva that blends operational and maintenance concerns.

SIZE
N/A

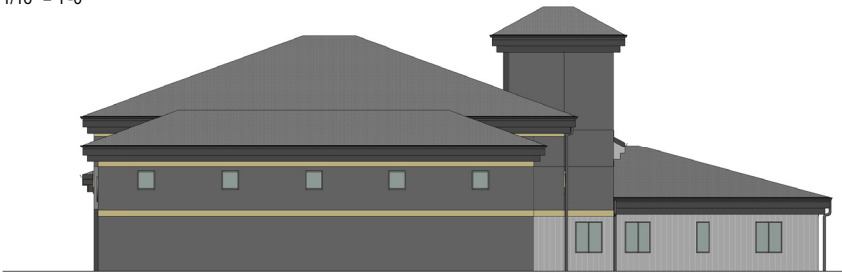
COST
Estimate: \$60,000

COMPLETION
Ongoing

Reference: Nate Landers | Street Division Superintendent | City of Geneva | 1800 South Street, Geneva, IL 60134 | T: (630) 232-1502



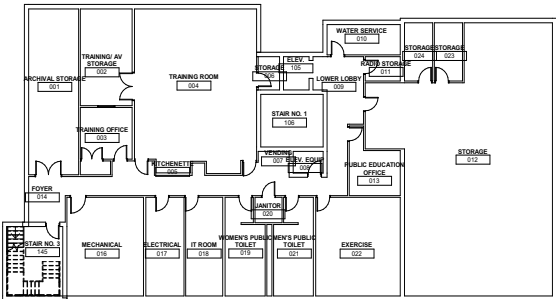
① NORTH ELEVATION
1/16" = 1'-0"



② SOUTH ELEVATION
1/16" = 1'-0"



③ WEST ELEVATION
1/16" = 1'-0"



① T/BASEMENT SLAB
1/16" = 1'-0"



Village of Glenview - Fire Station No. 7

GLENVIEW, ILLINOIS

StudioGC (formerly Gilfillan Callahan Nelson Architects) was selected by the Village of Glenview due to its community based approach and proficiency using building information modeling to create realistic visuals of proposed design concepts, a new technology at the time of the project. By working side-by-side with village and fire administrators, and meeting with the public, the team was able to ally the fears and concerns of the residential neighborhood in which the project was located.

With the surroundings and the characteristics of the land itself being a significant challenge, our team leveraged our technological expertise to model the building and site to provide a more accurate representation of the design solution and its potential effects to the neighbors. The modeling led the team to identify cost-effective changes to the design which were illustrated to the stakeholders through easily understood 3-dimensional representations. The modeling provided further insight into the constructability and operation within the site constraints. A process that ended with a project that exceeded expectations at a lower cost than planned.

Reference: Former Chief Wayne Globerger | Glenview Fire Station No. 7 | 1815 Glenview Road, Glenview, IL 60025 | T: (847) 724-2141

SIZE
10,000 sq. ft.

COST
Contract Amount: \$2,487,163
Final Cost: \$2,483,644

COMPLETION
May 2009



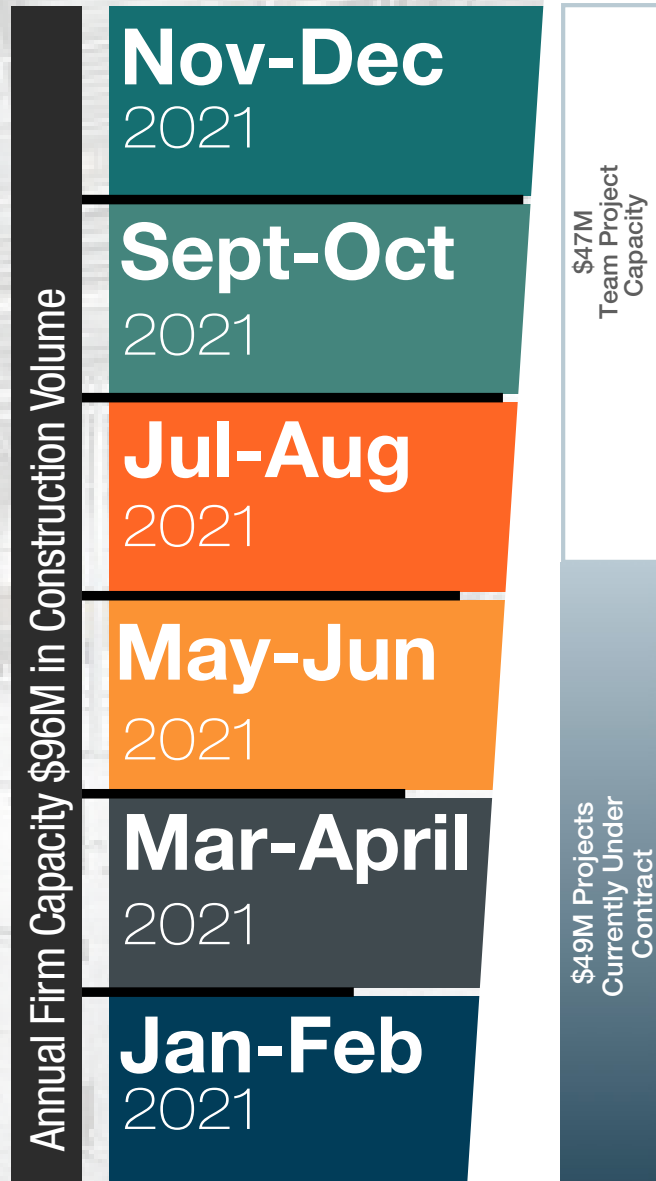
Firm Workload

StudioGC has an annual capacity of \$96 million. We currently have \$49 million under contract. We have the ability to begin your project immediately and carry it through to a timely completion.

StudioGC is 34 staff strong with a dedicated client base. StudioGC has standing, ongoing contracts with over 60 customers. Here are the ones with active projects for 2021-2022:

Antioch Public Library
City of Geneva
City of Wheaton
Community Consolidated School District 180
Community Consolidated School District 54
Consolidated High School District 230
DaVita
Evanston Township High School District 202
Grayslake Area Public Library
Lincolnwood SD 74
Maywood-Melrose Park-Broadview School District 89
Niles Township High School District 219
Palos Heights School District 128
Park Ridge - Niles School District 64
Proviso Area for Exceptional Children (PAEC) 803
Vernon Area Library
Village of Orland Park
Village of Woodridge
Watertown Public Library
Westchester School District 92.5
West Aurora School District 129
Wheaton Park District

StudioGC has a reputation for meeting schedules and hitting budgets. Our ability to accomplish assignments is reflective of our history. We do not pursue opportunities that exceed our capacity. Our current workload provides StudioGC the capability to service and complete your project goals at a very high level.



Schedule of Hourly Salary Rates

Please see our hourly rates included in separate PDF titled “Compensation Schedule” that includes all required forms.

Objections to Terms

StudioGC has no objections to the terms of the request for proposal.

Project Understanding & Approach

Beginning with a clear picture of the existing facility, its weaknesses and strengths, will be vital in starting the project in the right direction. To develop that picture, our team will build from the Property Condition Assessment performed in 2017. After review and discussion of the report, the full team will be on location to observe and document the full extent of the site. StudioGC believes that everyone on the project team needs to be familiar with the buildings and context. That can only be done in person. Using three-dimensional imaging and digital analysis our team will construct, in our modeling software, an accurate picture of the fire station. During our investigation, our material testing consultant will perform a site assessment to identify any questionable elements. Testing of such questionable elements will be accomplished quickly after and a final report submitted of the findings. With an understanding of what the team is working with the project team can move to the next stage.

StudioGC Architects believes in the value of stakeholder input. Identified by the Village and Fire Department, our team will meet with any and all selected groups that are deemed required. StudioGC places no limit on how many meetings. Listening to each group, identified as critical to the success of the project, assists in obtaining comprehensive input. Information that is necessary to create a fully detailed program for the work to come. The building program, based on the plan provided by Lieutenant Gloodt, will be expounded into an outline showing the size and characteristics of each space with pertinent commentary from the input sessions. This document will consistently be cross referenced to ensure the project is meeting the desired goals.

Valuable solutions are only possible with a good foundation. StudioGC takes the initial steps in understanding our clients with the utmost seriousness. We believe the time we take in the first phases of the project set us apart from other companies that want to dazzle with pretty pictures or move quickly into development of the details. Designs, that when scrutinized, lack substance. After examination of the existing site and documenting the client's requirements, the initial inception of the project is completed by crafting a schematic design. A design that provides a clear visual understanding of the project goals. StudioGC believes this can only be done through three dimensions. Walk-thru videos and images are accompanied by two additional critical components. A document describing the team's proposed phasing scheme, sustainable strategies, construction assemblies and building systems. An opinion of the overall project cost, covering hard and soft costs will complete our deliverable set.





After confirming a design direction, the team works to hone the solution. Continued design development is accomplished through regularly scheduled workshops where our team will revisit objectives, evaluate changing concepts and communicating the evolving detailed solutions. StudioGC will meet as many times as needed to get the project done right. We believe that our clients are integral to developing all facets of the project and this can only be done with frequent direct communication. Along with typical plans and elevations, our process catalogs the project teams' decisions through two companion documents. A comprehensive room by room list that details the characteristics of each space in eleven categories. A second document that lists all basis of design products that define quality standards in which the contract documents will be based upon. Specialty consultants or vendors like US Digital Designs will be brought in to determine requirements and design parameters for specialty systems.

With decisions made and recorded, our team will move into the execution the project. StudioGC will submit for any preliminary applications to regulatory authorities to deal with zoning variances, appearance reviews and other special use requirements. Our team will furnish a coordinated contract document set that will be used for permitting and allow for the Village of Oak Park to solicit competitive bids. Once construction begins, our team continues the close relationship that has been fostered over the first four phases through regular reporting. Attending regular meetings to review the course of the work, answering questions proposed by the contractor team, reviewing submittals of the products proposed by the contractor team, preparing punchlists and certifying substantial completion and final completion are all part of StudioGC's responsibility to see the project to its close.

StudioGC believes in building long lasting relationships. Our commitment to our clients does not end at the completion of a project. The team will continue to be a resource as needs arise. After demonstrating the quality and commitment to our work through what will be the successfully renovated fire station we hope that we will be able to help the Village of Oak Park again.

Cost Proposal

Please see our cost proposal included in separate PDF titled "Compensation Schedule" that includes all required forms.

Project Communication & Outreach

StudioGC believes in strong communication; having our team available to our clients is of the utmost importance. Our office utilizes a project management software which organizes the paperwork produced during our projects and allows for easy file sharing. Access to this software, through a web interface, is offered to our clients to enhance communication beyond email correspondence. Meeting, either in person or virtually, occurs every week to provide progress reports on the work to the selected single point of contact or committee. At interim times during the course of the work, meetings with personnel and staff will occur to gain feedback on what has been created. Each phase milestone is presented to the municipal board of trustees for review and then approval. Presentations or meetings to obtain regulatory approvals are conducted by our office to achieve consent.

Our meetings are not limited to our clients' personnel or regulatory groups; StudioGC values input from the citizenry. There are different perspectives to be heard from in the public workshops, focus groups, charettes, or information sessions that our office holds. For our library and recreation projects, the StudioGC team will meet with each age demographic around the community to obtain input on what those library users would need to make the project a success. For our school projects, the StudioGC team will regularly meet with parent groups and students to obtain input on deficiencies in their schools and what improvements are most important to foster a better learning environment. For projects looking to establish funding, the StudioGC team will meet with different segments of the constituency to inform and garner support. It is our firm belief, that each meeting is an opportunity to improve the outcome of a project and ensure a satisfied public.

