

Perkins&Will

Brian O'Keefe
Assistant Superintendent of Business Operations
Community Unit School District 200
130 W. Park Ave
Wheaton, Illinois, 60189

Date: 6.05.2024

Re: Middle Schools – Schematic Design Professional Services Proposal

Dear Brian,

Perkins&Will is pleased to submit the following Schematic Design Proposal to Community Unit School District 200 for Monroe, Edison and Franklin Middle Schools Capital Improvement Projects, specifically this proposal is limited to the building additions and some limited renovation scope associated with the interface of the building additions. Terms and Conditions of this proposal are based on the AIA B101-2017, "Standard Form of Agreement Between Owner and Architect", which has completed negotiations and is intended to be approved by the Board of Education at its regularly scheduled June meeting.

The Project team will include Mark Jolicoeur, Managing Principal, Michael Dolter, Senior Project Architect, Steve Turckes, Programming/Planning Principal, and Carl Giometti, Project Architect. Michael Dolter will be the main point of contact with the District for the duration of the effort.

Project Scope

All professional services apply to Monroe, Edison, and Franklin Middle Schools.

Schematic Design represents the first full design phase as defined in the AIA B101 Agreement, Article 3.2. For the purposes of this effort, the design team will focus on developing the proposed building additions, and building upon the initial Conceptual Design. Schematic level technical issues, will be determined in this effort. (Refer to the AIA, B101, Article 3 for a detailed description of Architect's basic services responsibilities.)

The construction budget is based upon the CM's (Nicholas) latest budget, dated May 8th, 2024 as presented to the Board of Education at its meeting the same day.

- Documentation effort will utilize a cloud-based Building Information Modeling (BIM) system, specifically Autodesk Revit 360.
- Additional follow-up user-group meetings will be included as need for additional clarification and/refinement.
- Facilitate weekly meetings with the Administrative leadership team, providing progress updates and opportunity to share feedback.
- Coordinate with CM (Nicholas & Associates) regarding constructability of design intent, (i.e. consideration for building staging), and provide feedback and documents for the CM to develop phase appropriate construction budgeting

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Deliverables (generally include the following)

- Floor plans with color coding to standard plan colors
- Floor plans color coded to represent scope
- Colored Site Plans with narrative
- Written Project Narratives

- Architectural Narrative – Per Building
 - Project Summary
 - Applicable Codes (review with intent to identify any material issues)
 - Building Enclosure written description (additions)
 - Building Enclosure improvement description (renovations)
 - Site Improvements,
 - Interior partition type descriptions
 - Interior finishes by component
 - Furniture narrative

- Civil Design Site Plans and Narrative – Per Site
 - Define each site area, current conditions
 - Define Applicable Code, Stormwater Management Requirements, Zoning Ordinances
 - Describe future conditions, improvements
 - Identify any existing/new utilities needed and possible relocation
 - Identify storm water management requirements at each site and intended location(s)
 - Identify any significant areas that need additional discovery

- MEP/FP Design Narrative – Per Building
 - Define Applicable Codes (verify any material issues effecting cost)
 - Define Applicable Design Conditions
 - Describe current and future conditions at each building
 - Provide systems description and general location of new equipment for new/renovated systems (associated opportunities/limitations of different systems)
 - Provide systems description for any alternate systems proposed
 - Identify any significant areas that need additional discovery

- Structural Design Narrative – Per Building
 - Structural system description
 - Foundation description

- Theater Design Narrative – Primarily at Monroe, limited scope at Edison and Franklin
 - Provide a description of current conditions (if applicable)
 - Provide a description of proposed improvements (renovated/new)
 - Space specific components descriptive narrative
 - Baseline equipment narrative
 - Plan/RCP diagram of design intent

- Acoustics
 - Narrative description of recommended improvements for music classrooms and theaters

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Visualizations

Updates of previously provided Conceptual Design imagery, as listed below, if there are any material changes.

- Axonometric Views
 - LLC – All three schools
 - Science Prototype Classroom (direct instruction, lab interaction)
 - General Prototype Classroom (direct instruction, small group, Socratic discussion)
 - Student Wellness Spaces – All three schools, could be a prototype
 - Auditorium - Monroe
 - Gymnasium – Edison
 - Essentials Suite – Monroe
 - Exploratory Lab - Prototype
- Renderings
 - Science Lab Prototype (direct instruction, lab interaction)
 - General Classroom Prototype (direct instruction, small group, Socratic discussion)
 - Monroe Auditorium
 - Edison Gymnasium
 - Franklin LLC
 - Monroe/Franklin Music Classroom
- Exterior Massing Diagrams
 - Franklin Addition
 - Monroe Addition

Schedule

Will primarily take place for approximately three and a half to four months from mid-June through early-November, 2024.

Compensation

Schematic Design is a basic service included in the AIA B101 Agreement Between Owner and Architect. Note that the professional service fee indicated below represents a portion of the total Schematic Design Fee as included in Exhibit A of the AIA B101 fee or as included with the project Service Order.

For the scope of services and within the schedule durations described above, Perkins&Will proposes a stipulated sum fee and allowances, as follows:

\$ 587,147	–	Schematic Design Professional Services Fee from Mid-June 2024 through early November 2024.
\$ 99,850	–	Reimbursable Consultant fees and expenses, (pass-through from P&W to CUSD 200) from Mid-June 2024 through early November 2024.
\$ 212,508	–	Estimated Owner Direct Consulting Fees, (billed direct to CUSD 200) from Mid-June 2024 through early November 2024
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\$ 899,505	–	Total CUSD 200 Middle School Capital Fee and Expense Investment from Mid-June 2024 through early November 2024

Customary expenses will be reimbursable at cost times a management multiplier of 1.05.

Additional Services

For the hourly billing related to other supplemental services requested, including significant change orders during construction due to unforeseen conditions or Owner requested changes after bidding, Perkins&Will shall be reimbursed at our customary hourly billing rates as listed below.

Principal	\$	360
Associate Principal	\$	315
Technical Director	\$	300
Senior Project Manager	\$	300
Senior Project Designer	\$	275
Senior Project Architect	\$	265
Senior Technical Coordinator	\$	260
Project Manager	\$	270
Project Designer	\$	240
Project Architect	\$	240
Technical Coordinator	\$	240
Architect III / Designer III	\$	195
Architect II / Designer II	\$	160
Architect I / Designer I	\$	145
Intern	\$	125
Administrative	\$	120

**The hourly billing rates are subject to change on a yearly basis however will be held for the duration of this project.*

***Consultant hourly billing rates per their customary published rates and available upon request.*

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Please do not hesitate to contact me directly at 312.755.4521 or mark.jolicoeur@perkinswill if you have any questions or comments if this proposal meets with your approval, please sign below and return a copy to us. If authorized to proceed, Perkins and Will shall submit monthly invoices for services to date; payment would be expected within 30 days of invoice.

Perkins&Will is very pleased to submit this proposal. We are looking forward to continuing our relationship with Community School District 200.

Sincerely,



Mark Jolicoeur, AIA
Principal
Perkins&Will

Community Unit School District 200, Wheaton-Warrenville

Accepted and agreed to this _____ day of _____, 2024

Signature

Name (print)

Title (print)

CC: Michael Dolter, P&W and project file