

223 W. Jackson Blvd., Suite 1200
Chicago, IL 60606
Phone: 312-253-3400
Fax: 312-253-3401

Architectural Services Proposal

DATE: February 19, 2018

TO: Cynthia Fuerst, Director
Vernon Area Public Library District
300 Olde Half Day Road
Lincolnshire, IL 60069

FROM: Richard C. McCarthy, AIA, LEED-AP

RE: Master Plan / Library Visioning Proposal

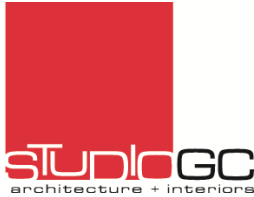
Dear Ms. Fuerst;

It was a pleasure to meet with you to discuss the scope of services that StudioGC can provide the Vernon Area Public Library. Everybody on the StudioGC Library team is looking forward to working with you.

We anticipate that this will become the basis for continuing work required to competitively bid future library projects that will promote the district's plan.

Scope of Work – Assessment, Visioning and Master Planning

1. Input existing library buildings into Revit 3D Modeling Software. (This will be used as a foundation for future project(s) involving either or both buildings.)
2. Review facility assessments prepared by EMG Engineers
3. Prepare supplementary architectural facility assessment for FF&E costs not included in the EMG's report. Combine long term cost data into a single projection of facility costs breaking out costs for the annex.
4. Prepare a draft visioning report including a comparative statistical assessment of VAPLD library operational costs, level of service and discussing national library service trends.
5. Meet with Library Board to discuss findings to date and establish priorities, goals and determine content of future public sessions.
6. Meet with Library Administration to discuss findings to date and discuss priorities and goals.
7. Prepare informational presentation(s) for interactive staff and public sessions outlining library trends and preliminary findings.
8. Make informational presentations to stakeholder groups and local governmental authorities



9. Assemble input from stakeholder sessions and incorporate findings into final visioning report. Update Library Board on stakeholder input.
10. Prepare conceptual building floor plans indicating potential design solutions and conceptual costs.
11. Present conceptual plans and costs to Library Board and determine next steps.

Owner-Supplied Information

Information, as available, detailing existing conditions and existing building plans.

Scope Not Included

Structural or Mechanical Electrical and Plumbing engineering services (none anticipated at this time).

Schedule

StudioGC can proceed with these assignments as soon as authorized to do so. Anticipated duration of project is 3 to 4 months.

Compensation

Library Needs Assessment, Visioning And Master Planning;

Lump sum of \$16,000 exclusive of reimbursable expenses

Preparation of Public and Local Governmental Presentations

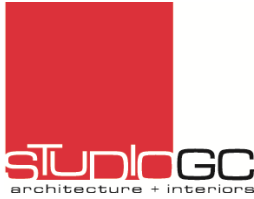
Lump sum of \$2,000 exclusive of reimbursable expenses

Cost Per Presentation (as requested by VAPLD)

Lump sum of \$700 exclusive of reimbursable expenses

Additional Information:

Exclusions: Mechanical/Electrical/Plumbing engineering design, detailed code analyses, building design beyond conceptual / master planning level drawings, detailed cost estimating.



Reimbursable Expenses:

Direct Expenses, are those costs incurred on or directly for the Client's project, including, but not limited to, necessary transportation costs, meals and lodging, laboratory tests and analyses, telephone, printing, binding, postage and reproduction charges, all costs associated with outside consultants and other similar costs. Any costs for outside consultants shall be previously approved by the Client. Reimbursement for Direct Expenses will be on the basis of actual charges when furnished by commercial sources and on the basis of current rates when furnished by StudioGC Inc. Direct expenses shall be billed at a multiplier of 1.1.

If these terms are acceptable, please sign below. If you wish to discuss the scope of services in more detail, we are available to do so at your convenience.

We look forward to working with you to provide the best possible library services to the residents of the Vernon Area Library District. Please feel free to contact me at any time if you have questions about this proposal.

Sincerely;

Rick McCarthy AIA NCARB LEED
Library Team Leader StudioGC INC

OWNER: _____

TITLE: _____

DATE: _____

ARCHITECT:  _____

TITLE: Library Team Leader StudioGC INC _____

DATE: February 19, 2018 _____

Cc: Vicki Luczynski, StudioGC