

Amendment 79 to Professional Services Agreement Dated: August 8, 2005

Between the Owner: Geneva Community Unit School District 304
227 N. Fourth Street
Geneva, IL 60134

And the Architect: FGM Architects
1211 W. 22nd Street, Suite 700
Oak Brook, IL 60523

Project: Summer 2027 District-Wide Capital Improvements

FGM Project Number: 26-4557.01

Date of Amendment: June 10, 2026

ARTICLE 1.1 INITIAL INFORMATION

1.1.2 Project Parameters:

1.1.2.1 Project Objective:

Provide architectural, structural engineering, mechanical engineering, electrical engineering, plumbing engineering and fire protection engineering design services for Capital Improvement projects, to remedy identified deficiencies and necessary upgrades at Geneva Community HS, Geneva MS – North, Geneva MS – South, Harrison Street School, Heartland ES, Mill Creek ES, Coultrap as follows:

Geneva Community HS

- Penthouse-A Mechanical Upgrades – Replace (3) AHUs and (1) associated condensing unit. Convert units to chilled water from current DX cooling.
- Electrical Equipment Upgrades – replace emergency generator & transfer switch.
- Men's Bathroom – Replace Urinals, associated plumbing, and select floor tile and wall finish.
- Cafeteria Lighting – Replace all fixtures in the cafeteria student seating area only. Add controls and occupancy sensors.

Geneva MS – North

- Address HLS "Category B" work required to be completed within five year of the 2025 HLS survey.

Geneva MS – South

- Address HLS "Category B" work required to be completed within five year of the 2025 HLS survey.

Harrison Street School

- Mechanical Equipment Upgrades, Phase 1 – Replacement of (3) AHUs, #'s 3, 5, & 7. AHU #'s 3 & 5 to be provided with chilled water coils for both gym spaces. Existing Ductwork to be wrapped in insulation, tie in both new units to each existing chiller circuit.
- Replace (2) Boilers and (2) hot water pumps.

Heartland ES

- Fire Alarm Upgrades – Replace Fire Alarm Systems.

Mill Creek ES

- Window Blind Replacement – Replace window blinds throughout building with translucent roller shades.
- Storefront & Window Replacement – Replacement of all storefront and curtainwall systems at exterior of building.

Coultrap

- Paving – Full depth replacement of South Parking Lot. Replacement of associated curbs as required, restriping, and replacing required signage. Full replacement of concrete at front entrances.

In addition to the work listed above the District intends to coordinate in-house and utilize state contract co-ops for the following scopes of work that will not require the design team to generate bid documents:

- Geneva Community HS – Miscellaneous roof repair
- Geneva MS South – Flooring replacement
- Harrison ES – Replace failing built-in lunch table units.
- Western – LED lighting upgrades
- MISC – Miscellaneous sidewalk, drainage, or other site issue work – Annual maintenance.

1.1.2.2 Physical Parameters:

Geneva Community HS: 416 McKinley Ave, Geneva, IL 60134

Geneva MS – North: 1357 Viking Drive, Geneva, IL 60134

Geneva MS – South: 1415 Viking Drive, Geneva, IL 60134

Harrison Street School: 201 N. Harrison Street, Geneva, IL 60134

Heartland ES: 3300 Heartland Drive, Geneva IL 60134

Mill Creek ES: N900 Brundige Road., Geneva, IL 60134

Coultrap: 227 N. 4th Street, Geneva IL 60134

1.1.2.3 Owners Program:

See 1.1.2.1 and 1.1.2.2.

Develop design and construction documents for the work described above. Support the District in procurement of all materials and services obtained via state contract. Participate in bidding by responding to questions or requests for information. Provide construction administration services all work (both that bid out, and that procured via state contract) to determine if the work is done in accordance with the intent of the construction documents. Provide documentation to obtain ROE building and occupancy permits.

1.1.2.4 Legal Parameters:

No change

1.1.2.5 Financial Parameters:

Owner's overall project budget for scope being bid out, inclusive of soft costs is \$7,499,589.00.

(Budget, and associated fee, is anticipated to be adjusted to reflect the actual bid values and general contractor construction costs.)

1.1.2.6 Time Parameters:

See attached Schedule (Exhibit A).

Scope Phase	Anticipated Duration of Phase
Scope Confirmation Phase	May 2026
Construction Documents Phase	June 2026 – September 2026
Bidding	October 2026
Construction Administration	December 2026 – August 2027

1.1.2.7 Project Delivery Method:
Construction Management at Risk.

1.1.3 Project Team:

<p><u>Architect</u> FGM Architects Inc. 1 Westbrook Corporate Center Suite 1000 Westchester, IL 60154</p>	<p><u>MEP Engineer Consultant</u> CS2 Design Group, LLC 837 Oakton Street Elk Grove, IL 60007</p>
<p><u>Structural Engineer Consultant</u> McCluskey Engineering 1887 High Grove Lane Naperville, IL 60540</p>	<p><u>Civil Engineer Consultant</u> Eriksson Engineering 145 Commerce Drive, Suite A Grayslake, IL 60030</p>

ARTICLE 1.4 SCOPE OF SERVICES

1.4.1 Services:

1. FGMA's services will include all civil, structural, mechanical, electrical, plumbing and fire protection engineering consulting services.
2. Design, Construction Documents, Bidding, and Construction Administration services.
3. Provide assistance and support to obtain Regional Office of Education building and occupancy permits.

1.4.2 Other Services NOT Included:

1. Development of Building Information Models
2. Landscape Architecture.
3. Facility support services.
4. Historic preservation.
5. Geo-technical services.
6. Land survey.
7. Environmental investigation and design. Including environmental project management. Environmental permits and EPA fillings.
8. Testing of existing systems and destructive investigation of any existing materials.
9. Security evaluation, design, and planning.
10. Food service design and procurement of equipment.
11. Acoustical engineering.
12. Detailed construction cost estimating.
13. Construction scheduling.

- 14. Material testing and inspections, including testing and inspections
- 15. Commissioning of any systems or any LEED and WELL certifications.
- 16. Fast track design services and/or phased bidding. Proposal is to provide documents for one issuance for a bid phase.
- 17. Information technologies design.
- 18. Record drawings of on-going and/or completed construction.

ARTICLE 1.5 COMPENSATION

1.5 Compensation:

1.5.1 For the Architect's Basic Services, as identified in section 1.4.1 of this project authorization, the Owner shall compensate the Architect as follows:

Construction Document, Bidding, and Construction Administration Phases.	8.25% of the cost of the construction.
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Fee for Construction Documents, Bidding, and Construction Administration services shall be initially based on the amount identified in section 1.1.2.5.

The fee will be adjusted to reflect the actual final bid values and general contractor's construction costs.

Fee for consultants needed for Construction Documents, Bidding, and Construction Administration services, is included within the above referenced fee percentage of the cost of construction.

The proportion of compensation for design phase and construction administration services shall be as follows:

Phase	Fee Value
Construction Documents Phase	Seventy-five percent (75%)
Bid Phase	Five percent (5%)
Construction Administration	Twenty percent (20%)
Total	One hundred percent (100%)

All travel expenses and project printing expenses are not included in the fee listed above and are a reimbursable expense.

1.5.2 Additional services will be provided on an hourly basis per the attached schedule (Exhibit B) of hourly rates which may be updated annually or on an as negotiated basis when the scope of additional service is known.

The hourly billing rates for services by the Architect's consultants shall be provided if Additional Services requiring the Architect's consultants arise during the course of the Design Phases.

Geneva Community Unit School District
304
227 N. Fourth Street
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FGM Architects
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Oak Brook, IL 60523



By: Mr. Todd Latham
Title: Assistant Superintendent for
Business Services

By: James G. Woods, AIA, ALEP,
Title: Executive Vice President



By: Alyson J. Sternquist, AIA, LEED AP BD+C
Title: Vice President, Project Manager

Capital Improvements / Life Safety / Project #1



Geneva CUSD 304

Summer 2027 Capital Improvements Project Schedule - 2026.05.28

	ID	Phase	Duration
Design & Construction	1	Project Authorization to School Board	6/15/2026
	2	Construction Documents	6/16/2026 - 9/11/2026 (13 Weeks)
	3	Out to Bid	9/16/2026 - 10/14/2026 (4 Weeks)
	4	Pre-Bid Meeting	TBD
	5	Bid Opening	10/14/2026
	6	Scope Reviews/Award Recommendation	10/15/2025 - 10/30/2025 (2 Weeks)
	7	Board Presentation - Bid Award	11/9/2026
	8	Contracts/Mobilization	29 weeks
	9	Construction	Commence June 1, 2027
	10	Substantial Completion	8/13/2027



**FGM Architects Inc.
Hourly Billing Rates**

Effective February 1st, 2026*

Arch V	\$320.00
Arch IV	275.00
Arch III	240.00
Arch II	200.00
Arch I	160.00
Interior Designer IV	270.00
Interior Designer III	220.00
Interior Designer II	170.00
Interior Designer I	140.00
Intern	85.00
Project Administrator	150.00

**Rates are subject to adjustment each November 1st.*