



**Project Authorization Exhibit Number 5 to AIA® Document B101™ - 2017, Standard Form of Agreement between Owner and Architect, Dated December 10, 2020**

Between the Owner: Board of Education of  
Winfield School District 34  
0S150 Winfield Road  
Winfield, IL 60190

And the Architect: FGM Architects, Inc. (FGMA)  
1 Westbrook Corporate Center, Suite 1000  
Westchester, IL 60154

Project Name: 2026 10 Year Health/Life Safety Survey

Project Number: 26-4566.01

Date of Project Authorization: April 17, 2026 v4

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This Project Authorization Exhibit amends and supplements the AIA® Document B101™ - 2017, Standard Form of Agreement between Owner and Architect, dated December 10, 2020 (“Master Agreement”), for this Project as follows:

**ARTICLE 1: Initial Information:**

1.1 Initial Information:

1.1.1 Owner’s Program:

Basic Services:

Complete 10-Year Health/Life Safety Surveys at Winfield Primary and Winfield Central schools in accordance with 105 ILCS 5 (the School Code), Article 2, Section 2-3.12; and IAC Part 180 (Health/Life Safety Code for Public Schools), Sections 180.310 (Decennial Inspections), 180.320 (Safety Survey Report), and 180.330 (Safety Reference Plans).

Architect will survey the facilities and, based on an examination of readily observable areas, identify possible life-safety violations.

After building surveys, Architect will prepare a preliminary list of violations observed during the survey. Low- or no-cost items which District staff may be able remediate before filing of the survey documentation will be reviewed with the Owner.



After review of the items, a final list of life safety violations will be created. For each violation the code reference and associated budget to correct the deficiency will be identified.

Architect will submit the 10-year survey documentation as described by IAC Part 180 utilizing the IWAS system, and will monitor the review process and answer any questions from the County or State regarding the submissions.

Basic Services Summary:

- Task 1: Conduct on-site building surveys
- Task 2: Update Safety Reference Plans
- Task 3: Complete the Certificate of Building Compliance or develop a Violation and Recommendation Schedule.
- Task 4: Update the Description of Existing Conditions
- Task 5: Meeting to review the findings
- Task 6: Update information/submit the information in IWAS

1.1.2 Project Physical Characteristics:

Winfield Primary School  
0S150 Winfield Rd  
Winfield, IL 60190

Winfield Central School  
S150 Winfield Road,  
Winfield, IL, 60190

1.1.3 Owner's Budget:

\$20-25K

1.1.4 Owner's anticipated design milestone dates:

<b>Schedule</b>	<b>Work Task</b>
June-August 2026	Facility Surveys, Creation of Safety Reference Plans
September-October 2026	Meeting with District to Review Findings, Report Updates
November 2026	Submit Final Report in IWAS

1.1.5 Delivery Method:

Not applicable



1.1.6 Owner's sustainable Objective for the Project:

Not applicable

1.1.7 Owner's designated representative:

Matt Rich, Ed.D.  
Winfield School District 36  
0S150 Winfield Road  
Winfield, IL 60190

1.1.8 Owner's additional designated representative:

Lisa Honaker  
Winfield School District 36  
0S150 Winfield Road  
Winfield, IL 60190

1.1.9 Consultants retained at the Owners' expense:

- 1.1.9.1 Environmental/Industrial Hygienist (Identify/budget for ACM removal)
- 1.1.9.2 Land Surveyor (if needed)
- 1.1.9.3 Material testing agency (if needed)

1.1.10 Architects designated representative:

Brian Ogle  
FGM Architects  
1 Westbrook Center, Suite 1000  
Westchester, IL 60631

1.1.11 Consultants retained by the Architect:

Mechanical, Electrical, Plumbing and Fire Protection  
IMEG Corporation  
263 Shurman Blvd.  
Naperville, IL 60563

1.1.12 Other Project Information:

- 1.1.12.1 This proposal does not include the development of any Schematic Design Documents, Design Development Documents, Construction Documents or specifications.
- 1.1.12.2 Preliminary submissions of work are not included.
- 1.1.12.3 Reproduction of existing "As-Built" documents shall be billed as a reimbursable.
- 1.1.12.4 Hazardous material analysis (asbestos, fuel oil, etc.) and removal estimation is not included in Basic Services.
- 1.1.12.5 No structural analysis of any kind is included in Basic Services.
- 1.1.12.6 No civil engineering services are included in Basic Services.

- 1.1.12.7 The design team will need access to existing HVAC and electrical plans. A building staff member, familiar with the building systems, may be required to escort the design team during the building survey work.
- 1.1.12.8 No destructive testing is included. Should destructive testing be needed (to look inside a wall, above a gypsum board ceiling, etc.), the Architect could develop a Request for Proposal for this work, an agreement between the Owner and contractor would be developed and the Architect would assist the Owner with the demolition and repair process.
- 1.1.12.9 Site surveys may be required to be performed by a third-party surveyor. Survey work is not included in Basic Services. The Architect could develop a Request for Proposal for this work, an agreement between the Owner and surveyor would be developed and the Architect would assist the Owner with the survey process. If the Owner does not wish to update site surveys then site diagrams could be developed for the Report.
- 1.1.12.10 Evaluation of site drainage patterns and utility conditions are not included under Basic Services
- 1.1.12.11 Detailed Roofing Evaluations are not included under Basic Services
- 1.1.12.12 Large Mechanical and Electrical Equipment Review and Exit Plans/Maps are not included under Basic Services
- 1.1.12.13 Evaluation of or recommendation for tornado sheltering location(s) are not included under Basic Services
- 1.1.12.14 Preparation of bidding and/or construction documents for potential projects identified by the Health/Life Safety Survey are not included under Basic Services

**ARTICLE 4: ADDITIONAL SERVICES**

4.1.2.1 No additional services are included at this time.

**ARTICLE 11: COMPENSATION**

11.1.1 Total fee for the Basic Services for the H/LS survey and report shall be billed as a fixed fee as follows:

**10-Year Health-Life Safety Survey**

<b>Building</b>	<b>Area (SF)</b>	<b>Cost/SF</b>	<b>Subtotal</b>
Winfield Central	68,527	\$0.22	\$ 15,075.94
Winfield Primary	31,567	\$0.22	\$ 6,944.74
<b>Total Area:</b>	<b>100,094</b>	<b>Total Fee:</b>	<b>\$ 22,020.68</b>

11.2 For the Architect’s Supplemental Services the Owner shall compensate the Architect as follows:



Supplemental Services will be compensated on an hourly basis per FGM Architect's Hourly Rate Schedule. Refer to Appendix A.

**ARTICLE 13: SCOPE OF THE AGREEMENT**

13.2 This Agreement is composed of the additional documents identified below:  
(List other documents, if any, forming part of the Agreement.)

13.2.4 Other documents:

13.2.4.1 This Project Authorization Exhibit Number 5 to AIA® Document B101™ - 2017, Standard Form of Agreement between Owner and Architect, Dated March 26, 2020.

13.2.4.2 Appendix "A" – FGMA Hourly Rate Schedule dated February 1, 2026

Winfield School District 34  
0S150 Winfield Road  
Winfield, IL 60190

FGM Architects Inc.  
1 Westbrook Corporate Center  
Suite 1000  
Westchester, Illinois 60523

By: Dr. Matthew Rich  
Title: District Superintendent

By: Ronald W. Richardson, AIA  
Title: Executive Vice President

By: Brian Ogle, AIA  
Title: Senior Associate



**FGM Architects Inc.  
Hourly Billing Rates**

Effective February 1<sup>st</sup>, 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 1<sup>st</sup>.*