

**Amendment 25 to Professional Services Agreement Dated: May 1, 2005**

Between the Owner: River Trails School District 26
1900 East Kensington Road
Mt. Prospect, IL 60056

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

Project Name: 2026 HLS Survey and Facility Assessment

Project Number: 26-4650.01

Date of Amendment: July 7, 2026 v1

1.1.2. Project Parameters**1.1.2.1. Project Objective: Provide architectural and engineering design services (Basic Services) as noted below.****Complete a 10-Year Health/Life Safety Surveys:**

Complete a 10-Year Health/Life Safety Surveys for (2) elementary schools and (1) middle school, 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 to remediate before filing 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 an on-site building survey

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

Complete a New 10 Year Facility Assessment Report:

Complete a 10-Year Facility Assessment for (2) elementary schools, (1) middle school and the Maintenance Building. The Scope of Work associated with this Facility Assessment will be based on the narrative outlined below.

- A review of site surface conditions. No civil engineering design services or materials testing are included
- A review of the exterior enclosures (windows, walls)
- A review of interior conditions- floors, walls, ceilings, doors, toilet rooms and support spaces
- Space utilization plans
- Roof evaluation (based on visual survey)
- A review of large mechanical and electrical equipment systems
- Paving evaluation (based on visual survey)
- A meeting to gather additional information from building staff on facility related issues that may not have been obvious during the facility review
- A final meeting (if needed) to review scope of work/budget and prioritize the items
- A final 10-year cost summary, from 2026 to 2035, will include new HLS items, facility assessment items, large equipment replacement information, paving work and roofing work. All cost data to be based on conceptual design only. The report format will be similar to the District 26 Facility Assessment (District 26 Budget Summary v2 dated 2.8.17).

1.1.2.2. Physical Parameters- Site locations:

Site 1:

River Trails Middle School

100 N. Wolf Road

Mount Prospect, IL 60056

Site 2:

Euclid School

711 E Euclid Ave

Mt Prospect, IL 60056

Site 3:

Indian Grove School

1340 Burning Bush



Mount Prospect, IL 60056

Site 4:

Maintenance Building:
805 N Burning Bush Lane
Mount Prospect, IL 60056

- 1.1.2.3. Owner's Program: Basic Service to include:
Complete a 10-Year Health/Life Safety Surveys and Facility Assessment as noted

- 1.1.2.4. Legal Parameters: no change

- 1.1.2.5. Financial Parameters: not applicable

- 1.1.2.6. Time Parameters:

<u>Schedule</u>	<u>Work Task</u>
August to October 2026	Facility Surveys, Creation of Safety Reference Plans
Late September 2026	FA meeting to gather additional information from building staff
Late October 2026	Meeting with District to Review Findings, Report Updates
Late November 2026	Final Review Meeting with District, if needed
December 2026	Submit Final Report in IWAS and issue final report

- 1.1.2.7. Procurement method: Not applicable

- 1.1.2.8. Other parameters are:

- 1.1.2.8.1. This proposal does not include the development of any Schematic Design Documents, Design Development Documents, Construction Documents or specifications.
- 1.1.2.8.2. Preliminary submissions of work are not included.
- 1.1.2.8.3. Reproduction of existing "As-Built" documents shall be billed as a reimbursable.
- 1.1.2.8.4. Hazardous material analysis (asbestos, fuel oil, etc.) and removal estimation is not included in Basic Services.
- 1.1.2.8.5. No structural analysis of any kind is included in Basic Services.
- 1.1.2.8.6. No civil engineering services are included in Basic Services. Site drainage and utility problems must be reported by the Owner.
- 1.1.2.8.7. 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.
- 1.1.2.8.8. 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.
- 1.1.2.8.9. Site survey updates will 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 (must be approved by the ROE).
- 1.1.2.8.10. Evaluation of or recommendation for tornado sheltering location(s) are not included under Basic Services
 - 1.1.2.8.11. Filing of amendments (not the same as the 10-year survey) in the IWAS system is not included under Basic Services.
 - 1.1.2.8.12. Preparation of bidding and/or construction documents for potential projects identified by the Health/Life Safety Survey are not included under Basic Services
 - 1.1.2.8.13. Pavement borings, roof cores and/or material testing may be required to be performed by a third-party material testing service. These items are not included in Basic Services. The Architect could develop a Request for Proposal for this work, an agreement between the Owner and the testing service would be developed and the Architect would assist the Owner and the material testing service with the material testing process.
 - 1.1.2.8.14. Underground utilities will not be evaluated. The school district must note any issues with existing systems.
 - 1.1.2.8.15. Site and exterior envelope review to take place without snow or ice cover.
 - 1.1.2.8.16. The design team will note masonry cracks observed during the survey work. However, detailed structural evaluation and solution development are not included under Basic Services. No structural analysis of any kind is included in Basic Services.
 - 1.1.2.8.17. The Architect will need installation/warranty data for existing RTMS roof/mechanical systems
 - 1.1.2.8.18. Roof and paving plans will be diagrammatic.
- 1.1.3. Project Team:
- 1.1.3.1. The Owner's designated representative:
Ryan Berry, CSBO
Assistant Superintendent for Business Services
River Trails School District 26
Administrative Center
1900 East Kensington Road
Mt. Prospect, IL 60056
 - 1.1.3.3. The Consultants retained at the Owner's expense are:
Environmental Consultant:
David Buck
MKA Environmental Consulting, Inc.
5723 129th Street, #7E
Crestwood, IL 60445

Site Surveyor: TBD
 - 1.1.3.4. The Architect's designated representative:
Ron Richardson and Troy Kerr



- 1.1.3.5. The Consultants retained at the Architect's expense are:

Mechanical, Plumbing, Sprinkler and Electrical:

IMEG Corp.

1100 Warrenville Road Suite

400W Naperville, IL 60563

- 1.5. Compensation

- 1.5.1. Compensation for Basic Services for the 10-Year HLS Survey shall be a stipulated sum as follows:

Recently Remodeled Areas: \$20/sf; RTMS: \$.22/sf

HLS Survey Work:	Approx. Area		
River Trails Middle School	96,856	\$ 0.22	\$ 21,308.32
Euclid School	55,888	\$ 0.20	\$ 11,177.60
Indian Grove School	53,927	\$ 0.20	\$ 10,785.40
Prairie Trails	not part of this scope	\$ 0.00	\$ 0.00
Maintenance Building	not part of this scope	\$ 0.00	\$ 0.00
Total Fee	206,671		\$ 43,271.32

Compensation for Basic Services for the 10-Year Facility Assessment work shall be compensated on an hourly basis per FGM Architect's Hourly Rate Schedule. Refer to Exhibit A.

SCOPE OF THE AGREEMENT

This Agreement is comprised of the following documents listed below:

- The AIA® Document B141™ - 1997, Standard Form of Agreement between Owner and Architect, dated May 1, 2005.
- Amendment 25 to Professional Services Agreement dated July 7, 2026 and Exhibits noted below:
 - Exhibit A- Hourly Rates



Owner:
River Trails School District 26
1900 East Kensington Road
Mt. prospect, IL 60056

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

By: Dr. Jodi Megerle
Title: Superintendent of Schools

By: Ronald W. Richardson, AIA, REFP, LEED
Green Associate
Title: Executive Vice President

By: Troy J. Kerr, AIA, LEED AP, CDT
Title: Vice President



Exhibit A

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.*