

January 20, 2023



Mr. Greg Jackson, Village Manager

Village of Long Grove
3110 Old McHenry Road
Long Grove, Illinois 60047

Re: Village of Long Grove – Village Hall Addition and Remodel
Proposal for Architectural and Engineering Services
Commission No. 9999

Dear Greg:

On behalf of Wold Architects and Engineers, we are pleased to present this proposal for architectural and engineering services related to the proposed Village Hall Addition and Remodel project.

Wold was engaged by the Village in late 2022 and recently presented the Village of Long Grove with a space needs and feasibility study related to possible renovation and expansion of the current Village Hall facility. The findings of the study were reviewed by the Village Board and there was consensus to move forward with a building addition and improvements that will increase the overall footprint of Village Hall to approximately 4,650 square feet and will result in overall functional improvements for delivering public services for the community.

The study included an estimated total project budget as follows:

Construction Cost	\$1,114,700
Professional Services	\$ 112,250
Owner's Costs (FF&E, Technology)	\$ 55,735
<u>Construction Contingency</u>	<u>\$ 111,470</u>
Estimated Total Project Budget	\$1,394,155

Wold proposes to develop the project through the Schematic Design, Design Development and Contract Document phases. This will allow for a detailed cost estimate of the final design to be prepared for the Village Board's consideration prior to proceeding with the Bidding and Construction phases. A draft of our standard AIA Document A101 Standard Form of Agreement Between Owner and Architect that we would propose for this project, which outlines the deliverables that should be expected with each phase of the project.

Wold proposes fixed fees to our clients based on a percentage of the estimated construction cost. For an addition and renovation project the scale of this project, our fixed fee percentage would be 8.5%. Wold full fee would be calculated as follows:

$$\$1,114,700 \times 8.5\% = \$94,750 \text{ AE Fee, plus reimbursable expenses}$$

A breakdown of our fee by phase would be as follows:

Schematic Design (15%)	\$ 14,212
Design Development (20%)	\$ 18,950
Contract Documents (40%)	\$ 37,900
Bidding (5%)	\$ 4,738
Construction Administration (20%)	\$ 18,950

Wold Architects and Engineers

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**PLANNERS
ARCHITECTS
ENGINEERS**



Therefore, Wold's current proposal for the Schematic Design, Design Development and Contract Document phases would be **\$71,062, plus reimbursable expenses.**

Reimbursable expenses will be invoiced in accordance with our master agreement.

Fees for the Bidding and Construction Administration phases would be formalized at which time the Village authorizes moving forward.

Civil engineering and landscape design are excluded from Wold's proposal. Wold understands that the Village will contract directly with Gewalt Hamilton Associates, Inc. to provide site design, including landscape and septic field improvements.

Geotechnical analysis is excluded from Wold's proposal. These items were budgeted as part of the total project budget. As part of our scope services, Wold will assist with soliciting proposals from qualified firms to provide these services. The costs for these services will be the responsibility of the Village.

We are available to begin work on this project immediately upon authorization from the Village and as early as March 2023. We anticipate the following schedule to complete the design and contract documents phases:

Schematic Design	March 2023
Design Development	April – May 2023
Contract Documents	June – July 2023

We appreciate the opportunity to present this proposal and look forward to continuing to work with the Village of Long Grove on this exciting project. Please let me know if you have any questions.

Sincerely,

Wold Architects and Engineers

A handwritten signature in black ink that reads "Matt Bickel".

Matt Bickel | AIA, LEED AP
Partner

cc: Kirsta Ehmke, Wold
Elisabeth Lund, Wold

OPTION 2 - REVISED

	Qty	Unit	Cost/Unit	Extension
CONSTRUCTION COSTS				
Renovation Area				
Demolition	1800	SF	\$ 2	\$ 3,600
General Construction - Interior	1800	SF	\$ 35	\$ 63,000
Structural - Reinforce Floors	1800	SF	\$ 12	\$ 21,600
Exterior - Siding (area)	3000	SF	\$ 10	\$ 30,000
Exterior - Roofing (patching)	1	LS	\$ 4,000	\$ 4,000
Mechanical	1800	SF	\$ 28	\$ 50,400
Plumbing	1800	SF	\$ 5	\$ 9,000
Electrical	1800	SF	\$ 18	\$ 32,400
Low Voltage Systems	1800	SF	\$ 5	\$ 9,000
Subtotal - Renovation Area				\$ 223,000
New Construction Area				
Building Addition	2850	SF	\$ 280	\$ 798,000
Site Construction				
Relocate Ruth Barn	1	LS	\$ 10,000	\$ 10,000
New Septic Field	1	LS	TBD	TBD
Site Restoration/Landscape	1	LS	\$ 20,000	\$ 20,000
Design Contingency (5%)				\$ 63,700
TOTAL CONSTRUCTION COST ESTIMATE				\$ 1,114,700

SOFT COSTS				
AE Fees			\$	94,750
Civil Fees				TBD
Survey/Utility Locate				TBD
Geotechnical/Soil Borings			\$	7,500
Wetland Delineation				TBD
Reimbursables, Miscellaneous			\$	10,000
TOTAL SOFT COSTS ESTIMATE			\$	112,250

FF & E COSTS (5%)			\$	55,735
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CONSTRUCTION CONTINGENCY (10%)			\$	111,470
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TOTAL ESTIMATED PROJECT COST \$ 1,394,155

POTENTIAL ALTERNATE IMPROVEMENTS (w/ Soft Costs included)

Exterior - Windows/Doors \$ 60,760