

August 7, 2023

**Jolene Coulter**, Director of Purchasing  
City of Aurora  
44 E. Downer Pl  
Aurora, IL 60507  
via email: [CoulterJ@aurora.il.us](mailto:CoulterJ@aurora.il.us)

RE: The City of Aurora RFP 22-25  
Full Architectural and Engineering Design Services for New Fire Stations No 9 and No 13 (Not Station No 4)  
Updated Fee

**Project Assumptions:**

General Assumptions:

- Design and documentation will occur simultaneously on both stations.
- Design of the 2 stations will utilize similar concepts and features, but will still accommodate the different station sizes, sites/access, etc. Interior finishes, equipment, and systems will be similar between the 2 stations.
- Both stations will be bid at the same time with the Construction Manager
- Construction will occur on both stations simultaneously, with sequence staggered by a month or two.
- Delivery Method will be via Construction Manager
- Sustainable energy efficient solutions will be evaluated and utilized where acceptable to Owner. LEED will not be pursued.
- Anticipated Rough Schedule
  - Contract approval – Q4 2023
  - Start Design - Q4 2023/Q1 2024
  - Bidding and Permit – Q4 2024
  - Construction – 2025
- Owner to include a \$6,000 reimbursable allowance for project requirements (refer to AE Cost Proposal exclusions below for examples).
- The rough costs provided in the paragraphs below are anticipated construction costs, and do not represent the total project costs for the projects. Total project cost will also include legal & environmental fees, utility and permit fees, building commissioning, material testing during construction, moving costs, plan printing, fixtures-furnishings-and equipment, contingency allowance, and the AE engineering fees. AE fee will not be taken on any of the soft costs, only total construction cost.
  - The above explanation on the difference between construction cost and total project cost is only provided as a courtesy to ensure that project budget accounts for all requirements. The 'soft costs' of the project can equate to 25-30%, and need to be

considered in the overall project budget for a successful project.

## Station No 9:

- Station will be approximately 10,000-11,000 sq.ft. program – single story construction
- Station to be located on 3.16 acre lot at 7s330 Eola Road
- Approximately \$4.2 - \$4.7 million construction cost.
- Anticipate \$425/ sf for building and site improvements (construction cost)

## Station No 13:

- Station will be Approximately 15,000-17,000 sq.ft. program – single story construction
- Anticipated to be located on app 2.5 acres at SE corner of Bilter Road and Nan Street.
- Approximately \$6.4 - \$7.2 million construction cost.
- Anticipate \$425/ sf for building and site improvements (construction cost)

## Items included in the AE Cost Proposal:

- Architecture, Landscape Architecture (not standard ), Civil (not standard), Structural, Mechanical, Electrical, Plumbing, Fire Protection Engineering
- Furniture design (utilizing GSA pricing approach)
- Topographical Survey
- Geotechnical Services (soil borings)
- Code required storm shelter design & third party design review
- Construction Manager's Cost Estimation review and comment
- Coordination with Owner's vendors for alerting systems, security systems, and telephone systems
- Construction site visits/ site meetings are assumed at once every other week (bi-weekly) for a period of 14-16 months (total of 34 visits), not including punchlists.
- Travel to/ from the project site is included within the AE cost proposal.
- Includes up to two (4) public meetings (neighborhood or Municipal Board)
- AE fees are based on a single-story construction. Introduction of a multi-story construction will require additional AE fee.

## The AE Cost Proposal excludes the following items:

- Material testing services during construction, to be coordinated with Construction Manager.
- Cost Estimation at 100% DD and 75% CD to be completed by Construction Manager.
- Basic Commissioning or Enhanced Commissioning
- Printing of project documents for bidding purposes, reimbursable
- Printing for any City Government approval/ review, reimbursable
- Printing of milestone progress sets made for Owner and regulatory agencies
- Expenses related to engineering and/or testing of hazardous materials, unknown if report has been completed for verification and scope.
- LEED Services & LEED certification
- Design of alerting systems, security systems, and telephone systems.

## Proposed FEE

We propose a percentage fee of 9.25% of Construction Cost. - Schematic Design through Construction Administration.

The following is a partial explanation/ breakdown for clarification of how the proposed percentage is above the normal AIA fee, based upon requested scope to be included. All of these items are included in the proposed percentage fee above.

- Normal FGMA AE Scope (Architecture, Landscape Architecture, Civil, Structural, Mechanical, Electrical, Plumbing, Fire Protection Engineering) – 8.5%
- Topographic Surveys of the sites (approx. - .15%)
- Geotechnical Services (soil borings) (approx. - .2%)
- Furniture Design (approx. - .25%)
- Public presentations (approx. - .1%)
- Code required storm shelter third party design review (approx. - .25%)
- Travel to project site, other office reimbursables (approx. - .1%)

The proposed fee has been discounted based upon project specifics and other scope considerations.

Should the project size increase or decrease by 10% sf for any/all facilities, the fee will be renegotiated for compensation as mutually agreed upon by both parties.



**Jason Estes, AIA** | Principal  
[jasonestes@fgmarchitects.com](mailto:jasonestes@fgmarchitects.com)