

FGMA ARCHITECTS

November 8, 2024

Jolene Coulter
City of Aurora
44 E. Downer Place
Aurora, Illinois 60507

Subject: City of Aurora
Fire Stations No 9 & No 13
PO# 301919
Scope Increase/Contract Adjustment - updated

Dear Ms. Coulter,

This letter is to inform the City of our updated fee represented in our invoices. We realize that the City is in the process of updating our fee, but it still needs official action by the Council. Due to progress made by FGMA and its consultants, we are unable to wait for the process and will be showing the adjusted fee on our invoices moving forward with the realization that it will be official in the next month or so.

Fee Adjustment Background:

At the time of the initial contract, the scope/size of the projects were not fully developed yet. As result of programming and schematic design, the project scale increased in excess of 50%. The agreed upon fee proposal was a percentage of construction basis, therefore making the authorized PO amount invalid. Therefore, FGMA requires that the PO amount be increased to align with the latest project information.

With the increase of project scope, the new total project cost would have resulted in a lesser percentage fee amount had it been known initially. Therefore FGMA is offering a reduction of our fee percentage from the 9.25% in the PO contract to 8.5% in lieu. For context purposes, this would equate to about a \$170,000 reduction in fee to FGMA for the two projects.

Construction bids have been completed by the Construction Manager, and a GMP has been issued and awarded by the City. The revised construction costs, based upon the CM GMP, are \$10,578,084 for Station 9 & \$11,797,767 for Station 13. If additional scope was increased, the fee would increase. Similarly, any reductions in construction cost would result in a reduction of fee.

- Station 9 - \$10,578,084 construction cost at 8.5% FGMA fee = \$899,137.14.
- Station 13 - \$11,797,767 construction cost at 8.5% FGMA fee = \$1,002,810.

As stated, we realize that this fee adjustment for the PO is still in the City process. All invoices will utilize these adjustments, based upon the anticipated authorized contract fee adjustment.

Please let us know if there is anything else that the City may need from us in the process. We look forward to receiving word that our fee adjustment is finalized in the near future.

FGMARCHITECTS

Sincerely,

Jason Estes, AIA | Principal
jasonestes@fgmarchitects.com

cc: Chris Minick CFO, CoA
AC Matt Anslow, CoAFD

Enclosure(s):