

September 6, 2023

City of Aurora
Attn: Purchasing Division
44 E. Downer Place
Aurora, Illinois 60507

RE: REQUEST FOR PROPOSAL FOR 22-25, ARCHITECTURAL AND ENGINEERING DESIGN SERVICES FOR NEW FIRE STATIONS NO. 4 – FEE PROPOSAL

Greetings:

Thank you for considering Cordogan Clark (CC) along with our consultant team as Aurora's partner to provide architectural and engineering services for the new Fire Stations No. 4 with the Emergency Operations Center included and potentially additional space for COA as noted in our last interview.

We have attached a schedule and fee breakdown for each station per project phase. A summary of fees is as follows:

- Fire Station No. 4 Base Fee - \$1,158,750 – Includes A/E, Civil, Landscape
The scope of work assumes a 30,000 SF facility at \$515 per square foot (Construction Budget = \$15,450,000)
Additional costs include allowances for: \$3,000 for reimbursables, \$10,000 for soil borings, and \$8,000 for surveys.

The above fees are based on assumed square footage for each station; therefore, we propose these fees be considered estimates at this time. Once the scope of work develops over time, the fee for each station shall be fixed at 7.5 % of the Construction Manager's and/or CC's estimated cost of construction and relevant escalations and contingencies as determined at the end of the Design Development phase. Cordogan Clark is willing to reduce the AE Fee by 1% IF, Cordogan Clark Construction is selected to provide Construction Management Services. We can provide Local, Aurora based Construction Management Services for the very competitive cost of 2.5% of the Cost of the Work plus General Condition and a Preconstruction Fee of \$35,000 for detailed estimating, scheduling, Target Value Design/Value Analysis, constructability reviews, site logistics and manage the entire Bidding/Procurement Process.

Professional services provided by consultants other than our team include Traffic Studies, Antenna Engineering and, Commercial Kitchen design. We shall assist in the selection and management of these services if necessary. Additionally, we have omitted services related to re-zoning any of the properties.

Thank you for reviewing CC's proposal and we look forward to hearing from you soon.

Respectfully Submitted,

Cordogan Clark



Brian Kronewitter, AIA, DBIA
Executive Vice President