

***Oak Park and River Forest High School
District 200***

201 North Scoville Avenue • Oak Park, IL 60302-2296

TO: Board of Education

FROM: Tod Altenburg, Chief School Business Official; the Finance Committee and
Jeff Bergmann, Construction Supervisor

DATE: March 24, 2016

RE: Life Safety Survey

BACKGROUND:

This report was presented to the Finance Committee at the March 15th meeting at which time the Committee members present voted unanimously to recommend to the Board of Education for approval as presented at its March 24, 2016 meeting.

The Illinois State Board of Education requires all Illinois schools to have a licensed architect to perform 10 year life safety surveys. Some examples of life safety work include heating, air conditioning, plumbing, electrical and structural and asbestos abatement. These items and others need to be reviewed by the district Architect to meet certain Illinois State Board of Education criteria.

The District's last life safety survey was completed in November 2007. The cost for this survey was \$77,000 (Wight and Co). In researching other school districts' cost, it appears they average approximately 7 cents per square foot for life safety surveys.

SUMMARY OF FINDINGS:

Violations that our architect may find will need to be completed within a specific time period -- generally 5 years, depending on the severity of the violation. These life safety projects will fall into our summer capital improvement projects as life safety. The cost will need to be added to the projected annual capital improvements budget but paid from the Life Safety Fund. We envision this work to begin in the summer of 2018 and to be completed by the summer of 2022. This work will be prioritized by the district Construction Supervisor and the district Architect of record and will follow state bid law guidelines.

RECOMMENDATION:

MOTION: To approve the Life Safety Survey contract in the amount of \$32,000.

AIA[®] Document G802[™] – 2007

Amendment to the Professional Services Agreement

Amendment Number: 010

TO: Mr. Tod Altenburg, Chief School Business Official
(*Owner or Owner's Representative*)

In accordance with the Agreement dated: March 2, 2011

BETWEEN the Owner:

(*Name and address*)

Board of Education
Oak Park & River Forest High School District 200
201 North Scoville, Room 270a
Oak Park, Illinois 60302

and the Architect:

(*Name and address*)

Legat Architects, Inc.
2015 Spring Road, Suite 175
Oak Brook, Illinois 60523

for the Project:

(*Name and address*)

Oak Park River Forest High School District 200
Ten Year Safety Survey Report

Authorization is requested

- to proceed with Additional Services.
 to incur additional Reimbursable Expenses.

As follows:

The Owner and Architect intend to use the terms of the Original Agreement to govern the Ten Year Safety Survey Report as except as modified in this Amendment, and the Proposal for Professional Architectural Services dated January 26, 2016, attached heren as Exhibit "A". This Amendment is not intended to modify, amend or extend any of the Owner's or Architect's rights, duties, obligations or defenses regarding the Long Term Facility Planning Process, all of which remain unchanged by this Amendment.

The following adjustments shall be made to compensation and time.

(*Insert provisions in accordance with the Agreement, or as otherwise agreed by the parties.*)

Compensation:

In Accordance with the agreement dated March 2, 2011 and the Proposal for Professional Architectural Service's dated January 26, 2016.

Time:

Start of Project: March 21, 2016
Substantial Completion: February 28, 2017
Final Completion: Not Applicable

SUBMITTED BY:

(Signature)

Mr. Tod Altenburg, Chief School Business Official
Oak Park & River Forest High School District 200

(Printed name and title)

(Date)

AGREED TO:

(Signature)

Patrick J. Brosnan, President/ CEO
Legat Architects, Inc.

(Printed name and title)

(Date)

1.25.2016

Contract Amendment Number 10

EXHIBIT "A"

AGREEMENT	AIA B107-2007 Standard Form of Agreement Between Owner and Architect executed 3.3.11
CLIENT	Board of Education, Oak Park & River Forest High School District 200 201 North Scoville Avenue, Oak Park Illinois 60302
ARCHITECT	Legat Architects, Inc. 2015 Spring Road, Suite 175, Oak Brook IL 60523
PROJECT TITLE	Ten Year Safety Survey Report
DATE	January 26, 2016

Dear Mr. Altenburg:

Legat Architects is pleased to have the opportunity to continue to provide professional architectural services to Oak Park & River Forest High School District 200 ("Client") and complete the Ten Year Safety Survey Report. The purpose of this letter is to confirm our understanding of the scope of work and to identify the professional services to be provided and related fees.

1.0 Project Parameters

- 1.1 Project Objective: Provide a Ten Year Safety Survey report in accordance with the guidelines established by the Illinois State Board of Education for the District school facility identified below.
- 1.2 Location:
 - 1.2.1 Oak Park & River Forest High School
201 North Scoville Avenue, Oak Park IL 60302
- 1.3 Time Parameters:
 - 1.3.1 Legat Architects will complete the Ten Year Safety Reports and submit all required information via IWAS to the Illinois State Board of Education no later than February, 2017.
 - 1.3.2 On-site inspections of each school facility will be scheduled for days when students are not present and are anticipated to be performed during Summer 2016.

2.0 Architect's Scope of Services

- 2.1 Legat Architects will provide the following:
 - 2.1.1 Review previous Ten Year Safety Survey Reports submitted to ISBE by the Client and;

- 2.1.2 Provide a visual assessment of the existing facility to verify "as-built" conditions and identify violations of the Health and Life Safety Code for Public Schools, Part 180 and;
 - 2.1.3 Provide a written description of any violation(s) observed including an estimate of probable cost to address the violation(s) and;
 - 2.1.4 Provide a written report describing the existing conditions including building construction and systems and;
 - 2.1.5 Provide Site and Building Safety Reference Plans including the minimum information identified in Section 180.120 of the Health and Life Safety Code and;
 - 2.1.6 Provide certification of all information by a licensed architect and;
 - 2.1.7 Enter all information into the IWAS website.
- 2.2 A representative of Legat Architects will meet with the Client to review all findings prior to submitting the final report.

3.0 Compensation

- 3.1 The Client will compensate Legat Architects on a Lump Sum basis in the amount of \$32,000.00.
- 3.2 Reimbursable Expenses will be in addition to Legat Architects' compensation and shall be invoiced using the multipliers indicated below times the expenses incurred by Legat Architects.
 - 3.2.1 Reproduction costs for drawings, reports, certifications, etc. required to be submitted shall be invoiced at 1.10 times.
 - 3.2.2 Postage and delivery charges for documents and materials requested by the Client or required by authorities having jurisdiction shall be invoiced at 1.10 times.
 - 3.2.3 Specialty consultants, as approved by the Client, will be invoiced at 1.25 times.

4.0 Client's Responsibilities

- 4.1 The Client will provide access to the project site and facility identified which includes allowing Legat Architects access into every room throughout the facility.
- 4.2 The Client will provide access to all original construction drawings, as-built documents, etc. that document the existing conditions.
- 4.3 The Client will provide a copy of the last Ten Year Safety Survey Report submitted to ISBE for each of the school facility identified.

Mr. Tod Altenburg
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4.4 The Client will grant access to the IWAS Health Life Safety Processing System for Oak Park & River Forest High School District 200 to Legat Architects for the purposes of preparing and submitting the Ten Year Safety Survey.

5.0 Miscellaneous Provisions

5.1 Unless otherwise provided in this Agreement, Legat Architects and Legat Architects' consultants will have no responsibility for the discovery, presence, handling, removal or disposal of or exposure of persons to hazardous materials in any form at the Project site, including but not limited to asbestos, asbestos products, polychlorinated biphenyl (PCB) or other toxic substances.

5.2 Estimates of Probable Cost will be completed by referencing several sources, including active construction projects involving Legat Architects, R.S. Means Construction Cost Data, and historical construction information.

If you are in agreement with this proposal, please sign both copies of the attached AIA Document G802-2007, Amendment to the Professional Services Agreement. Keep one copy for your records and return the second copy to Legat Architects and my attention.

If you have any questions regarding this proposal, please contact either Patrick Brosnan or myself at your earliest convenience.

Thank you.

Sincerely,
Legat Architects, Inc.



Robert W. Wroble, AIA LEED Ap
Associate Director | K-12 Education

ATTACHMENTS AIA Document G802-2007, Amendment to the Professional Services Agreement 010

EC Patrick Brosnan, Jay Johnson, Legat Architects; File: IN15-0066:A1a