

# VILLAGE OF DOWNERS GROVE

## Report for the Village

<b>SUBJECT:</b>	<b>7/6/2021</b>	<b>SUBMITTED BY:</b>
FGM Architects Contract Approval		Mike Baker Deputy Village Manager

### SYNOPSIS

A resolution has been prepared awarding a contract with FGM Architects in an amount not to exceed \$35,000.00 for services related to the Facility Replacement & Sustainability Plan.

### STRATEGIC PLAN ALIGNMENT

The goals for 2019-2021 include *Exceptional Municipal Services* and *Top Quality Infrastructure*.

### FISCAL IMPACT

The FY2021 Major Buildings Fund contains sufficient funds to pay for costs of the contract.

### RECOMMENDATION

Approval on the July 6, 2021 consent agenda.

### BACKGROUND

On June 15, the Village Council discussed the Facility Replacement & Sustainability Plan (FRSP) as part of the Village's Long-Range Planning (LRP) process. The FRSP would replace the existing Village Hall and Police Station with a combined facility located on the Civic Center site. At the June 15 meeting, the Village Council expressed a preference for resuming work on the FRSP, which had been suspended since March 2020 due to COVID-19.

Updating the plan will involve the following activities:

1. Review and update the space needs and programming information
2. Update project cost estimates and scheduling information
3. Confirm continued interest in a potential partnership by School District 58

The Village has confirmed continued interest by District 58. The remaining two items will require the assistance of a firm with municipal facilities planning and design expertise. As part of the FRSP work in 2019-2020, the Village had engaged the services of FGM Architects, following a competitive selection process. The scope of services included in this contract would allow the Village to complete items 1 and 2 within approximately 60-90 days, and present an updated final plan to the Village Council for consideration and possible implementation.

### ATTACHMENTS

Resolution

Contract

**RESOLUTION NO. \_\_\_\_****A RESOLUTION AUTHORIZING EXECUTION OF  
AN AGREEMENT BETWEEN  
THE VILLAGE OF DOWNERS GROVE  
AND FGM ARCHITECTS**

BE IT RESOLVED by the Village Council of the Village of Downers Grove, DuPage County, Illinois, as follows:

1. That the form and substance of a certain Agreement (the "Agreement"), between the Village of Downers Grove (the "Village") and FGM Architects (the "Architect"), for services related to the Facilities Replacement and Sustainability Plan, as set forth in the form of the Agreement submitted to this meeting with the recommendation of the Village Manager, is hereby approved.

2. That the Village Manager and Village Clerk are hereby respectively authorized and directed for and on behalf of the Village to execute, attest, seal and deliver the Agreement, substantially in the form approved in the foregoing paragraph of this Resolution, together with such changes as the Manager shall deem necessary.

3. That the proper officials, agents and employees of the Village are hereby authorized and directed to take such further action as they may deem necessary or appropriate to perform all obligations and commitments of the Village in accordance with the provisions of the Agreement.

4. That all resolutions or parts of resolutions in conflict with the provisions of this Resolution are hereby repealed.

5. That this Resolution shall be in full force and effect from and after its passage as provided by law.

\_\_\_\_\_  
Mayor

Passed:

Attest: \_\_\_\_\_

Village Clerk

## **AGREEMENT**

This Agreement is made this 9th day of December 2019 by and between FGM Architects ("Architect") and the Village of Downers Grove, Illinois, an Illinois municipal corporation with offices at 801 Burlington Avenue, Downers Grove, Illinois 60515, ("Village").

WHEREAS, the Village wishes to retain the services of the Architect to provide preparation of site plan options and related services for the Village of Downers Grove; and

WHEREAS, the Architect is willing to perform these services for compensation and in accordance with the terms and conditions described in this Agreement.

NOW, THEREFORE, in consideration of the mutual benefits that will result to the parties in carrying out the terms of this Agreement, it is agreed as follows:

### **I. Scope of Services**

Architect agrees to provide the services in accordance with Appendix A attached hereto and incorporated herein by reference.

### **II. Term of Agreement**

The term of this Agreement shall begin on the date of execution and terminate upon completion.

### **III. Compensation**

#### **A. Basic Fees:**

Fees for these services shall not exceed the amount of provided for in Appendix A attached hereto and incorporated herein by reference. Any additional work performed that will increase the agreement price in excess of this amount must be approved in writing by both parties.

#### **B. Architect Invoices:**

The Architect shall prepare invoices that contain a reference number, the billing period, the classifications and/or names of staff, numbers of hours billed to the project (with clear itemization for hours spent), all reimbursable expenses and a total reimbursable amount for the billing period including receipts therefor, amounts billed to date, and amounts received to date.

### **C. Prompt Payment Act:**

The Village will comply with the Local Government Prompt Payment Act, 50 ILCS 505/1 et seq., in that any bill approved for payment must be paid or the payment issued to the Architect within 60 days of receipt of a proper bill or invoice. If payment is not issued to the Architect within this 60 day period, an interest penalty of 1.0% of any amount approved and unpaid shall be added for each month or fraction thereof after the end of this 60 day period, until final payment is made.

The Village shall review in a timely manner each bill or invoice after its receipt. If the Village determines that the bill or invoice contains a defect making it unable to process the payment request, the Village shall notify the Architect requesting payment as soon as possible after discovering the defect pursuant to rules promulgated under 50 ILCS 505/1 et seq. The notice shall identify the defect and any additional information necessary to correct the defect.

## **IV. General Terms and Conditions**

### **A. Relationship Between the Architect and the Village**

The relationship between the Village and the Architect is that of a buyer and seller of professional services and it is understood that the parties have not entered into any joint venture or partnership with the other.

### **B. Equal Employment Opportunity**

In the event of the Architect's non-compliance with the provisions of this Equal Employment Opportunity Clause, the Illinois Human Rights Act or the Rules and Regulations of the Illinois Department of Human Rights ("Department"), the Architect may be declared ineligible for future contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations, and the contract may be canceled or voided in whole or in part, and such other sanctions or penalties may be imposed or remedies invoked as provided by statute or regulation. During the performance of this Agreement, the Architect agrees as follows:

1. That it will not discriminate against any employee or applicant for employment because of race, color religion, sex, marital status, national origin or ancestry, age, physical or mental handicap unrelated to ability, or an unfavorable discharge from military service; and further that it will examine all job classifications to determine if minority persons or women are underutilized and will take appropriate affirmative action to rectify any such underutilization.

2. That, if it hires additional employees in order to perform this Agreement or any portion thereof, it will determine the availability (in accordance with the Department's Rules and Regulations) of minorities and women in the area(s) from which it may reasonably recruit and it will hire for each job classification for which employees are hired in such a way that minorities and women are not underutilized.
3. That, in all solicitations or advertisements for employees placed by it or on its behalf, it will state that all applicants will be afforded equal opportunity without discrimination because of race, color, religion, sex, marital status, national origin or ancestry, age, physical or mental handicap unrelated to ability, or an unfavorable discharge from military service.
4. That it will send to each labor organization or representative of workers with which it has or is bound by a collective bargaining or other agreement or understanding, a notice advising such labor organization or representative of the Architect's obligations under the Illinois Human Rights Act and the Department's Rules and Regulations. If any such labor organization or representative fails or refuses to cooperate with the Architect in its efforts to comply with such Act and Rules and Regulations, the Architect will promptly so notify the Department and the contracting agency and will recruit employees from other sources when necessary to fulfill its obligations thereunder.
5. That it will submit reports as required by the Department's Rules and Regulations, furnish all relevant information as may from time to time be requested by the Department or the contracting agency, and in all respects comply with the Illinois Human Rights Act and the Department's Rules and Regulations.
6. That it will permit access to all relevant books, records, accounts and work sites by personnel of the contracting agency and the Department for purposes of investigation to ascertain compliance with the Illinois Human Rights Act and the Department's Rules and Regulations.

### **C. Sexual Harassment**

Architect, as a party to a public contract, has a written sexual harassment policy so that it:

1. Notes the illegality of sexual harassment;
2. Sets forth the State law definition of sexual harassment;
3. Describes sexual harassment utilizing examples;
4. Describes the Architect or supplier's internal complaint process including penalties;
5. Describes the legal recourse, investigative and complaint process available through the Illinois Department of Human Rights and the Human Rights Commission and how to contact these entities, and;

6. Describes the protection against retaliation afforded under the Illinois Human Rights Act.

#### **D. Drug Free Work Place**

Architect, as party to a public contract, certifies and agrees that it will provide a drug free workplace by:

1. Publishing a statement: (1) Notifying employees that the unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance, including cannabis, is prohibited in the grantee's or Architect's workplace. (2) Specifying the actions that will be taken against employees for violations of such prohibition. (3) Notifying the employee that, as a condition of employment on such contract or grant, the employee will: abide by the terms of the statement; and notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five (5) days after such conviction.
2. Establishing a drug free awareness program to inform employees about: (1) the dangers of drug abuse in the workplace; (2) the grantee's or Architect's policy of maintaining a drug free workplace; (3) any available drug counseling, rehabilitation, and employee assistance programs; (4) the penalties that may be imposed upon employees for drug violations.
3. Providing a copy of the statement required by subparagraph (1) to each employee engaged in the performance of the contract or grant and to post the statement in a prominent place in the workplace.
4. Notifying the contracting or granting agency within ten (10) days after receiving notice of a criminal drug statute conviction from an employee or otherwise receiving actual notice of such conviction.
5. Imposing a sanction on, or requiring the satisfactory participation in a drug abuse assistance or rehabilitation program by, any employee who is so convicted as required by Section 5 of the Drug Free Workplace Act.
6. Assisting employees in selecting a course of action in the event drug counseling, treatment, and rehabilitation is required and indicating that a trained referral team is in place.
7. Making a good faith effort to continue to maintain a drug free workplace through implementation of the Drug Free Workplace Act.

### **E. Non-Discrimination**

Architect and its employees agree not to commit unlawful discrimination and agree to comply with applicable provisions of the Illinois Human Rights Act, the Public Works Employment Discrimination Act, the U.S. Civil Rights Act and Section 504 of the Federal Rehabilitation Act, and rules applicable to each. The equal opportunity clause of the Department of Human Rights rules is specifically incorporated herein.

The Americans with Disabilities Act (42 U.S.C. 12101) and the regulations thereunder (28 CFR 35.130)(ADA) prohibit discrimination against persons with disabilities by the State, whether directly or through contractual arrangements, in the provision of any aid, benefit or service. As a condition of receiving this Agreement, the undersigned vendor certifies that services, programs and activities provided under this Agreement are and will continue to be in compliance with the ADA.

### **F. Campaign Disclosure Certificate**

The Architect shall comply with the Campaign Disclosure Certificate attached hereto and incorporated herein by reference as Exhibit A.

### **G. Patriot Act Compliance**

The Architect represents and warrants to the Village that neither it nor any of its principals, shareholders, members, partners, or affiliates, as applicable, is a person or entity named as a Specially Designated National and Blocked Person (as defined in Presidential Executive Order 13224) and that it is not acting, directly or indirectly, for or on behalf of a Specially Designated National and Blocked Person. The Architect further represents and warrants to the Village that the Architect and its principals, shareholders, members, partners, or affiliates, as applicable are not, directly or indirectly, engaged in, and are not facilitating, the transactions contemplated by this Agreement on behalf of any person or entity named as a Specially Designated National and Blocked Person. The Architect hereby agrees to defend, indemnify and hold harmless the Village, and its elected or appointed officers, employees, agents, representatives, engineers and attorneys, from and against any and all claims, damages, losses, risks, liabilities and expenses (including reasonable attorney's fees and costs) arising from or related to any breach of the foregoing representations and warranties.

### **H. Cooperation with FOIA Compliance**

Architect acknowledges that the Freedom of Information Act may apply to public records in possession of the Architect. Architect shall cooperate with the Village

in its efforts to comply with the Freedom of Information Act. 5 ILCS 140/1 et.seq.

## **I. Copyright or Patent Infringement**

The Architect agrees to indemnify, defend, and hold harmless the Village against any suit, claim, or proceeding brought against the Village for alleged use of any equipment, systems, or services provided by the Architect that constitutes a misuse of any proprietary or trade secret information or an infringement of any patent or copyright.

## **J. Standard of Care**

Services performed by Architect under this Agreement will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. No other representations express or implied, and no warranty or guarantee is included or intended in this Agreement, or in any report, opinions, and documents or otherwise.

If the Architect fails to meet the foregoing standard, Architect will perform at its own cost, and without reimbursement from the Village, the professional services necessary to correct errors and omissions caused by Architect's failure to comply with the above standard and reported to Architect within one (1) year from the completion of Architect's services for the Project.

## **V. Insurance and Indemnification of the Village**

### **A. Insurance**

The Architect shall be required to obtain, from a company or companies lawfully authorized to do business in the jurisdiction in which the project is located, such general liability insurance which, at a minimum, will protect the Architect from the types of claims set forth below which may arise out of or result from the Architect's operations under this Contract and for which the Architect may legally liable:

Claims under workers compensation, disability benefit and other similar employee benefit acts which are applicable to the operation to be performed;

Claims for damages resulting from bodily injury, occupational sickness or disease, or death of the Architect's employees;

Claims for damages resulting from bodily injury, sickness or disease, or death of any person other than the Architect's employees;

Claims for damages insured by the usual personal injury liability coverage which are sustained: (1) by a person as a result of an offense directly or indirectly related to employment of such person by the Architect, or (2) by another person;

Claims for damages, other than to the work itself, because of injury to or destruction of tangible property, including loss of use resulting therefrom;

Claims for damages because of bodily injury, death of a person or property damage arising out of ownership, maintenance or use of a motor vehicle;

Claims for damages as a result of professional or any other type of negligent action by the Architect or failure to properly perform services under the scope of the agreement between the Architect and the Village.

The Architect shall demonstrate having insurance coverage for a minimum of \$2 million for professional liability (errors and omissions).

As evidence of said coverages, Architect shall provide the Village with certificates of insurance naming the Village of Downers Grove as an additional insured and include a provision for cancellation only upon at least 30 days prior notice to the Village.

## **B. Indemnification**

The Architect will indemnify and hold harmless the Village and its officers, employees and agents from any and all liability, losses or damages the Village may suffer as a result of claims, demands, suits, actions or proceedings of any kind or nature in any way resulting from or arising out of negligent action on the part of the Architect under this Agreement. This indemnification does not apply to liability caused by the Village's own negligence. This provision shall survive termination of this Agreement.

## **VI. Miscellaneous Provisions**

### **A. Termination**

In the event of the Architect's nonperformance, breach of the terms of the Agreement, or for any other reason, including that sufficient funds to complete this Agreement are not appropriated by the Village, the Agreement may be canceled, in whole or in part, upon the Village's written notice to the Architect.

The Village will pay the Architect's costs actually incurred as of the date of receipt of notice of termination. Upon termination, the Architect will deliver all documents and products of whatever kind, and their reproducible originals related to the project, which have been produced to the date of the notice of termination.

## **B. Governing Law**

This Agreement will be governed by and construed in accordance with the laws of the State of Illinois. Venue is proper only in the County of DuPage.

## **C. Successors and Assigns**

The terms of this Agreement will be binding upon and inure to the benefit of the parties and their respective successors and assigns; provided, however, that neither party will assign this Agreement in whole or in part without the prior written approval of the other.

## **D. Waiver of Contract Breach**

The waiver by one party of any breach of this Agreement or the failure of one party to enforce at any time, or for any period of time, any of the provisions hereof will be limited to the particular instance and will not operate or be deemed to waive any future breaches of this Agreement and will not be construed to be a waiver of any provision except for the particular instance.

## **E. Amendment**

This Agreement will not be subject to amendment unless made in writing and signed by all parties.

## **F. Severability of Invalid Provisions**

If any provisions of this Agreement are held to contravene or be invalid under the laws of any state, country or jurisdiction, contravention will not invalidate the entire Agreement, but it will be construed as if not containing the invalid provision and the rights or obligations of the parties will be construed and enforced accordingly.

## **G. Assignment**

The Architect will not assign or subcontract any portion of this Agreement, unless the Village agrees to the assignment or subcontract in writing. Any assignment will not relieve the Architect from its obligations or change the terms of this Agreement.

**H. Notice**

Any notice will be in writing and will be deemed to be effectively served when deposited in the mail with sufficient first class postage affixed, and addressed to the party at the party's place of business. Notices shall be addressed to designated representatives of both parties as follows:

**Village Manager  
Village of Downers Grove  
801 Burlington Ave.  
Downers Grove, IL 60515**

**Brian Meade  
FGM Architects  
1211 West 22nd Street - Suite 700  
Oak Brook, Illinois 60523**

**I. Village Ordinances**

The Architect will strictly comply with all ordinances of the Village of Downers Grove and laws of the State of Illinois.

**J. Use of Village's Name**

The Architect is specifically denied the right of using in any form or medium the name of the Village for public advertising unless express permission is granted by the Village.


IN WITNESS WHEREOF, the Parties have executed this Agreement on the date indicated above.

**Village of Downers Grove**

**By:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**By:**  \_\_\_\_\_

**Title:** Design Principal

**Date:** June 30, 2021

## Exhibit A Campaign Disclosure Certificate

The Campaign Disclosure Certificate is required pursuant to the Village of Downers Grove Council Policy on Ethical Standards and is applicable to those campaign contributions made to any member of the Village Council.

Said Campaign Disclosure Certificate requires any individual or entity bidding to disclose campaign contributions, as defined in Section 9-1.4 of the Election Code (10 ILCS 5/9-1.4), made to current members of the Village Council within the five (5) year period preceding the date of the bid or proposal release.

By signing this Agreement, Architect agrees to refrain from making any campaign contributions as defined in Section 9-1.4 of the Election Code (10 ILCS 5/9-1.4) to any Village Council member and any challengers seeking to serve as a member of the Downers Grove Village Council.

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Under penalty of perjury, I declare:

- Architect has not contributed to any elected Village position within the last five (5) years.



Signature

Brian Meade

Print Name

- Architect has contributed a campaign contribution to a current member of the Village Council within the last five (5) years.

Print the following information:

Name of Contributor: \_\_\_\_\_  
(company or individual)

To whom contribution was made: \_\_\_\_\_

Year contribution made: \_\_\_\_\_ Amount: \$ \_\_\_\_\_

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Signature

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Print Name

# FGM ARCHITECTS

Appendix A:

Proposal for Architectural Services - Extension

for

**Updated Programming, Planning, & Cost Estimate Study**  
Downers Grove, Illinois

Submitted to:

**VILLAGE OF DOWNERS GROVE**  
801 Burlington Ave  
Downers Grove, IL 60515

By:

**FGM ARCHITECTS INC.**  
1211 West 22nd Street, Suite 700  
Oak Brook, IL 60523

June 30, 2021

# FGM ARCHITECTS

## 1.0 SCOPE OF PROJECT

1. FGM Architects understands that the Village of Downers Grove is in the process of updating the Facility Replacement and Sustainability Plan (FRSP) that was initially developed in early 2020 and suspended in March 2020. Since more than 14 months have passed, the Village would like to review the previous program, planning adjacencies, and conceptual cost estimates based on Option 2A to determine what might have changed since last year. We anticipate the scope of this study is to include the following items: Review and revise the space needs program for all departments / groups that will be in the new facility including:
  - a. Police areas (command, records, investigations, evidence & property, patrol, detention, training, range)
  - b. Village Hall areas (VMO, Legal, HR, Village Clerk, CD, Finance, Communications, IT, Bldg Services)
  - c. Shared areas for (staff, public, council chambers, meeting rooms)
  - d. School District 58
2. Create departmental adjacency planning block diagrams based on the approved Option 2A site plan approximate building footprint.
3. Revise Site Plan Option 2A based on any changes to the building footprint or to the vehicular and pedestrian movement through the site.
4. The site portion Zone A (0.68 acres) will be further defined by the Village to include both a minimal and maximum site development scope for budget purposes.
5. Preliminary phasing / logistics site diagrams will be included to help determine a more accurate phased timeframe and costs for construction knowing that both the existing police station & village hall need to remain operational during construction.
6. Review potential project sustainability features with the Village to determine a hierarchy / preference that may be included as add alternates in the budget.
7. Conceptual cost estimating services based on the revised program, site plan, and adjacency diagrams.
8. Preliminary scheduling milestone dates.
9. Final study presentation by FGMA to key stakeholder or Council meeting

## 2.0 SCOPE OF ARCHITECT'S SERVICES

FGM Architects Inc., hereinafter referred to as FGMA shall provide the following Professional Architectural Services for the Project:

### 2.1 Design Services

#### 2.1.1 Space Needs Program Review

- .1 As defined in section 1.0 above, FGMA will meet with individual groups / users as needed to confirm all program needs for this new combined facility.
- .2 We envision a combination of in-person and zoom meetings to accomplish this task.

# FGM ARCHITECTS

## 2.1.2 Departmental Adjacency Planning Diagrams

.1 Based on Site Plan Option 2A's building footprint, we will develop stacking adjacency diagrams to identify which spaces go on which floors.

## 2.1.3 Site Development Plan Updates

.1 Starting with the approved Site Plan Option 2A, we will make any needed revisions to the site plan based on the results of this study.

## 2.1.4 Zone A site development

.1 The Village will provide FGMA with both a minimal and maximum site development scope for zone A that will be used to estimate the site development cost range for this portion of the site.

## 2.1.5 Phasing / Logistics Site Diagrams

.1 Our team will provide up to 4 preliminary phasing / logistic diagrams to aid in the schedule & budget development that may include: phase 1 (site prep + temp drive access for public); phase 2 (construct new facility while existing remain in operation); phase 3 (move all staff into new / then demo old); phase 4 (finish all remaining site work.)

## 2.1.6 Project Sustainability Features Review

.1 Our team will conduct (1) sustainable design meeting to discuss sustainable, resilient, and energy design goals and potential features for the project that will be organized into 2 categories: base bid features and add alternate features that will be incorporated into the cost estimates.

## 2.1.7 Conceptual Cost Estimating Services

.1 Our team will provide preliminary construction and project budget based on the revised scope and project schedule. The project budget will include the cost of construction as well as soft costs for fees, contingencies, furniture, etc.

## 2.1.8 Preliminary Project Schedule Development & Milestone

.1 This schedule will take into account the phased approach to the overall site development.

## 2.1.9 Final Study Presentation

.1 If needed our team can make a final presentation to key stake holders highlighting the results of this study.

## 2.2 Consultants

FGM will perform most of the work in-house, but will also utilize Leopardo Construction to help provide the conceptual cost estimating services as well as advise on potential phasing and logistic strategies.

## 3.0 ARCHITECT'S COMPENSATION

The Village of Downers Grove shall compensate FGMA for professional Architectural

# FGM ARCHITECTS

services rendered in connection with the Project under this Proposal as follows:

- 3.1 For all professional services in connection with the Design Services as described in Paragraphs 2.1 above we propose a **Not to Exceed Fee of \$35,000 including Reimbursable Expenses** as defined within this Proposal. Local travel (travel less than 100 miles), phone, fax, and printing of review documents shall not be charged as a Reimbursable Expense.
- 3.2 For any Additional Services authorized by the Village beyond the scope of this Proposal, FGMA recommends being compensated on the basis of the hourly rates described in the attached Hourly Rate Schedule for the professional and technical employees engaged on the Project plus Reimbursable Expenses.
- 3.3 Additional expenses in connection with the Project, invoiced to the Owner at One Hundred Ten Percent (1.10) times Architect's actual direct cost of same, for the below items, will be included under section 3.1's not to exceed fee. Reimbursable Allowance includes costs for Expense of postage and/or delivery and Expense of printing
- 3.4 Payments shall be made monthly by the Owner to FGMA upon receipt of FGMA's invoice.
- 3.5 Payments shall be made by the Owner to FGMA upon receipt of FGMA's invoice in accordance with the Local Government Prompt Payment Act.
- 3.6 Non-payment of invoices shall constitute grounds for discontinuing service.
- 3.7 The terms of this Proposal are based upon services commencing within 14 days and all services being completed within 3 months thereafter unless otherwise discussed.

If you have any questions regarding this proposal, please do not hesitate to contact us. We appreciate the opportunity to be of service to the Village of Downers Grove for this study.

Sincerely,  
**FGM ARCHITECTS INC.**



Brian T. Meade, AIA, LEED AP  
Design Principal  
Phone: 630.574.7078  
Email: [brianm@fgmarchitects.com](mailto:brianm@fgmarchitects.com)



Andrew J. Jasek, AIA  
Executive Vice President  
Phone: 630.574.8709  
Email: [andyj@fgmarchitects.com](mailto:andyj@fgmarchitects.com)

**Proposal Accepted By:**

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Village of Downers Grove Representative

Title

Date

# FGM ARCHITECTS

## HOURLY RATE SCHEDULE

**Effective February 1, 2021\***

Where the fee arrangements are to be on an hourly basis, the rates shall be those that prevail at the time services are rendered. Current rates are as follows:

### **FGM Architects**

Principal (Board of Directors)	\$250.00
Arch IV	\$220.00
Arch III	\$175.00
Arch II	\$145.00
Arch I	\$105.00
Interior Designer IV	\$215.00
Interior Designer III	\$170.00
Interior Designer II	\$145.00
Interior Designer I	\$100.00
Landscape Architect	\$180.00
Project Administrator III	\$100.00

\*Hourly rates are subject to adjustment on November 1 each year.