

Facilities Management Committee Meeting

6/10/2021 at 3:00 PM

***** 111 W. Fox St. *****

***** County Board Room 210 *****

- - - -Agenda Topics - - - -

Call to Order

- 1) Roll call
- 2) Determination of a Quorum
- 3) Approval of the May 2021 meeting minutes.
- 4) Approval of Agenda
- 5) Public Comment

Old Business/Projects – Updates

- 1) County Board Room Remodeling Project
- 2) COVID 19 Projects
 - a. Public Safety Center
 - i. Door pass through slots
- 3) Courthouse Chiller replacement
 - a. Pump Setup Change Order Discussion
 - b. Valve Installation Change Order Discussion
- 4) Public Safety Center MZU5 & AHU6 conversion to a Trane Water Chiller
- 5) Upgrade the existing Western Courthouse H.V.A.C. DDC controls with new BACnet DDC controls
- 6) Upgrade the existing 59 VAV boxes in the original Courthouse Western section
- 7) Metronet HPBX Desk Set Phone Installations
- 8) Historic Courthouse Window Project

New Business/Projects

- 1) Chair Report
 - a) 2021 County Office Building Capital projects discussion.
 - Annex, Annex II & 107 W. Madison St. Property reviews
 - Approval to Demolish 107 W. Madison
 - Approval to Maintain 105 W. Fox St. & Remodel for other use
 - K.A.T. Study Discussion
- 2) Extra Cleaning related to COVID 19
- 3) Programmable Sloan Valve Trial
- 4) T-Mobile Cell Phone Trial
- 5) 2020 Winter Storm Damage Repairs
- 6) Fire Systems Annual Testing
- 7) Courthouse Roof Scan for 2021 Roof Replacement Capital Project
- 8) Public Safety Center Records Project
- 9) Health & Human Services Fire Panel Replacement

Staffing/Training/Safety

- 1) Reportable labor hours

Other Items

- 1) CMMS Charts
 - a. Reported vs. Completed, b. Work orders reported by building current month.
 - b. Work orders by work type current month.

Executive Session

Other Business

Public Comment

Questions from the Press

Adjournment

Facilities Committee Agenda
June 10, 2021

Call to Order

- 1) Roll Call
- 2) Determination of a Quorum
- 3) Approval of the May 2021 meeting minutes.
- 4) Approval of Agenda
- 5) Public Comment

Old Business/Projects – Updates

- 1) **County Board Room Remodeling Project**
 - Remaining items to be completed
 - i. DAIS base detail
 1. Base was added to the end of the DAIS facing North. However they were also supposed to add a base detail to the inside portion of the “U”. So, Director Smiley has notified Dewberry & Lite of this detail not being done.
 - ii. Card Access Training and Reader setup for Cell phones
 1. Training is now scheduled for Wed., June 9th. After training has been completed then Director Smiley will be working with Dewberry to get the readers setup for cell phone access use.
- 2) **COVID 19 Projects**
 - a. **Public Safety Center**
 - i. **Door pass through slots**
 - Doors in the holding area were completed on Wed., June 2nd. KCFM staff still needs to primer and repaint these doors. Doors in “F” pod were completed on Fri., June 4th. KCFM staff will also need to primer and paint these doors.
- 3) **Courthouse Chiller replacement**
 - b. **Pump Setup Change Order Discussion**
 - Upon review of the setup of the existing pumps it was realized that it would be prudent to change the pump configuration from a stacked positioning of one over the other vertically to a horizontal side to side setup.
 - i. Currently the existing pumps drip water from the upper pump to the lower pump.
 - ii. The pumps would be more easily serviced.
 - iii. Also the pumps will be less likely to fail due to shorts from dripping water onto the motors.
 - Proposed change order cost is \$15,728.00.
 - c. **Valve Installation Change Order Discussion**
 - From the original installation it was found there was no shut off valves on the main lines leading to the mechanical penthouses.
 - So, Director Smiley has valves installed in order to allow the entire system to not have to be drained down. Total cost \$ 7,647.00.
 - **Project complete.**
- 4) **Public Safety Center MZU5 & AHU6 conversion to a Trane Water Chiller**
 - Pumps have arrived at the integrators office.
 - They are ready to fabricate installation once the change order on pump setup is decided.
- 5) **Upgrade the existing Western Courthouse H.V.A.C. DDC controls with new BACnet DDC controls**
 - **Project complete.**

6) Upgrade the existing 59 VAV boxes in the original Courthouse Western section

- **Project complete.**

7) Metronet HPBX Desk Set Phone Installations

- Phone installations & porting of numbers have been completed at the following offices:
 - i. KCFM
 - ii. Coroner
 - iii. Animal Control
 - iv. Highway
 - v. Historic Courthouse including Forest Preserve and Regional Office of Education
 - vi. County Office Building
- Remaining installation schedule is as follows:
 - i. June 7, 2021 Pre-Install at Health & Human Services
 - ii. June 9, 2021 Pre-Install at the Public Safety Center
 - iii. June 10, 2021 Install & Port Public Safety Center
 - iv. June 21, 2021 Install & Port Health & Human Services
 - v. Tentative Courthouse schedule – Install & Port ½ of the office on June 30, 2021. 2nd half of Courthouse July 12, 2021.

8) Historic Courthouse Window Project

- Tentative install date is set for September 7, 2021.

New Business/Projects

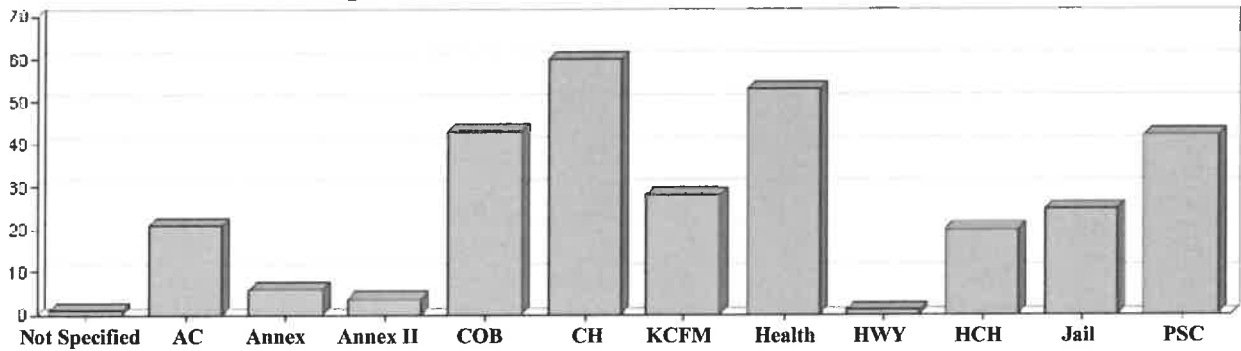
1) Chair Report

a) 2021 County Office Building Capital projects discussion.

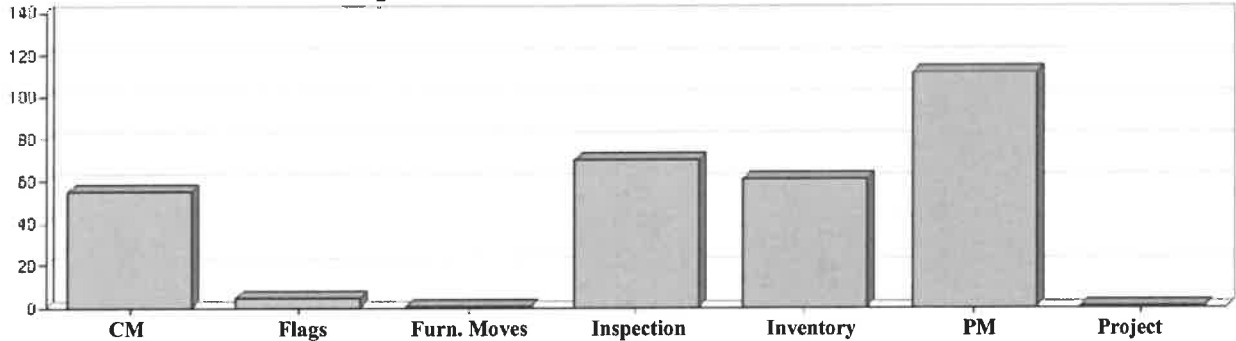
- **Annex, Annex II & 107 W. Madison St. Property reviews**
 - i. FM Chair DeBolt, FM Director Smiley & Assistant Director Polvere toured the facilities and took pictures of the exteriors and interiors of the facilities. Mr. Polvere assembled pictures and square footages of the facilities included in the meeting packet.
 - **Approval to Demolish 107 W. Madison**
 - i. After reviewing condition of the facility and looking at possible uses of the facility we have determined that we do not feel the facility meets the needs of Kendall County and the property would be better suited for a future use to be determined once we review the needs of the 111 W. Fox St. offices needs now and for the future.
 - ii. We have received the following costs to demolish the facility:
 - Demolition \$20,750.00
 - In fill the hole from demolition - \$2,800.00.
 - Asbestos remediation - \$ 6,900.00.
 - **Approval to Maintain 105 W. Fox St. & Remodel for other use**
 - i. After reviewing condition of the facility and looking at possible uses of the facility we have determined that we feel this facility is worthy of being considered for future uses such as a smaller department or storage facility. So, once we complete the assessment of the needs of the offices located at this campus, a future use can be better determined.
- **K.A.T. Study Discussion**
 - i. The City of Yorkville has hired Kluber Inc. to perform a study for their Public Works & Parks maintenance facility needs.
 - ii. In conjunction with this Kendall County received a proposal to also perform a study for the needs of the Kendall Area Transit operation.
 - iii. County Administrator Koepfel will explain further.

- 2) **Extra Cleaning related to COVID 19**
 - Extra cleaning was budgeted to end at approximately the six month point of 2021, not knowing how long this cleaning would still need to be done. This cost is around \$5,000.00 per month depending on how many weeks there are in the month.
 - Now that restrictions are being eased Director Smiley is looking for direction on the need to continue this cleaning.
- 3) **Programmable Sloan Valve Trial**
 - Sloan offered to allow us to install a test valve to trial in the jail for possible retrofitting of partial or entire jail pods.
 - This valve can be set to restrict repeated flushing of the valve via local settings or can be networked to a series of valves.
 - By installing this type of valve it would help us limit exposure of both facilities staff and deputies to have to enter the cells for washroom issues.
 - The valve was installed on Friday, June 4, 2021.
 - So, we will see how it operates and report back.
- 4) **T-Mobile Cell Phone Trial**
 - T-Mobile approached Director Smiley on switching to T-Mobile cell phones. They have a program for Government use to allow unlimited talk, data & texting for about ½ of the cost we currently pay for the same service.
 - They are also offering free cell phone replacements that our techs currently have.
 - Director Smiley tested a sample phone for a couple weeks in our facilities and around as he traveled. Jim found the service to seem to be adequate for normal use in the KCFM Department.
 - If we switch to T-Mobile we would have to purchase hard cases for the phones at around \$50 each.
- 5) **2020 Winter Storm Damage Repairs**
 - Director Smiley & Assistant Director Polvere meet with our vendor and covered damage from the past season. Our vendor said he would fix the curbs and valve box that was damaged and instructed us to have our Landscaping maintenance vendor fix the turf issues.
 - Director Smiley agreed to do this with the cost of the repairs to the turf to be credited on the next snowplowing season starting in Nov. 2021.
- 6) **Fire Systems Annual Testing**
 - Annual testing of all fire alarm systems, fire extinguishers, sprinkler systems and elevator smoke detectors to be done this month.
 - Notice of the schedule for each facility was sent out Friday, June 4, 2021.
- 7) **Courthouse Roof Scan for 2021 Roof Replacement Capital Project**
 - The roof scan was completed in May.
 - All areas were found to be dry for moisture content in the insulation.
 - So, we should not have to carry extra costs for insulation for this project.
 - This will allow us to do more square footage potentially or cover extras that may come up that are unexpected at this time.
 - Contract documents are being assembled for KCFM Mgmt review. Director Smiley hopes to have this completed before the next FM Committee meeting in July.
- 8) **Public Safety Center Records Project**
 - Lisa Bowen asked if we could move the workstations along the back wall of their office out four feet to allow shelves to be installed along the wall for records handled daily in their office.
 - Director Smiley said this would possible mainly due to the office furniture being installed on the raised floor in their area.
 - **Project was completed by KCFM Mgmt. & staff.**

Reported Work Orders by Location May 2021



Reported Work Orders by Task May 2021



OTHER BUSINESS

CITIZENS TO BE HEARD

QUESTIONS FROM THE PRESS

ADJOURNMENT

The next regular Facilities Management committee meeting would normally be scheduled for July 5, 2021. However that is the scheduled Holiday day for July 4th this year. So, we need to determine what day to hold the July meeting on. The meeting will be held at the County Office Building 111 W. Fox Street, Yorkville in the County Board room.

**COUNTY OF KENDALL, ILLINOIS
FACILITIES MANAGEMENT COMMITTEE
MEETING MINUTES
MONDAY, MAY 3, 2021**

Committee Chair DeBolt called the meeting to order at 4:00 p.m.

Roll Call: Members Present: Brian DeBolt, Judy Gilmour, Matt Kellogg, Dan Koukol.
Scott Gryder arrived at 4:08 pm.

With all members present, a quorum was formed to conduct business.

Others Present: Facilities Management Director Jim Smiley, Assistant Director/PM Dan Polvere, County Administrator Scott Koeppel.

Approve the April 5, 2021 Facilities Committee Meeting Minutes – There were no changes to the April 5, 2021 minutes; Member Koukol made a motion to approve the minutes, second by Member Kellogg. **With enough present members voting aye, the minutes were approved.** **Judy Gilmour: Yes, Matt Kellogg: Yes, Dan Koukol: Yes, Brian DeBolt: Yes.**

Approval of Agenda – Member Gilmour made a motion to approve the agenda. Member Koukol second the motion. **All Aye. Motion approved. Roll Call: Judy Gilmour: Yes, Matt Kellogg: Yes, Dan Koukol: Yes, Brian DeBolt: Yes.**

Public Comment – None

Old Business/Projects

1. *County board Room Remodeling Project* – Director Smiley informed the Committee the base detail still needs to be completed. Jim is working with Lite Construction on completion. Mr. Smiley is working with Dewberry to set up the cell phone operation part of the door lock system. Once completed training on the door lock system will be scheduled.
2. *COVID 19 Projects:*
 - a. *Public Safety Center Door pass through slots* – Director Smiley stated to the Committee one door in holding will be done as a trial for the process of cutting the doors pass through slots in place to avoid removing the doors. Mr. Smiley informed the Committee of the process to cut these openings in place. Jim stated 7 doors in total need to be altered.
 - b. *Plexiglas barriers for some Circuit Clerk Cubicles* – Director Smiley informed the Committee the barriers were received and KCFM staff began installation. Jim stated the mounts to hold the barriers in place were not strong enough. Mr. Smiley believes an aluminum channel on the ends of the glass should secure the barriers efficiently.
3. *Courthouse Chiller replacement* – Director Smiley updated the Committee on the status of material delivery delays. Jim is concerned about the rising temperatures and need for air conditioning along with the installation schedule. Mr. Smiley also informed the Committee the costs for a temporary system or the installation can be completed in the fall when the need for air conditioning is minimal. If installation were to happen in the fall, the ComEd grant would not be affected as long as the project is completed by November. Once the delayed material is received the Committee will decide at that time which option to move ahead with.

4. *Public Safety Center MZU5 & AHU6 conversion to a Trane Water Chiller* – Director Smiley stated this equipment is due to arrive at the end of May. Jim stated downtime for installation would be 7 -10 days if the piping can be done in advance. Mr. Smiley will talk with the Sheriff for the best time for installation once he has confirmation the equipment has been received.
5. *Upgrade the existing Western Courthouse H.V.A.C. DDC controls with new BACnet DDC controls* – Director Smiley stated the wiring was completed a few weeks ago. Jim believes the project will be completed by the end of May.
6. *Upgrade the existing 59 VAV boxes in the original Courthouse Western section* – Director Smiley informed the Committee the duct work pieces have been removed and replaced. Jim also stated the project is substantially completed, but a punch list will need to be completed on this project.
7. *Public Safety Center Elevator Shaft Replacement* – Director Smiley informed the Committee the elevator shaft replacement has been completed the week on April 12, 2021. The inspection passed on April 19, 2021. **Project Complete.**
8. *Metronet HPBX Desk Set Phone Installations* – Director Smiley stated all phones have been placed at all sites. Mr. Smiley informed the Committee they are starting with smaller sites first. Facilities/Coroner, Highway and Animal Control will begin the switch over on May 11th. Jim hopes to be completed by the end of May early June.

New Business/Projects

1. Chair's Report

- a. *2021 County Office Building Capital projects discussion* – Chair DeBolt reminded the Committee approximately \$400,000.00 is left in what was budgeted in the 2021 budget for improvements to the County Office building. Chair DeBolt mention that we have talked for many years about what to do with outlying properties at the Fox street campus. Discussion continued about the possibility of relocating stored records to the Courthouse temporarily or permanently if it is decided to remodel or remove these facilities. Members agreed we should evaluate these buildings, then start discussion with department heads and elected officials at the Fox street campus, as to their offices needs for space and storage. Chair DeBolt stated they will be in discussions with Departments and Director Smiley to determine space needs.
 - b. *Future Capital projects – Facilities & Coroner* – Chair DeBolt stated the Coroner needs their own building and Facilities needs their own building so equipment and vehicles could be centrally located. County Administrator Koeppel suggested either updating the countywide master plan, which was last updated in 2006 or decide if the Facilities Committee and/or County Board to do a yearly building by building or campus by campus review of the facility's needs. Chair DeBolt stated to have the records moved and/or scanned along with obtaining bids to have the outside buildings removed might be a pertinent move for this year to consider.
1. *Courthouse Roof Replacement Using Garland Program* – Assistant Director/PM Dan Polvere informed the Committee the benefit of using Garland for a nuclear scan of our Courthouse roof. Mr. Polvere explained the benefits and savings using this process to avoid costly extras. Chair DeBolt stated his experience using Garland with the Yorkville School District. Garland is part of the Illinois procurement program, which is the same program the county utilizes with the Trane contracts done to date. Director Smiley stated \$85,000.00 has been approved in the 2021 budget for this project. Motion by Member Kellogg to send to a future County Board meeting once the agreement has been completed for approval to use the Garland Company for the Courthouse Roof Replacement. Second by Member Koukol. **All members present voting aye, Motion Carried. Roll Call: Judy Gilmour: Yes, Dan Koukol: Yes, Scott Gryder: Yes, Brian DeBolt: Yes.**

2. *Historic Courthouse Window Project* – Director Smiley informed the Committee the vendor still needs to submit the required bond for the project. Mr. Smiley stated the vendor did take the initial measurements for the window manufacturer.
3. *Approve Kendall County Housing Authority Lease Extension of 2019 Lease Agreement* – Motion to approve: Member Kellogg, Second by Member Koukol. **All members present voting aye. Motion Carried.** **Roll Call: Judy Gilmour: Yes, Dan Koukol: Yes, Scott Gryder: Yes, Brian DeBolt: Yes.**
 - a. *Kendall County Housing Authority – Request for Additional Space* – No additional space available at this time.
4. *Courthouse Safety Meeting – Zoom Call* – Director Smiley stated there was discussion on various training exercises that will be upcoming with court security. Mr. Smiley also stated there was low turnout on the call so another meeting will be scheduled. **Project Complete.**
5. *Courthouse Jury Assembly Entrance Project* – Director Smiley informed the Committee of a project Judge Pilmer requested for the entrance of the jury assembly space be re-worked. Mr. Smiley stated KCFM staff completed most of the project, except the carpet repair which was done by a vendor. **Project Complete.**
6. *Public Safety Center Capital Budget Estimate Requests* – Director Smiley received a request to provide some estimates for the Public Safety Center. Mr. Smiley contacted Dewberry, whom is looking at the projects at no cost to provide the budgetary numbers. Director Smiley will forward the information once received.

Staffing/Training/Safety

- *Reportable Labor Hours* – Reports were included in the packet.

Other Items of Business

- *CMMS Charts* – Reports were included in the packet for:
 - Reported versus Completed Work Orders, Reported by Building Current Month
 - Work Orders by Work Type Current month

Executive Session – None

Public Comment – None

Questions from the Media – None

Adjournment – Chair DeBolt asked if there was a motion to adjourn. Member Gilmour made a motion to adjourn the meeting. Second by Member Gryder. **With all members present voting aye, the meeting adjourned at 5:12 p.m.**

Respectfully submitted,

Christina Wald
Administrative Assistant

Kendall County Space Review

Fox St. Campus

Fox Street Campus

107 W. Madison Street



107 W. Madison Street



107 W. Madison Street



107 W. Madison Street



107 W. Madison Street



107 W. Madison Street



107 W. Madison Street



107 W. Madison Street



107 W. Madison Street



Fox Street Campus

105 W. Fox Street



Annex 105 W. Fox Street

2,400 square feet (plus basement)



South Elevation

Annex 105 W. Fox Street



Annex 105 W. Fox Street



Annex 105 W. Fox Street



Annex 105 W. Fox Street



Annex 105 W. Fox Street



1st Floor East End

Annex 105 W. Fox Street



Concrete Ceiling and Columns

Ground Floor

Annex 105 W. Fox Street



Ground Floor Current Use - KCFM Shop & Storage Space

Fox Street Campus Annex II 108 W. Ridge Street



Annex II 108 W. Ridge St. (Hart House)

2,206 square feet



Annex II 108 W. Ridge St.



Annex II 108 W. Ridge Street



1st Floor (Main Level)

June 1, 2021

Mr. Scott Koeppel
Kendall County Administrator
County of Kendall, Illinois
111 West Fox Street
Yorkville, IL 60506

Re: Kendall Area Transit study
Kluber, Inc. Proposal No. 210601.01

Dear Mr. Koeppel:

Thank you for the opportunity to present this Proposal for Professional Services for the above referenced Project. It is our understanding that the County of Kendall would like to conduct a Kendall Area Transit study in conjunction with the City of Yorkville Public Works and Parks Maintenance Facility Analysis project that Kluber has been contracted for. The goal is to determine if a "joint use" site and building project for both parties would be feasible to construct, determine the development cost and development timeline suitable to the parties. The information from the study will be used to assist Kendall County & the United City of Yorkville in future facility planning.

OVERVIEW OF PROJECT SCOPE

The Project consists of the development of a building space needs program to determine how much space will be needed to accommodate the long range needs of the Kendall Area Transit (KAT) system on a site located in Yorkville, Illinois that could be jointly used with the City of Yorkville for a Public Works facility.

KAT's goal is to house approximately 20-25 bus and service related vehicles under one roof with secured vehicular areas. The buses range in length from 22 to 30 feet. Miscellaneous storage space within the garage area is also contemplated.

The study shall include identification of "shared" spaces that both parties may be able to utilize to reduce the overall cost of construction and to avoid duplication. These spaces may include: Office space, washrooms/locker rooms, break/lunchrooms, a wash bay, training/meeting room and one medium duty vehicle lift for service.

INITIAL INFORMATION

- The program for the Project is to be determined as part of this analysis project.
- The Owner's budget for the work shall be determined as part of this analysis project.
- The anticipated Project schedule is to be determined as mutually agreed. We anticipate this step of the project will take approximately 9 weeks depending on Owner meeting availability.
- The Owner's representative for the Project will be Mr. Scott Koeppel & Mr. James Smiley.
- Kluber, Inc.'s representative for the Project will be Mr. Chris Hansen.

The foregoing is based on our teleconference call conducted on Friday, May 28, 2021 with representatives of the United City of Yorkville (Mr. Bart Olson), Kendall County (Mr. Scott Koeppel) and the Kendall Area Transit team members (Mr. Brendon O'Higgins & Mr. Michael Neuenkirchen).

BASIC SERVICES

Kluber, Inc. proposes to provide usual and customary architectural and engineering Basic Services for the Project as set forth in the standardized *AIA B105 - 2007 Standard Form of Agreement Between Owner and Architect for a Residential or Small Commercial Project*, and in accordance with the general understandings applicable to our relationship with you, with limitations as follows:

Site Evaluation & Document Review Phase:

- Conduct on-site property walk-throughs for the following (KAT/VAC) location:
 - Current Voluntary Action Center: 1606 Britany Road, Sycamore, IL 60178.
 - (Note: This site will be reviewed for the purposes of determining the space needs for a new facility located in the City of Yorkville only).
- Evaluate the following City of Yorkville Properties to determine if a joint use facility is feasible:
 - Current Public Works facility: 610 Tower Lane & 609 N. Bridge Street
 - Current Parks facility: 185 Wolf Street
 - City owned vacant land: North of Blackberry Shore Lane & Cannonball Trail intersection.
- Identify Owner areas of concern limiting operational efficiency (if any).
- Review site circulation and flow concerns (if any).
- Review site utility concerns (if any).
- Identify site constraints that limit development or alteration (if any).
- Obtain & review Owner's vehicle and equipment asset list for KAT prepared by Owner. Owner shall include vehicle & equipment sizes and projected replacement dates plus anticipated vehicle and apparatus purchases. The list shall also identify if the vehicle or equipment shall be located indoors or outdoors.
- Obtain and review Owner's current staffing lists for each department relating to this analysis.

Kluber Deliverables:

- None.

Space Needs Analysis & Development Option Phase: (Note: Meetings during this phase shall be conducted jointly with the team from the United City of Yorkville).

- Identify and document the goals and objectives for the project.
- Conduct joint interviews with KAT, end users, departmental staff, City Administration and City Council (where applicable) to confirm the current and future space needs for each department.
- Prepare a tabular spreadsheet that identifies the current, 10 and 20 year space needs for the project.
- Prepare a site concept plan that includes: structure placement, facility development diagrams, development phasing (where applicable), access and circulation of vehicles and pedestrians, parking facilities and utility systems to service the site.
- Review site property and topographic surveys for the subject property as provided by Owner (where available) to determine utility connection locations and stormwater management options or limitations.
- Conduct one Owner meeting to present findings.

Kluber Deliverables:

- Space needs spreadsheet.
- Site development plan/s.

Cost and Schedule Phase:

- Prepare construction cost estimates for each development option identified in the Space Needs Analysis & Development Option Phase on a cost per square foot basis.
- Prepare a development schedule for the proposed improvements. Proposed development schedule shall consider a phased development approach (where applicable).
- Conduct one Owner meeting to confirm capital development funding options and implementation schedule.

Kluber Deliverables:

- Construction cost estimates.
- Development schedule
- Final presentation of findings.

ADDITIONAL SERVICES

Additional Services are not included in the Basic Services described above but may be required for the Project or specifically requested by the County of Kendall. Additional services when authorized by Owner shall be invoiced as mutually agreed or on an hourly rate basis as noted below.

COMPENSATION

Kluber, Inc. proposes to provide the Basic Services described above for a lump sum fee of \$16,450.00 which includes a simultaneous work fee credit in the amount of \$3,500.00 to conduct this portion of the work at the same time the work is being performed for the City of Yorkville, Public Works facility study.

Kluber, Inc. proposes to provide the Additional Services described above for the fees scheduled below

Compensation for Basic and Additional Services does not include the services of other independent professionals, associates, or other consultants. If they are required, our fee will be increased by the direct costs of those services multiplied by a factor of 1.15 for overhead, coordination and management of the delivery of those services.

Our billing for Services will be based on progress of the work performed and is outlined as follows:

Basic Services:

Site Evaluation & Document Review Phase	\$3,050.00
Space Needs Analysis & Development Option Phase	\$11,500.00
Cost & Schedule Phase	<u>\$5,400.00</u>
Total Basic Services Fee:	\$19,950.00
Simultaneous Work Fee Credit:	(\$3,500.00)
Total Basic Services Fee Including Fee Credit:	\$16,450.00

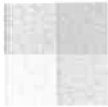
Additional Services:

As requested	At Hourly Rates listed below
Additional Service	Fee Basis or Amount

Reimbursable Expenses incurred in connection with our services will be charged on the basis of cost, without additional markup. Anticipated reimbursable expenses for this project include, printing and plotting, document reproduction, premiums for professional liability insurance in excess of usual and customary coverage and models, renderings or professional photography, and are anticipated not to exceed \$500.00.

Changes in services, when authorized, will be charged on an hourly rate as scheduled hereafter and amended annually in accordance with our hourly rate schedule (2021):

Kluber Architects + Engineers Staff	Hourly Rate
Principal	\$225.00
Project Manager.....	\$175.00
Project Mechanical Engineer III.....	\$165.00
Project Mechanical Engineer II.....	\$140.00
Project Mechanical Engineer I.....	\$115.00
Project Electrical Engineer III	\$165.00



Project Electrical Engineer II	\$140.00
Project Electrical Engineer I	\$115.00
Project Structural Engineer III	\$165.00
Project Structural Engineer II	\$140.00
Project Structural Engineer I	\$115.00
Project Technologist.....	\$165.00
Project Architect III	\$135.00
Project Architect II	\$115.00
Project Architect I	\$95.00
Interior Designer III.....	\$115.00
Interior Designer II.....	\$95.00
Interior Designer I.....	\$75.00
Construction Observer	\$95.00
Senior Project Coordinator.....	\$75.00
Project Coordinator	\$55.00

Limitation of Liability: Notwithstanding any other provision of this Agreement, and to the fullest extent permitted by law, the total liability, in the aggregate, of Kluber, Inc.'s officers, directors, partners, employees, agents, and Kluber's Consultants, and any of them to Owner/Client and anyone claiming by, through, or under Owner/Client for any and all claims, losses, costs, or damages whatsoever arising out of, resulting from, or in any way related to the Project or the Subagreement from any cause or causes, including but not limited to the negligence, professional errors or omissions, strict liability or breach of contract, or warranty express or implied of Kluber's officers, directors, partners, employees, agents, or Kluber's Consultants, or any of them shall not exceed the total amount of two times fee, excluding reimbursable expenses. The services provided herein are governed solely with regards to permanent building codes only, compliance with OSHA regulations is specifically excluded.

TIMING

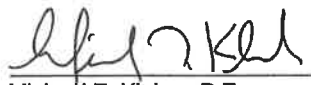
All services contemplated within this proposal shall be completed within 6 months after the acceptance date. Services performed after closure of that window will be billed hourly in accordance with the rates set forth above. This proposal is valid for a period of up to 45 days from the date noted on this proposal.

FINAL NOTE

If this proposal satisfactorily sets forth your understanding of our agreement, we would appreciate your authorization to proceed with this Work. We are available to discuss any aspect of this proposal with you at your convenience.

Kluber, Inc. appreciates the interest expressed in our firm and we look forward to serving your needs in the future.

Sincerely,



 Michael T. Kluber, P.E.
 President
 Kluber, Inc.

 Accepted (Signature) Date

 By (printed name and title)

Confidentiality Notice: The contents of this proposal are confidential and may not be distributed to persons other than the County of Kendall.

