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## Community Consolidated School District 15

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Joseph M. Kiszka Educational Service Center  
580 N. 1st Bank Drive  
Palatine, IL 60067-8110

Michael Adamczyk  
Chief School Business Official

(847) 963-3032 • Fax (847) 963-3061  
[www.ccsd15.net](http://www.ccsd15.net)



**DATE:** February 8, 2017  
**TO:** Board of Education  
**FROM:** Michael Adamczyk, CSBO  
**RE:** STR Change Order

Attached is a change order in the amount of \$462,024.00 for architectural services for the exterior replacement at Frank C. Whiteley and Kimball Hill schools. The amount is based on STR's standard fee of 7.75% of construction costs. The change order is inclusive of an \$83,421.00 credit for work performed at Kimball Hill that is applicable to the work at Frank C. Whiteley.



STR PARTNERS LLC  
350 WEST ONTARIO STREET  
SUITE 200  
CHICAGO IL 60654  
T 312.464.1444  
F 312.464.0785  
www.strpartners.com

November 8, 2016

Mr. Michael Adamczyk  
Assistant Superintendent for Business  
Community Consolidated School District 15  
580 N. 1st Bank Drive  
Palatine IL 60067-8110

**Re: Fee Resolution: Kimball Hill and Whiteley Building Envelope Replacement**  
**STR Project # 16071**

Dear Mr. Adamczyk:

At our October 6, 2016 meeting with Dr. Thompson, Gilbane, Craig Phillips and you, STR presented a re-cladding solution for Kimball Hill and Whiteley Schools. This solution, consisting of multi-colored solid phenolic "Trespa" panels and aluminum curtainwall system is believed to be the best solution, considering the project's summer construction window and cost. Gilbane presented a construction cost of approximately \$4.6-million per building for the exterior envelope replacement, based upon STR's conceptual drawings presented at the meeting. At that time, Gilbane proposed to perform the replacement work at one site, Kimball Hill, in summer 2017, rather than at both sites concurrently. A week later STR was given the authorization to prepare bid documents for Kimball Hill. We proceeded with the work towards a Mid-November document turnover to Gilbane for bidding.

Subsequently, last week Thursday, October 27, 2016, we were informed that the building envelope replacement work should be undertaken only for Whiteley School for Summer 2017 construction. Kimball Hill and Whiteley schools, while very similar in design, have distinct differences, among which are: 1) stair layout, 2) gym end wall configuration, 3) Kindergarten wall construction 4) Library wall configuration, 5) variances in exterior wall heights.

We are currently revising our construction documents and propose a delivery to Gilbane of December 1, 2016 – two weeks later than originally scheduled. Also, although much of the Kimball Hill architecture and engineering work performed up to October 27, is useful and applicable to the Whiteley school, new base sheets, details, elevations, design/engineering and field verification work are required for the switch to Whiteley.

Therefore, we propose the following:

**Kimball Hill School (STR Project #16071-00):** The basis for compensation for architecture and engineering services for the Kimball Hill Building Envelope Replacement was 7.75% of the cost of construction, based upon a construction cost of \$4,600,000.

As of October 27, 2016, when we stopping working on Kimball Hill, we had completed 100% of Schematic Design, 90% of Design Development and 50% of Construction Documents. Much, but not all, of the work completed by October 27 can be applied towards Whiteley.

Of the work completed for Kimball Hill, the percentage of work performed only applicable toward Kimball Hill is as follows: 60% of Schematic Design, 70% of Design Development and 30% of Construction Documents. Therefore, the work completed to date, only applicable towards Kimball Hill is estimated at \$105,524.00. We have attached a table below delineating how this amount was determined.



Total A/E Fee = 7.75% x \$4,600,000 = \$356,500.00

			Percent Complete	Fee Earned	Kimball-Only Percentage	Kimball-Only Fee Earned
<b>Kimball Hill School</b>						
		Fee				
SD	15%	\$53,475.00	100%	\$53,475.00	60%	\$32,085.00
DD	20%	\$71,300.00	90%	\$64,170.00	70%	\$44,919.00
CD	40%	\$142,600.00	50%	\$71,300.00	40%	\$28,520.00
B	5%	\$17,825.00				
CA	20%	\$71,300.00				
Total	100%	\$356,500.00		\$188,945.00		\$105,524.00

To-date we have invoiced twice, totaling \$73,237.50 for architecture and engineering services, exclusive of reimbursable expenses and fee for the letter report requested of our structural engineer, by District 15.

**Previous Amount Invoiced**

Invoice 1	\$7,846.88
Invoice 2	\$65,390.62
	<u>\$73,237.50</u>

Consequently, STR is still owed \$115,707.50 (\$188,945 - \$73,237.50 = \$115,707.50) for its services on Kimball Hill and proposes to invoice this amount.

**Whiteley School (STR Project #16071-0A):** The basis for compensation for architecture and engineering services for the Whiteley Building Envelope Replacement was 7.75% of the cost of construction, based upon a construction cost of \$4,600,000.

Due to the work performed at Kimball Hill, that is applicable towards Whiteley, STR will deduct \$83,421.00 (\$188,945.00 - \$105,524.00 = \$83,421.00) from its progress invoicing to D15 on project(#16071-0A).

The terms of our engagement will be per the Standard Form of Agreement between Owner and Architect, Construction Manager as Advisor Edition, AIA Document B132 – 2009, dated June 17, 2015.

If you have any questions, please do not hesitate to contact me. We appreciate this opportunity to serve you and the Palatine School District 15.

Sincerely,  
STR Partners LLC

Jan T. Taniguchi, AIA, LEED AP  
Principal  
cc: Jennifer Costanzo/Sandra Moon  
Aleks Frabinska