

**AGREEMENT**  
**BETWEEN THE COUNTY OF DUPAGE, ILLINOIS**  
**AND FGM ARCHITECTS, INC.**  
**FOR PROFESSIONAL CONSTRUCTION ADMINISTRATION SERVICES**  
**FOR THE DIVISION OF TRANSPORTATION**  
**HIGHWAY MAINTENANCE FACILITY**  
**SECTION # 25-00179-36-MG**

This professional services agreement (hereinafter referred to as the AGREEMENT), made this \_\_\_\_\_ day of \_\_\_\_\_, 2026, between the County of DuPage, a body corporate and politic, with offices at 421 North County Farm Road, Wheaton, Illinois (hereinafter referred to as the "COUNTY") and FGM Architects, Inc., licensed to do business in the State of Illinois, with offices at 1211 West 22<sup>nd</sup> Street, Suite 700, Oakbrook, Illinois 60523 (hereinafter referred to as the "CONSULTANT"). The COUNTY and the CONSULTANT are hereinafter sometimes individually referred to as a "party" or together as the "parties."

**RECITALS**

WHEREAS, the COUNTY by virtue of its power set forth in "Counties Code" (55 ILCS 5/1-1001 *et seq.*) and "Illinois Highway Code" (605 ILCS 5/5-101 *et seq.*) is authorized to enter into this AGREEMENT; and

WHEREAS, the COUNTY requires professional construction administration services for the Division of Transportation Highway Maintenance Facility located at 523 N. County Farm Road, Wheaton, Section #25-00179-36-MG, (hereinafter referred to as "PROJECT"); and

WHEREAS, the CONSULTANT has experience and expertise in this area and is in the business of providing such professional construction administration services and is willing to perform the required services for an amount not to exceed \$2,205,584.00; and

WHEREAS, the COUNTY has an existing working relationship with the CONSULTANT.

NOW, THEREFORE, in consideration of the premises, the mutual covenants, terms, and conditions herein set forth, and the understandings of each party to the other, the parties do hereby mutually covenant, promise and agree as follows:

## 1.0 INCORPORATION AND CONSTRUCTION

- 1.1 All recitals set forth above are incorporated herein and made part thereof, the same constituting the factual basis for this AGREEMENT.
- 1.2 The headings of the paragraphs and subparagraphs of this AGREEMENT are inserted for convenience of reference only and shall not be deemed to constitute part of this AGREEMENT or to affect the construction hereof.
- 1.3 The exhibits referenced in this AGREEMENT shall be deemed incorporated herein and made a part hereof.

## 2.0 SCOPE OF SERVICES

- 2.1 Services are to be provided by the CONSULTANT according to the Scope of Work, specified as Exhibit A, attached hereto. The CONSULTANT shall complete all the services set forth in said exhibit for the compensation set forth in Section 7.0, below, unless otherwise modified as provided herein.
- 2.2 The CONSULTANT shall prepare and distribute meeting minutes within seven (7) days following meetings between the COUNTY or other groups and the CONSULTANT concerning the PROJECT.
- 2.3 The COUNTY may, from time to time, request changes in the Scope of Work in this AGREEMENT. Any such changes, including any increase or decrease in the CONSULTANT'S compensation and Scope of Work, shall be documented by an amendment to this AGREEMENT in accordance with Section 14.0 of this AGREEMENT, except as allowed in Paragraph 15.3, below.
- 2.4 The relationship of the CONSULTANT to the COUNTY is that of independent contractor, and nothing in this AGREEMENT is intended nor shall be construed to create an agency, employment, joint venture relationship, or any other relationship allowing the COUNTY to exercise control or direction over the manner or method by which the CONSULTANT or its sub-contractors/sub-consultants provide services hereunder. Neither the CONSULTANT nor the CONSULTANT'S employees shall be entitled to receive any COUNTY benefits. The CONSULTANT shall be solely responsible for the payment of all taxes and withholdings required by law which may become due with regard to any compensation paid by the COUNTY to the CONSULTANT.
- 2.5 Services deemed to be a professional service under this AGREEMENT shall be performed and/or supervised by individuals

licensed to practice by the State of Illinois in the applicable professional discipline.

- 2.6 Neither the CONSULTANT, nor the CONSULTANT'S employees, shall be retained as expert witnesses by the COUNTY except as by separate agreement.

### **3.0 NOTICE TO PROCEED**

- 3.1 Authorization to proceed shall be given on behalf of the COUNTY by the Director of Transportation (hereinafter referred to as the "Director"), in the form of a written Notice to Proceed following execution of the AGREEMENT by the County Board Chair.

Authorization to proceed with various tasks described in Exhibit A will be given to the CONSULTANT by representatives of the Division of Transportation.

- 3.2 In addition to the Notice to Proceed, the Director, or his/her designee, may, on behalf of the COUNTY, approve, deny, receive, accept or reject any submission, notices or invoices from or by the CONSULTANT, as provided for in this AGREEMENT, including but limited to, acts performed in accordance with Paragraphs 3.3, 4.1, 5.2, 6.1, 7.3, 7.4, 8.2, 8.3, 15.3 and 21.2, as well as any requirements contained in Exhibits A and C attached hereto.
- 3.3 The CONSULTANT shall not perform additional work related to a submittal until the COUNTY has completed its review of the submittal, unless otherwise directed in writing by the Director or his designee. The CONSULTANT may continue to work on items unrelated to the submittal under review by the COUNTY.

### **4.0 TECHNICAL SUBCONSULTANTS**

- 4.1 The prior approval of the COUNTY shall be required before the CONSULTANT hires any sub-consultant(s) to complete COUNTY-ordered technical or professional tasks or services under the terms of this AGREEMENT. COUNTY approval of sub-consultant(s) includes approval of any new and/or modified employee rates (Exhibit C) and/or fee schedules if permitted in Paragraph 7.3.
- 4.2 The CONSULTANT shall supervise any sub-consultant(s) hired by the CONSULTANT and the CONSULTANT shall be solely responsible for any and all work performed by said sub-consultant, or sub-consultants, in the same manner and with the same liability as if performed by the CONSULTANT.

4.3 The CONSULTANT shall require any sub-consultant hired for the performance of any work or activity in connection to this AGREEMENT to agree and covenant that the sub-consultant also meets the terms of Sections 8.0 and 13.0 and Paragraph 26.4 of this AGREEMENT and shall fully comply therewith while engaged by the CONSULTANT in services for the COUNTY on the PROJECT.

## **5.0 TIME FOR PERFORMANCE**

5.1 The CONSULTANT shall commence work to meet the requirements for professional services on the PROJECT after the COUNTY issues its written Notice to Proceed. The COUNTY is not liable and will not pay the CONSULTANT for any work performed before the date of the Notice to Proceed.

5.2 Unless otherwise defined in Exhibit A the CONSULTANT shall submit a schedule for completion of the PROJECT within ten (10) days of the written Notice to Proceed. The schedule is subject to approval by the COUNTY. All of the services required hereunder shall be completed by October 31, 2029, unless the term of this AGREEMENT is extended in conformity with Article 14 below.

5.3 If the CONSULTANT is delayed at any time in the progress of the PROJECT by any act or neglect of the COUNTY or by any employee of the COUNTY or by changes ordered by the COUNTY, or any other causes beyond the CONSULTANT'S control, the sole remedy and allowance shall be an extension of time for completion. Such extension shall be that which is determined reasonable by the COUNTY upon consultation with the CONSULTANT. The CONSULTANT shall accept and bear all other costs, expenses and liabilities that may result from such delay.

## **6.0 DELIVERABLES**

6.1 The CONSULTANT shall provide the COUNTY on or before the expiration of this AGREEMENT, or 14 days after notice of termination or when the Director directs, any deliverables specified in Exhibit A or as otherwise agreed to by the COUNTY and CONSULTANT.

## **7.0 COMPENSATION**

7.1. The COUNTY shall pay the CONSULTANT for services rendered and shall only pay in accordance with the provisions of this AGREEMENT. The COUNTY shall not be obligated to pay for any services not in compliance with this AGREEMENT.

- 7.2. Total payments to the CONSULTANT under the terms of this AGREEMENT shall not under any circumstances exceed \$2,205,584.00. This amount is a "not to exceed" amount. In the event the COUNTY directs the CONSULTANT to perform services which would cause the stated amount to be exceeded, the CONSULTANT shall not be responsible for such services until this AGREEMENT is modified pursuant to Article 14.0.
- 7.3 For services performed by the CONSULTANT, the COUNTY shall pay the cost-plus fixed fee noted in Article 7.2 above. This total fee includes any and all direct labor, direct costs, overhead and the fixed fee, which are all costs the CONSULTANT will be reimbursed for in its performance of the work defined in Exhibit A. A chart listing the hourly rate ranges for the CONSULTANT'S staff and approved sub-consultant's staff, identified by classification, is attached and incorporated hereto as Exhibit C.
- 7.3.a The COUNTY retains the authority to limit the maximum rate per classification on Exhibit C. It is the sole responsibility of the CONSULTANT to provide the COUNTY with a current Exhibit C (including Exhibit C for approved sub-consultant(s)) when invoices are submitted for the PROJECT.
- 7.3.b If this AGREEMENT or a modification thereto authorizes the CONSULTANT to alter its fees, such fee changes shall be subject to the following unless otherwise provided in the AGREEMENT (i) The CONSULTANT may only change the fees stated in Exhibit C once per calendar year; (ii) fees may not be changed prior to one hundred twenty (120) days from the date of execution of this AGREEMENT; and (iii) the CONSULTANT shall provide the COUNTY with forty-five (45) days' notice of any proposed fee change. The CONSULTANT shall not invoice the COUNTY at an increased fee without compliance to the notice requirements listed above.
- 7.4 Direct costs which are included in the total "not to exceed" fee referenced in paragraph 7.2 above are expenses for supplies and materials to be paid for by the COUNTY for completion of all services that is the subject of this AGREEMENT as referenced on the attached Direct Costs Check Sheet made a part hereof and incorporated herein by reference. The COUNTY shall pay direct costs referenced on the Direct Costs Check Sheet without any markups added and the CONSULTANT shall include copies of receipts for all direct expenses more than \$25 from suppliers for expendable materials with its invoice to the COUNTY.

- 7.5 If the scope of work for this AGREEMENT includes the use of job classifications covered by the prevailing rate of wages, the prevailing rate must be reflected in the cost estimate for this AGREEMENT. The rates have been ascertained and certified by the Illinois Department of Labor for the locality in which work is to be performed. If the Illinois Department of Labor revises the prevailing rates of wages to be paid, as listed in the specification of rates, the CONSULTANT may not pay less than the revised rates of wages. Current wage rate information shall be obtained by calling the Illinois Department of Labor at 312-793-2814 or visiting <http://www.state.il.us/agency/idol/>. It is the responsibility of the CONSULTANT to review the rates applicable to the work in this AGREEMENT, at regular intervals, in order to ensure the timely payment of current rates. Provision of this information to the CONSULTANT, by means of the Illinois Department of Labor web site, satisfies the notification of revisions by the COUNTY to the CONSULTANT pursuant to the Act, and the CONSULTANT agrees that no additional notice is required. The CONSULTANT shall notify each of its sub-consultants of the revised rates of wages.
- 7.6 The CONSULTANT shall submit invoices for services rendered including any allowable expenses, to the COUNTY. All invoices shall include a remittance address. The COUNTY shall not be required to pay the CONSULTANT more often than monthly. Each invoice shall be submitted in a format agreed to in advance by the COUNTY. Each invoice shall also include a progress report that describes work completed for the invoice period, anticipated work for the next invoice period, outstanding issues or items that require a response, whether the work is progressing according to the approved schedule, and a discussion of the budget status. The CONSULTANT shall provide the COUNTY with a valid taxpayer identification number prior to making any request for compensation. Payment will not be made for services completed or expenses incurred more than six-months (180 days) prior to submission of any invoice and any statute of limitations to the contrary is hereby waived. When requested by the COUNTY, the CONSULTANT shall submit certified time sheets as additional documentation for the invoiced services.
- 7.7 Upon approval of properly documented invoices, the COUNTY shall reimburse the CONSULTANT the amount invoiced for services completed in accordance with this AGREEMENT, provided that the amount invoiced together with the amounts of previous partial payments do not exceed the total compensation specified in this AGREEMENT. The COUNTY may not deny a properly documented claim for compensation, in whole or in part, without cause. The COUNTY shall pay all invoices pursuant to 50 ILCS 505, "Local Government Prompt Payment Act."

- 7.8 In the event of any overcharge by the CONSULTANT, the CONSULTANT shall refund the COUNTY within thirty (30) days of discovery of said overcharge by the CONSULTANT or notice to the CONSULTANT by the COUNTY. The COUNTY reserves the right to offset any overcharges against any amounts due and owing the CONSULTANT under this or any other AGREEMENT between the parties. The COUNTY shall be entitled to the statutory interest rate for judgments under Illinois law for any overcharges not timely refunded (or credited) in accord with this provision, which interest shall be in addition to any other remedies the COUNTY may have under the law or this AGREEMENT.
- 7.9 Upon completion of the PROJECT as specified in Exhibit A of this AGREEMENT, final payment shall be made to the CONSULTANT, including any retainage.

## 8.0 CONSULTANT'S INSURANCE

8.1 The CONSULTANT shall maintain, at its sole expense, insurance coverage including:

- 8.1.a **Worker's Compensation Insurance** in statutory amounts.
- 8.1.b **Employer's Liability Insurance** in an amount not less than one million dollars (\$1,000,000.00) each accident/injury and one million (\$1,000,000.00) dollars each employee/disease.
- 8.1.c **Commercial (Comprehensive) General Liability Insurance**, (including contractual liability) with a limit of not less than three million dollars (\$3,000,000.00) aggregate; including limits of not less than two million dollars (\$2,000,000.00) per occurrence, and one million dollars (\$1,000,000.00) excess liability. **An Endorsement must also be provided naming the County of DuPage c/o the Director of Transportation, DuPage County Division of Transportation, its' Officers, Elected Officials and employees, 421 N. County Farm Rd., Wheaton, IL 60187, as an additional insured. This additional insured endorsement is to be on a primary and non-contributory basis and include a waiver of subrogation endorsement.**
- 8.1.d **Commercial (Comprehensive) Automobile Liability Insurance** with minimum limits of at least one million dollars (\$1,000,000.00) for any one person and one million dollars (\$1,000,000.00) for any one occurrence of death, bodily injury or property damage in the aggregate annually. **An Endorsement must also be**

provided naming the County of DuPage c/o the Director of Transportation, DuPage County Division of Transportation, its' Officers, Elected Officials and employees, 421 N. County Farm Rd., Wheaton, IL 60187, as an additional insured. This additional insured endorsement is to be on a primary and non-contributory basis and include a waiver of subrogation endorsement.

- 8.1.e **Professional Liability Insurance (Errors and Omissions)** shall be provided with minimum limits of at least one million dollars (\$1,000,000.00) per incident/two million dollars (\$2,000,000.00) aggregate during the term of this AGREEMENT and shall be maintained in the form of an additional endorsement for a period of four (4) years after the date of the final payment for this AGREEMENT. The CONSULTANT shall provide the COUNTY endorsements at the beginning of each year evidencing same or a new carrier policy that has a retroactive date prior to the date of this AGREEMENT.
- 8.2 It shall be the duty of the CONSULTANT to provide to the COUNTY copies of the CONSULTANT'S Certificates of Insurance, as well as all applicable coverage and cancellation endorsements before issuance of a Notice to Proceed. It is the further duty of the CONSULTANT to immediately notify the COUNTY if any insurance required under this AGREEMENT has been cancelled, materially changed, or renewal has been refused, and the CONSULTANT shall immediately suspend all work in progress and take the necessary steps to purchase, maintain and provide the required insurance coverage. If a suspension of work should occur due to insurance requirements, upon verification by the COUNTY of the CONSULTANT curing any breach of its required insurance coverage, the COUNTY shall notify the CONSULTANT that the CONSULTANT can resume work under this AGREEMENT. The CONSULTANT shall accept and bear all costs that may result from the cancellation of this AGREEMENT due to CONSULTANT'S failure to provide and maintain the required insurance.
- 8.3 The coverage limits required under subparagraphs 8.1.c and 8.1.d above may be satisfied through a combination of primary and excess coverage. The insurance required to be purchased and maintained by the CONSULTANT shall be provided by an insurance company acceptable to the COUNTY, and except for the insurance required in subparagraph 8.1.e licensed to do business in the State of Illinois; and shall include at least the specific coverage and be written for not less than the limits of the liability specified herein or required by law or regulation whichever is greater; and shall be so endorsed that the coverage afforded will not be canceled or materially changed until at

least thirty (30) days prior written notice has been given to the COUNTY except for cancellation due to non-payment of premium for which at least fifteen (15) days prior written notice (five days allowed for mailing time) has been given to the COUNTY. If the CONSULTANT is satisfying insurance required through a combination of primary and excess coverage, the CONSULTANT shall require that said excess/umbrella liability policy include in the "Who is Insured" pages of the excess/umbrella policy wording such as "Any other person or organization you have agreed in a written contract to provide additional insurance" or wording to that effect. The CONSULTANT shall provide a copy of said section of the excess/umbrella liability policy upon request by the COUNTY.

- 8.4 The CONSULTANT shall require all approved sub-consultants, anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable under this AGREEMENT to maintain the same insurance required of the CONSULTANT, including naming the COUNTY as an additional insured in the same coverage types and amounts as the CONSULTANT, per Section 8.0. The COUNTY retains the right to obtain evidence of sub-consultants insurance coverage at any time.

## **9.0 INDEMNIFICATION**

- 9.1 The CONSULTANT shall indemnify, hold harmless and defend the COUNTY, its officials, officers, agents, and employees from and against all liability, claims, suits, demands, proceedings and actions, including costs, fees and expense of defense, arising from, growing out of, or related to, any loss, damage, injury, death, or loss or damage to property resulting from, or connected with, the CONSULTANT'S negligent or willful acts, errors or omissions in its performance under this AGREEMENT.
- 9.2 Nothing contained herein shall be construed as prohibiting the COUNTY, its officials, directors, officer and employees from defending through the selection and use of their own agents, attorneys and experts, any claims, suits, demands, proceedings and actions brought against them. Pursuant to Illinois law, any attorney representing the COUNTY, under this paragraph or paragraph 9.1, who is not already an Assistant State's Attorney, is to be appointed a Special Assistant State's Attorney, in accordance with the applicable law. The COUNTY'S participation in its defense shall not remove the CONSULTANT'S duty to indemnify, defend, and hold the COUNTY harmless, as set forth above.

- 9.3 Any indemnity as provided in this AGREEMENT shall not be limited by reason of the enumeration of any insurance coverage herein provided. The CONSULTANT'S indemnification of the COUNTY shall survive the termination, or expiration, of this AGREEMENT.
- 9.4 The COUNTY does not waive, by these indemnity requirements, any defenses or protections under the Local Governmental and Governmental Employees Tort Immunity Act (745 ILCS 10/1 et seq.) or otherwise available to it, or to the CONSULTANT, under the law.

#### **10.0 SATISFACTORY PERFORMANCE**

- 10.1 The COUNTY is entering into an AGREEMENT with this CONSULTANT because the CONSULTANT professes to the COUNTY that it will employ the standard of care within its profession in the performance of the services herein contracted. Accordingly, the CONSULTANT'S and sub-consultant(s) standard of performance under the terms of this AGREEMENT shall be that which is to the satisfaction of the COUNTY and meets the quality and standards commonly provided by similar professional firms practicing in the COUNTY and the State of Illinois.
- 10.2 In the event there are no similar professional firms practicing in DuPage County, Illinois, with respect to the type of work for which this CONSULTANT has been engaged, the CONSULTANT'S services shall be performed in a manner consistent with the customary skill and care of its profession.
- 10.3 If any errors, omissions, or acts, intentional or negligent, are made by the CONSULTANT, or its' sub-consultant(s), in any phase of the work, the correction of which requires additional field or office work, the CONSULTANT shall be required to perform such additional work as may be necessary to remedy same without undue delay and without charge to the COUNTY. In the event any errors or omissions are detected after the expiration or termination of the AGREEMENT, the CONSULTANT may at the COUNTY'S option have the responsibility to cure same under this provision.
- 10.4 Acceptance of the work shall not relieve the CONSULTANT of the responsibility for the quality of its work, nor its liability for loss or damage resulting from any errors, omissions, or negligent or willful acts by the CONSULTANT or its sub-consultants.

## **11.0 BREACH OF CONTRACT**

11.1 In the event of any breach of this AGREEMENT, the non-breaching party shall give notice to the breaching party stating with particularity the nature of the alleged breach, and the breaching party shall be allowed a reasonable opportunity to cure said breach. Either party's failure to timely cure any breach of this AGREEMENT shall relieve the other party of the requirement to give thirty (30) days' notice for termination of this AGREEMENT in accordance with Paragraph 16.1, below, and in such a case, ten (10) days' written notice to the breaching party is sufficient notice. Notwithstanding the above term, the CONSULTANT'S failure to maintain insurance in accordance with Section 8.0, above, or in the event of any of the contingencies described in Paragraph 16.1 below, shall be grounds for the COUNTY'S immediate termination of this AGREEMENT. Any breach of any covenant or term of this AGREEMENT by one or more of the CONSULTANT'S sub-consultants shall be deemed a breach by CONSULTANT subject to the terms of this AGREEMENT.

## **12.0 OWNERSHIP OF DOCUMENTS**

12.1 The CONSULTANT agrees that any and all deliverables prepared for the COUNTY under the terms of this AGREEMENT shall be properly arranged, indexed and delivered to the COUNTY as provided in paragraph 6.1. An electronic copy of all applicable deliverables, in a format designated by the COUNTY'S representative, shall be provided to the COUNTY.

12.2 The documents and materials made or maintained under this AGREEMENT shall be and will remain the property of the COUNTY which shall have the right to use same without restriction or limitation and without compensation to the CONSULTANT other than as provided in this AGREEMENT. The CONSULTANT waives any copyright interest in said deliverables.

12.3 The COUNTY acknowledges that the use of information that becomes the property of the COUNTY pursuant to Paragraph 12.2, for purposes other than those contemplated in this AGREEMENT, shall be at the COUNTY'S sole risk.

12.4 The CONSULTANT may, at its sole expense, reproduce and maintain copies of deliverables provided to the COUNTY.

## **13.0 COMPLIANCE WITH THE LAW AND OTHER AUTHORITIES**

13.1 The CONSULTANT, and sub-consultant(s), shall comply with Federal, State and Local statutes, ordinances and regulations and obtain permits, licenses, or other mandated approvals, whenever applicable.

- 13.2 The CONSULTANT, and sub-consultant(s), shall not discriminate against any worker, job applicant, employee or any member of the public, because of race, creed, color, sex, age, handicap, or national origin, or otherwise commit an unfair employment practice. The CONSULTANT, and sub-consultant(s), shall comply with the provisions of the Illinois Human Rights Act, as amended, 775 ILCS 5/-101, *et seq.*, and with all rules and regulations established by the Department of Human Rights.
- 13.3 The CONSULTANT, by its signature on this AGREEMENT, certifies that it has not been barred from being awarded a contract or subcontract under the Illinois Procurement Code, 30 ILCS 500/1-1, *et seq.*; and further certifies that it has not been barred from contracting with a unit of State or local government as a result of a violation of Section 33E-3 or 33E-4 of the Illinois Criminal Code (Illinois Compiled Statutes, Chapter 720, paragraph 5/33E-3).
- 13.4 The CONSULTANT, by its signature on this AGREEMENT, certifies that no payment, gratuity or offer of employment, except as permitted by the Illinois State Gift Ban Act and the County of DuPage Ethics Ordinance, was made by or to the CONSULTANT, or CONSULTANT'S personnel, in relation to this AGREEMENT. The CONSULTANT has also executed the attached Ethics Disclosure Statement that is made a part hereof and agrees to update contribution information on an ongoing basis during the life of the AGREEMENT as required by said Ordinance.
- 13.5 The CONSULTANT covenants that it has no conflicting public or private interest and shall not acquire directly or indirectly any such interest which would conflict in any manner with the performance of the CONSULTANT'S services under this AGREEMENT.
- 13.6 **In accordance with the Vendor Information Reporting Act (35 ILCS 200/18-50.2), the COUNTY is required to collect and electronically publish data from all consultants and subconsultants as to: (1) whether they are a minority-owned, women-owned or veteran-owned business as defined by the Business Enterprise for Minorities, Women and Persons with Disabilities Act (30 ILCS 575/.01 *et seq.*); and (2) whether the consultant or any subconsultants are self-certifying or whether they hold certifications for those above-referenced categories. If self-certifying, the consultants and subconsultants shall disclose whether they qualify as a small business under federal Small Business Administration standards. In compliance with the Vendor Information Reporting Act, within 60 calendar days of the COUNTY'S award of the contract for work covered under this AGREEMENT, the awarded consultant, and each subconsultant, must complete the Awarded Vendor Questionnaire (found at <https://mwv.dupageco.org/>).**

13.7 The CONSULTANT acknowledges knowledge of the COUNTY'S Procurement Ordinance, which is hereby incorporated in this AGREEMENT, and has had an opportunity to review it. The CONSULTANT agrees to submit changes for Scope of Work or compensation in accordance with said Ordinance.

#### **14.0 MODIFICATION OR AMENDMENT**

14.1 The parties may modify or amend terms of this AGREEMENT only by a written document duly approved and executed by both parties.

14.2 The CONSULTANT agrees to submit changes for Scope of Work or compensation on a COUNTY designated form.

#### **15.0 TERM OF THIS AGREEMENT**

15.1 The term of this AGREEMENT shall begin on the date the AGREEMENT is fully executed, and shall continue in full force and effect until the earlier of the following occurs:

- (a) The termination of this AGREEMENT in accordance with the terms of Section 16.0, or
- (b) The expiration of this AGREEMENT on October 31, 2029, or to a new date agreed upon by the parties, or
- (b) The completion by the CONSULTANT and the COUNTY of their respective obligations under this AGREEMENT, in the event such completion occurs before October 31, 2029.

15.2 The CONSULTANT shall not perform any work under this AGREEMENT after the expiration date set forth in Paragraph 15.1(b), above or after the early termination of this AGREEMENT. The COUNTY is not liable and will not reimburse the CONSULTANT for any work performed after the expiration or termination date of the AGREEMENT. However, nothing herein shall be construed so as to relieve the COUNTY of its obligation to pay the CONSULTANT for work satisfactorily performed prior to expiration or termination of the AGREEMENT and delivered in accordance with Paragraph 6.1, above.

15.3 The term for performing this AGREEMENT may be amended by a Change Order, or other COUNTY designated form, signed by both parties without formal amendment pursuant to paragraph 14.1 above.

## **16.0 TERMINATION**

- 16.1 Except as otherwise set forth in this AGREEMENT, either party shall have the right to terminate this AGREEMENT for any cause or without cause thirty (30) days after having served written notice upon the other party, except in the event of CONSULTANT'S failure to maintain suitable insurance at the requisite coverage amounts, insolvency, bankruptcy or receivership, or if the CONSULTANT is barred from contracting with any unit of government or is subsequently convicted or charged with a violation of any of the statutes or ordinances identified in Section 13.0, above, in which case termination shall be effective immediately upon receipt of notice from COUNTY at COUNTY'S election.
- 16.2 Upon such termination, the liabilities of the parties to this AGREEMENT shall cease, but they shall not be relieved of the duty to perform their obligations up to the date of termination, or to pay for services rendered prior to termination. There shall be no termination expenses.
- 16.3 Upon termination of the AGREEMENT, all data, work products, reports and documents produced because of this AGREEMENT shall become the property of the COUNTY. Further, the CONSULTANT shall provide all deliverables within fourteen (14) days of termination of this AGREEMENT in accordance with the other provisions of this AGREEMENT.

## **17.0 ENTIRE AGREEMENT**

- 17.1 This AGREEMENT, including matters incorporated herein, contains the entire agreement between the parties.
- 17.2 There are no other covenants, warranties, representations, promises, conditions or understandings; either oral or written, other than those contained herein.
- 17.3 This AGREEMENT may be executed in one or more counterparts, each of which shall for all purposes be deemed to be an original and all of which shall constitute the same instrument.
- 17.4 In event of a conflict between the terms or conditions of this AGREEMENT and any term or condition found in any exhibit or attachment, the terms and conditions of this AGREEMENT shall prevail.

## **18.0 ASSIGNMENT**

- 18.1 Either party may assign this AGREEMENT provided, however, the other party shall first approve such assignment, in writing.

## 19.0 SEVERABILITY

- 19.1 In the event that any provision of this AGREEMENT is held to be unenforceable or invalid for any reason, the enforceability thereof shall not affect the remainder of the AGREEMENT. The remainder of this AGREEMENT shall be construed as if not containing the particular provision and shall continue in full force, effect, and enforceability, in accordance with its terms.
- 19.2 In the event of the contingency described in Paragraph 19.1, above, the parties shall make a good faith effort to amend this AGREEMENT pursuant to Paragraph 14.1, above, in order to remedy and, or, replace any provision declared unenforceable or invalid.

## 20.0 GOVERNING LAW

- 20.1 The laws of the State of Illinois shall govern this AGREEMENT as to both interpretation and performance.
- 20.2 The venue for resolving any disputes concerning the parties' respective performance under this AGREEMENT shall be the Judicial Circuit Court for DuPage County.

## 21.0 NOTICES

- 21.1 Any required notice shall be sent to the following addresses and parties:

**FGM Architects, Inc.**  
1211 West 22<sup>nd</sup> Street, Suite 700  
Oakbrook, Illinois 60523  
Attn: Andrew Jasek  
Executive Vice President  
Phone: 630.574.8709  
Email: [andyj@fgmarchitects.com](mailto:andyj@fgmarchitects.com)

**DuPage County Division of Transportation**  
421 N. County Farm Road Wheaton, IL 60187  
ATTN: Stephen M. Travia, P.E.  
Director of Transportation and Facilities Management  
Phone: 630.407.6900  
Email: [stephen.travia@dupagecounty.gov](mailto:stephen.travia@dupagecounty.gov)

- 21.2 All notices required to be given under the terms of this AGREEMENT shall be in writing and either (a) served personally during regular business hours; (8:00a.m.-4:30p.m. CST or CDT

Monday-Friday); (b) served by certified or registered mail, return receipt requested, properly addressed with postage prepaid; or (d) served by email transmission during regular business hours (8:00 a.m. - 4:30 p.m. CST or CDT Monday-Friday), return receipt requested. Notices served personally, by email transmission shall be effective upon receipt, and notices served by mail shall be effective upon receipt as verified by the United States Postal Service. Each party may designate a new location for service of notices by serving notice thereof in accordance with the requirements of this Paragraph, and without compliance to the amendment procedures set forth in Paragraph 14.1, above.

## **22.0 WAIVER OF/FAILURE TO ENFORCE BREACH**

22.1 The parties agree that the waiver of, or failure to enforce, any breach of this AGREEMENT shall not be construed, or otherwise operate, as a waiver of any future breach of this AGREEMENT and shall not prevent the remaining party from enforcing this AGREEMENT with respect to a different breach.

## **23.0 FORCE MAJEURE**

23.1 Neither party shall be liable for any delay or non-performance of their obligations caused by any contingency beyond their control including but not limited to Acts of God, war, civil unrest, strikes, walkouts, fires or natural disasters.

## **24.0 ACCESS TO PROPERTY**

24.1 The CONSULTANT shall make a reasonable effort to obtain access to property of a third party necessary for the performance of its obligations under this AGREEMENT. If the CONSULTANT is unable to obtain access to the property, the COUNTY shall be responsible for securing access for the CONSULTANT. In the event the COUNTY cannot secure access for the CONSULTANT, the COUNTY shall excuse the CONSULTANT from the performance of any work that necessitated such access. The CONSULTANT shall have no claim to compensation for any work excused under this provision. The COUNTY shall provide the CONSULTANT, upon the CONSULTANT'S request, proof of the COUNTY'S permission, or legal authority, to enter onto the property of a third party.

24.2 In the event of the following: a) it is necessary for the CONSULTANT to access the property of a third party in order for the CONSULTANT to perform its obligations under this AGREEMENT, and b) the COUNTY has obtained an easement, license or other

grant of authority allowing the CONSULTANT to access such property; the CONSULTANT shall fully abide by and comply with the terms and conditions of said authorizing instrument as though the CONSULTANT were a signatory thereto.

## **25.0 DISPOSAL OF SAMPLES AND HAZARDOUS SUBSTANCES**

- 25.1 All non-hazardous samples and by-products from sampling processes which may be performed in connection with the services provided under this AGREEMENT shall be disposed of by the CONSULTANT in accordance with applicable law. Any and all materials, including wastes that cannot be introduced back into the environment under existing law without additional treatment shall be deemed hazardous wastes, radioactive wastes, or hazardous substances ("Hazardous Substances") related to the services and shall be packaged in accordance with the applicable law by the CONSULTANT and turned over to the COUNTY for appropriate disposal. The CONSULTANT shall not arrange or otherwise dispose of Hazardous Substances under this AGREEMENT.
- 25.2 The CONSULTANT, at the COUNTY'S request, may assist the COUNTY in identifying appropriate alternatives for off-site treatment, storage or disposal of the Hazardous Substances, but the CONSULTANT shall not make any independent determination relating to the selection of a treatment, storage, or disposal facility nor subcontract such activities through transporters or others. The COUNTY shall sign all necessary manifests for the disposal of Hazardous Substances. If the COUNTY requires: (1) the CONSULTANT'S agents or employees to sign such manifests; or (2) the CONSULTANT to hire, for the COUNTY, the Hazardous Substances transportation, treatment, or a disposal contractor for the Hazardous Substances, then for these two purposes, the CONSULTANT shall be considered to act as the COUNTY'S agent so that the CONSULTANT will not be considered to be a generator, transporter, or disposer of such substances or considered to be the arranger for disposal of Hazardous Substances.

## **26.0 QUALIFICATIONS**

- 26.1 The CONSULTANT shall employ only persons duly licensed or registered in the appropriate category in responsible charge of all elements of the work covered under this AGREEMENT, for which Illinois Statutes require license or registration, and further shall employ only well qualified persons in responsible charge of any elements of the work covered under this AGREEMENT, all subject to COUNTY approval.

26.2 The CONSULTANT'S key personnel specified in the AGREEMENT (Jason M. Estes, AIA, Principal) shall be considered essential to the work covered under this AGREEMENT. If for any reason, substitution of a key person becomes necessary, the CONSULTANT shall provide advance written notification of the substitution to the COUNTY. Such written notification (Exhibit D) shall include the proposed successor's name and resume of their qualifications. The COUNTY shall have the right to approve or reject the proposed successor.

26.3 Failure by the CONSULTANT to properly staff the PROJECT with qualified personnel shall be sufficient cause for the COUNTY to deny payment for services performed by unqualified personnel and will serve as a basis for cancellation of this AGREEMENT.

26.4 The CONSULTANT shall require any sub-consultant(s) utilized for the PROJECT to employ qualified persons to be the same extent such qualifications are required of the CONSULTANT'S personnel. The COUNTY shall have the same rights under Paragraph 26.3, above, with respect to the CONSULTANT'S sub-consultant(s) being properly staffed while engaged in the PROJECT.

IN WITNESS OF, the parties set their hands and seals as of the date first written above.

**COUNTY OF DuPAGE**

**FGM ARCHITECTS, INC.**

\_\_\_\_\_  
Deborah A. Conroy, Chair  
DuPage County Board

\_\_\_\_\_  
Andrew Jasek  
Executive Vice President

ATTEST BY:

ATTEST BY:

\_\_\_\_\_  
Jean Kaczmarek, County Clerk

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Title



May 11, 2026

Stephen Travia, Director of Transportation  
DuPage County Division of Transportation  
421 N. County Farm Road  
Wheaton, Illinois 60187

Subject: DuPage County Division of Transportation  
Highway Maintenance Facility – Construction Administration Project Scope  
Section# 25-00179-36-MG

Dear Mr. Travia,

We are excited to continue working with the DuPage County Division of Transportation (DuDOT) on the construction of the new building to replace existing building located at 140 N. County Farm Road in Wheaton, Illinois (140 Building). The project will include all the functions currently at the 140 Building with the addition of relocating DuDOT Administration and Engineering offices to the building. The project includes the following facilities/scope: HMF Facility, HMF Yard and storage, Salt Building, Wash Building, Fueling station, Parking Garage Lobby/ Elevator, North ring road improvements, Fairgrounds Restroom facility, & Fairgrounds Parking lot improvements. We recognize that the East Side Campus Improvements (ESCI) , sanitary relocation and greenspace restoration for the fairgrounds, has been addressed fully under the previous contract. This proposal provides for the construction administration for the project. We also understand that we will be working with an Owner’s representative, RM. Chin, throughout the project and the project has been bid and will be awarded to a general contractor. We have completed the Design and Engineering for the projects.

The scope of the project is as follows:

**A. Construction Administration Services**

**Bidding Services**

1. Projects have been under previous contract and Bidding services were mostly addressed under previous contract. There is time included in this contract still to address ongoing permitting issues that have developed regarding the Intergovernmental Agreement (IGA) between County and City. This is the first project under this agreement, and protocols are still being determined. The size and complexity of this project has contributed to the slower process, and additional time and effort has been required. It is anticipated that more time and process would be necessary to move the project forward.

**Furniture and Furnishings Design and Procurement Services**

1. FGMA will meet with the Owner to identify furniture and furnishing requirements for the HMF Building.



- 2. After establishment of requirements, FGMA will make initial furniture and furnishing recommendations including material and color selections and review with the Owner. Furniture and furnishings selections will be made from manufacturers products that are available through state purchase agreements.
- 3. FGMA will refine furniture and furnishings recommendations until final selections are made.
- 4. FGMA will generate procurement documents based off state purchase agreements and will administer the ordering process.
- 5. FGMA will review furniture and furnishings submittals and shop drawings.
- 6. We will assist in coordinating delivery schedules and installation with the Owner and Contractor.
- 7. We will review the installation and prepare a punch list of corrective work required.

**Construction Administration Services**

- 1. Review submittals, shop drawings, and material samples as specified for compliance with the construction documents.
- 2. Attend Owner/Architect/Contractor (OAC) site visits weekly during the critical initial phase of construction. Afterwards, FGMA will visit the site every other week until construction is completed. We have included a total of (80) OAC meetings.
- 3. FGMA will respond to contractor Requests for Information (RFI's).
- 4. Review change order requests and prepare change orders as required for the project.
- 5. We will review contractor payout requests.
- 6. FGMA with the Owner and Contractor will review the project substantial completion and prepare punch lists. We anticipate three punch list meetings – grouping buildings/projects together. The third punchlist will be at Owner’s discretion for timing in order to turn over buildings quickly as necessary.
- 7. The services of a geotechnical consultant to perform geotechnical and material testing services during construction is included.
- 8. The services of testing professional has been included.
- 9. FGMA will generate Record Documents incorporating addenda and design changes during construction and provide an electronic copy to the Owner.
- 10. FGMA will collect Closeout Documents from the Contractor and review for completeness. This will include the As-Built documentation provided by Contractor..
- 11. FGMA with the Owner and Contractor will provide a review of the project 10 months after Substantial Completion for any warranty correction items that will need to be addressed.

**Anticipated Project Schedule**

- |                             |  |
|-----------------------------|--|
| 1. May 2026:                | Contract Award                                     |
| 2. June 2026- November 2026 | Submittals / Shop Drawings / Ordering of Materials |
| 3. July 2026                | Begin Construction                                 |
| 4. May 2028                 | Substantial Completion                             |
| 5. June 2028:               | Final Completion                                   |
| 6. June-July 2028           | Closeout   |

Total Project Duration = 24 months.



**B. Project Team and Provision of Services.**

The project team will be led by FGM Architects and includes the following sub-consultants (who also completed the design contract for the projects): Clark Dietz, Construction and Geotechnical Material Testing, Inc., IMEG Corporation, McCluskey Engineering Corporation, & Upland Design. The provision of services is as follows.

1. FGM Architects Inc., Prime Consultant
  - a. Architecture.
  - b. Interior Design.
  - c. Furniture and Furnishings Design
2. Clark Dietz Inc.
  - a. Civil Engineering including Stormwater Design.
  - b. Mechanical Engineering.
  - c. Plumbing Engineering.
  - d. Fire Protection Engineering.
3. Construction & Geotechnical Material Testing, Inc.
  - a. Construction Soil and Material Testing.
  - b. Material Testing
4. IMEG Corporation
  - a. Electrical Engineering including low voltage data infrastructure, access control systems, and audio-visual systems in office areas
  - b. Enhanced Commissioning (Cx)
5. McCluskey Engineering Corporation
  - a. Structural Engineering.
6. Upland Design
  - a. Landscape Architecture

**C. Summary of Costs**

The following is a summary of the costs and fees for each consultant.

<b>Summary of Costs and Fees</b>			
<b>Consultant</b>		<b>Costs</b>	<b>% of Total Cost</b>
Architectural	FGM Architects	\$1,385,369	63.0%
Geotechnical	Construction & Geotechnical Material Testing, Inc.	\$142,608	6.5%
Civil & MPFP	Clark Dietz, Inc.	\$448,442	20.4%
Electrical	IMEG Corporation	\$60,250	2.7%
Landscaping	Upland Design	\$8,887	0.0%
Structural	McCluskey Engineering Consulting Services, Inc.	\$52,592	2.4%



Commissioning	IMEG Corporation	\$102,557	4.7%
<b>TOTALS</b>		<b>\$2,205,584</b>	<b>100%</b>

FGMA has included several allowances in our fee proposal:

- Construction site cameras & website hosting for 24 months
  - o \$54,000 for (3) cameras
  - o \$15,000 for 24 months of hosting
- Environmental Engineering Contingency Cost for unforeseen conditions - \$25,000
- Cost Estimation Cost Contingency for possible changes during CA - \$15,000 with CCS.
- Permitting Fee Cost Contingency for AHJs and Utilities - \$125,000
- Stormwater Consultation/ On Call Services Cost Contingency - \$16,000 with V3

This is an outline of the scope of services as we understand the project. If you have any questions, please do not hesitate to contact us.

# Signature on file

[jasonestes@fgmarchitects.com](mailto:jasonestes@fgmarchitects.com)

cc: Eidson, William, DuDOT - [william.eidson@dupagecounty.gov](mailto:william.eidson@dupagecounty.gov)  
Figuray, Mike, DuDOT - [Michael.Figuray@dupagecounty.gov](mailto:Michael.Figuray@dupagecounty.gov)



May 3, 2026

Jason Estes, AIA  
Principal  
FGM Architects  
Westbrook Corporate Center #1000,  
Westchester, IL 60154

Re: DuDOT Highway Maintenance Facility – Construction Phase

Dear Mr. Estes:

Clark Dietz is pleased to submit this proposal to provide construction phase engineering services for the new highway maintenance facility for DuPage County DOT.

Our Proposal is presented in four parts:

- Project Understanding
- Scope of Services
- Schedule
- Compensation

**Project Understanding:**

FGM, Clark Dietz and various other consultants worked together on the design of the new highway maintenance facility campus for DuPage County DOT. The design includes an office and vehicle storage facility, Wash bay building, fuel island, restroom building and salt storage facility.

Clark Dietz team provided design phase services for Civil, Mechanical, Plumbing and Fire Protection for this project. The project is now moving into bidding and construction phase. Clark Dietz will assist FGM team with bidding and construction related engineering services for Civil, Mechanical, Plumbing and fire protection disciplines. Following scope of services are provided for each trade.

**Scope of Services:**

**General**

1. Provide general guidance related to codes and requirements normally applicable to this type of project.
2. Assist with general questions related to project scope and design.

**Bidding/Permitting Phase**

1. Review scope details with various reviewing agencies.
2. Prepare permit applications and submit to various agencies.
3. Respond to permit review questions.
4. Prepare and modify design as required to address permit related items.
5. Review contractor questions and provide responses.
6. Review substitution requests and prepare responses/address concerns with changes.
7. Prepare and issue an addendum as required.
8. Assist with contractor scope details.
9. Assist the architect with contractor bidding requirements.



### Construction Phase

1. Attend a Pre-construction Meeting at the project site with the contractor's and owner's representatives.
2. Review and process contractor equipment, material, product data and shop drawing submittals to confirm compliance with the contract documents.
3. Attend construction progress meetings as required (3 per trade).
4. Assist the architect with review of pay applications, from the contractor.
5. Visually confirm progress of the work and prepare any field reports as required.
6. Answer requests for information submitted by the contractor regarding the intent of the contract documents.
7. Prepare any request for proposals and associated with paperwork.
8. Review contractor pricing submitted for request for proposals and provide recommendations.
9. Provide final punch list site visits and prepare deficiency list and distribute to the contractor/architect/owner.
10. Review completed punch list with all parties.
11. Assist architect with closeout requirements.
12. Review operations and maintenance manuals and assist with final acceptance of the work for various trades.
13. Prepare record drawings submittals for owner use.

### Schedule:

The proposal project schedule per details provided is following.

Bidding – May 2026

Construction – May 2026 thru July 2028

### Compensation:

Clark Dietz proposes to perform bidding/permit and Construction Administration services based on cost plus fixed fee as agreed upon. Please see attached forms for details.

Thank you for the opportunity to offer our consulting engineering services. Please contact me at (312)466-8242, if you have any questions or need further clarification. We look forward to continuing working with you and the county on this project.

Sincerely,

Clark Dietz Inc

# Signature on file

Nirav I. Patel  
Project Manager



## *Construction & Geotechnical Material Testing, Inc.*

---

60 Martin Lane, Elk Grove Village, Illinois  
Phone: (630) 595-1111 ♦ Fax: (630) 595-1110

May 5, 2026

Jason Estes, AIA  
FGM Architects, Inc.  
1 Westbrook Corporate Center #1000  
Westchester, Illinois 60154

RE: Scope to Provide Construction Consulting & Material Testing Services  
DuDOT HMF  
Wheaton, Illinois  
CGMT Project No.: 25G0239

Dear Mr. Estes:

Construction & Geotechnical Material Testing, Inc. (CGMT) is pleased to offer this scope to provide material testing and engineering services for the project referenced above. CGMT relied on our experience with providing similar services in preparing this proposal. This proposal was prepared per correspondence in April 2026.

All projects are served by our facilities in Elk Grove Village with a state-of-the-art QC/QA Laboratory. The formal address of our facility is 60 Martin Lane Elk Grove Village, Illinois 60007. CGMT is a 100 % minority owned business. CGMT is a State of Illinois licensed Professional Design Firm, Professional Engineering Corporation, and an Illinois Department of Transportation IDOT Pre-qualified Consultant. CGMT's laboratory has been inspected by the Illinois Department of Transportation (IDOT), AASHTO Material Resource Laboratory (AMRL) and the Cement and Concrete Reference Laboratory (CCRL). As part of the pre-qualification program CGMT continues to earn accreditations to further advance our professional firm.

### **Project Description**

We understand the project consist of a building and site improvements. CGMT will represent owner as an independent material testing Consultant to perform monitoring and testing of earthwork soil activities, plastic concrete and masonry and other requested testing operations.

### **Key Staff Experience/Credentials**

CGMT is honored to have assembled a qualified, highly educated and trained team of engineers, technicians and support staff. They hold the appropriate degrees, licenses and certifications to perform the required Scope of Services in the State of Illinois. We have a proven record of commitment and we continue to demonstrate successful team work needed to perform the quality, reliable and professional services that our clients have come to expect. CGMT is pleased to provide all services in-house including qualified engineers, a state of the art QA/QC laboratory and IDOT trained technicians available for all site testing needs. Our team's strength is



in their experience, understanding of the requirements and scope of a project, thoroughness, communication ability and compliance. This high standard is what will assure our qualifications to perform the Construction Inspection and Testing Service this project will require. All are committed to complete the required tasks and have the experience to back it up. Our construction service manager is an Illinois registered Professional Engineer, in addition a Level III certification for both Portland Cement Concrete and Hot Mix Asphalt.

### **Scope of Work – Construction Monitoring**

Based upon review of your plans and requests, we understand that you need the following testing services.

- Soil & Aggregate: Excavation, Backfill Compaction Testing and Observations
- Cast in Place Concrete: Field Quality Assurance Testing and Laboratory Samples
- Masonry: Field Quality Assurance Testing and Laboratory Samples
- Hot Mix Asphalt: Field Quality Assurance Testing and Laboratory Samples
- Engineering & Administrative Documentation and Overview

### **Construction Testing Fees**

Based on our review of the project plans and our experience with similar projects, CGMT estimates a construction testing scope on a call basis. The actual duration of time will be dependent on service requests.

A fee schedule for personnel, tests, equipment, and materials that will be provided by CGMT for this project is presented as a fixed fee on form 3604. The prices indicated on the fee schedule will be the basis for all costs/deductions for CGMT.

CGMT intends to service your project in the most economically efficient way practical. Where possible, concurrent activities will be covered by a single individual which can aid in project costs. CGMT does not have control over the project schedule nor the rate at which we will be requested to perform testing.

Our final billing would be based on call and would be present a summary of all work authorized and performed at the direction of your office.

Costs are based on the following assumptions:

- CGMT is to complete observation and material testing upon 1 to 2 day business notice of notification by a representative of the client.
- The client will provide CGMT the complete set plans and specifications for the project, if printing of the plans are to be printed by CGMT, costs shall be passed through to the client.
- Client will secure the necessary permits and other legal documentation to access the sites and



to perform work.

- Additional time spent on site shall be approved in advance by the client. Unit rates for this additional time will be in accordance with the Attached Table I. If there is a necessary price change CGMT, Inc. will get the approval of the client prior to invoicing.
- CGMT will attend all pre-construction meetings that are required by client.
- All field activities will be documented and presented to the client.
- All final reports prepared by CGMT will be reviewed by an engineer registered in the State of Illinois.

An itemized invoice of services performed, based on the appropriate man-hours and unit prices provided in our schedule of fees, would be provided at each billing cycle. Terms of payment for our services are net 30 days, upon your receipt of our invoice.

### **General**

CGMT appreciates the opportunity to offer this proposal for Material Testing for the project at the referenced site in Wheaton, Illinois. Please contact me at (630) 595-1111 or email [pkpatel@cgmtn.com](mailto:pkpatel@cgmtn.com) if you have any questions or if you need additional information.

Sincerely,

**CONSTRUCTION & GEOTECHNICAL MATERIAL TESTING, INC.**

# Signature on file

Pratik K. Patel, P.E.

Vice President

Cc: File/PK

Attachments: Terms & Conditions



5/4/2026

Jason Estes  
FGM Architects - Westchester, IL  
Via Email: jasonestes@fgmarchitects.com

Re: Proposal for Services  
DuPage Department of Transportation  
DuDOT Highway Maintenance Facility - Construction Administration  
Wheaton, Illinois

Dear Jason:

Thank you for the opportunity to submit a Proposal for Construction Phase Commissioning Services for the DuDOT Highway Maintenance Facility in Wheaton, Illinois.

The project includes the following buildings: Highway Maintenance Facility (172,600 SF), Salt Building (41,400 SF), Wash Bay (8,700 SF), Parking Garage Lobby/ Elevator (300 SF), and the Fairgrounds Restroom Facility (1,900 SF). The project has been recently issued for bid. We understand that construction is planned for July 2026 through June 2028.

The design phase portion of this project has already been commissioned by IMEG under a separate contract.

**Commissioning**

IMEG will comply with the scope requirements as identified in specification 019100. This includes compliance with ASHRAE Standard 90.1-2022 and IECC 2024 Section C408 code commissioning requirements for MEP systems. Building Enclosure Commissioning is excluded from this proposal. The following description of services confirms this intent and provides some additional information.

***Systems to Be Commissioned***

Based on review the Issued for Permit & Bid drawings dated March 24, 2026, we have estimated the following commissioned systems, equipment, and quantities.

**Highway Maintenance Facility**

Equipment/System	Quantity	Sampling Strategy
Air Handling Units (HW/CHW)	2	100%
VAV Boxes w/HW Reheat	55	25%
Exhaust Fans	5	100%
Axial Jet Fans	24	25%
Primary Hot Water System (3 Boilers, 3 Primary Pumps, 2 Secondary Pumps)	1 System	100%

Reheat Hot Water System (2 Boilers, 2 Primary Pumps, 2 Secondary Pumps)	1 System	100%
Chilled Water System (1 Air-Cooled Chiller, 2 Primary Pumps)	1 System	100%
Air Curtains	10	50%
Make-up Air Units (HW) and Associated Exhaust Fans and Gas Monitoring	6	33%
Unit Heaters (HW)	42	25%
DX AC Split System	6	50%
Unit Heaters (Electric)	2	100%
Cabinet Unit Heaters (HW)	2	100%
Baseboard Radiators (HW)	53	25%
Radiant Ceiling Panel (HW)	16	25%
Dust Collectors	4	50%
Air Separators	2	100%
Glycol Make-Up Units	2	100%
Expansion Tank	1	100%
Building Controls	1 System	100%
Lighting Controls	1 System	25% of devices
Generator	1	100%
ATS	3	100%
Solar Photo-Voltaic System	1 System	100%
Battery Energy Storage System	1 System	100%
Uninterruptible Power Supply	1	100%
Domestic Hot Water System (5 Instantaneous Gas-Fired Water Heaters, 1 Circulating Pump)	1 System	100%

**Salt Building**

Equipment/System	Quantity	Sampling Strategy
Exhaust Fans	3	100%
Building Controls	1 System	100%
Lighting Controls	1 System	25% of devices

**Wash Bay**

Equipment/System	Quantity	Sampling Strategy
Make-up Air Units (Gas)	1	100%
Exhaust Fans	4	100%
Air Curtains	4	50%
Unit Heaters (Gas)	5	40%
Building Controls	1 System	100%
Lighting Controls	1 System	25%
Domestic Hot Water Heater (Gas)	1	100%
Make-up Air Units (Gas)	1	100%
Exhaust Fans	4	100%

**Parking Garage Lobby / Elevator**

Equipment/System	Quantity	Sampling Strategy
Exhaust Fans	1	100%
Split System Air Source Heat Pump	1	100%
Building Controls	1 System	100%
Lighting Controls	1 System	25% of devices

**Fairgrounds Restroom Facility**

Equipment/System	Quantity	Sampling Strategy
Energy Recovery Ventilator	1	100%
Electric Duct Coil	1	100%
Building Controls	1 System	100%
Lighting Controls	1 System	25% of devices
Domestic Hot Water Heater (Electric)	1	100%

Verification of the commissioned equipment and systems consists of testing to confirm they perform the intended functions through various modes of operation. Tests are typically performed by overriding temperature, flow, and pressures, or adjusting setpoints in the building control system (or at the local controls for standalone controlled equipment) to simulate conditions in the sequence of operations. The response of the system will be observed at the graphic workstation or in the field and documented on test procedure forms.

We propose the following scope of work from construction through occupancy phases:

***Construction Phase***

Conduct up to thirteen (13) commissioning meetings and distribute minutes to the Commissioning Team (Owner, design team, and involved contractors).

- Conduct one (1) web-based Kickoff Meeting where the commissioning process requirements are reviewed with the Commissioning Team.
- Conduct up to seven (7) additional web-based and five (5) on site Construction Phase Commissioning Meetings. These meetings will support the Commissioning Process for determining schedule, issues log management, and functional test scheduling.

Coordinate the commissioning work with the General Contractor to ensure that commissioning activities are included in their master schedule. We will coordinate and direct commissioning activities in a logical and efficient manner using regular communication and collaboration with all necessary parties.

Perform up to five (5) site visits, as coordinated with the above-mentioned meetings, during construction to observe component and system installations. IMEG will issue a Field Observation (FO) Report after each site visit.

Maintain a Commissioning Issues Log.

Concurrent with the A/E reviews, IMEG will review all commissioning-related construction documents.

- Documents included: Shop Drawings, Contractor Field Quality Control Reports (pipe pressure tests, duct pressure tests, equipment start-up reports, Test and Balance reports, controls point to point checkout report, etc.), Operations and Maintenance Manuals, RFIs, and Change orders.
- Provide comments to the Engineer of Record (EOR) to allow the EOR to evaluate the comments and include with their review. The submittal review process will be established during the Cx Kickoff Meeting.

Develop project and equipment specific checklists based on the project documents, submittals, and lessons learned. These documents will be managed and completed by the contractors and then accepted by the Commissioning Authority (CxA). Statistically sample completion of construction checklists on a periodic basis to verify the contractor's progress.

Develop project and equipment specific Functional Performance Test (FPT) procedures based on the project documents, submittals, and lessons learned.

- With necessary assistance and review from installing contractors, we will customize the test procedures and submit to the Design and Construction Teams for review.
- These documents will be executed by the vendors, subcontractors, and IMEG. IMEG will manage and document.
- IMEG will defer acceptance of the related systems and equipment on the Owner's behalf until after successful completion of the FPTs.

Perform Functional Procedures during both the heating and cooling season; however, some overwriting of control values to simulate conditions may be used if appropriate.

- We have included an allowance of fourteen (14) hours for retesting.
- Any additional needed retesting will be performed as an additional service to the Owner.
- Identify all seasonal testing required and identify in Commissioning Issues Log.

### *Occupancy and Operations Phase*

Verify the Systems Manual has been compiled by the contractor and delivered to the Owner.

Review and comment on the contractor's operations and maintenance manuals, training plan, and training record for the commissioned equipment.

Schedule and verify any deferred seasonal testing by the contractor. We have included an allowance of one (1) day on site for seasonal testing.

Develop a Final Commissioning Report. Our final deliverable will encompass all commissioning project documentation.

Conduct a Warranty Phase Review: Return to the site ten (10) months after occupancy to review current building operation and any open issues related to the original and seasonal commissioning with facility management staff. Document open issues on an updated Issues Log and distribute to relevant parties for resolution. Prepare a report that identifies all outstanding commissioning-related issues and include a

plan for resolution. Resolution plan will require assistance of the Design and Construction Teams. We have included one (1) day on site for warranty phase review.

### Assumptions

- IMEG will complete the services indicated above but will require the contractors to operate the systems and provide any required specialized equipment.
- IMEG will be given remote viewing access to the building automation system during the testing phase. This allows IMEG to comprehensively evaluate longer term trending of systems performance.

The following are not included in the above services:

- Commissioning of systems, equipment, or quantities not listed in the Proposal.
- Field testing, adjusting, and balancing (TAB) or field time to assist TAB contractor. Initial startup is the responsibility of the various contractors and/or subcontractors.
- Verifying accuracy or completeness of record documents.
- Review contractors' training program to be presented to the Owner.
- Perform systems level overview training, which provides design intent and systems operations to the maintenance personnel.
- Support the Owner with development of specific equipment maintenance activities. Coordinate activities within the Owner's Computerized Maintenance Management System (CMMS).

### Compensation

We propose to provide the services described above on a cost plus fixed fee basis using the pre-approved IDOT rates, with a not-to-exceed fee of **\$102,557**. See attached fee (BDE 3604) and expense (BDE 436) forms for additional details on the hours, rates, and expenses.

### Project Expenses

The following reimbursable expenses are not included in the above fee and will be invoiced at cost or the approved IDOT rate:

- Travel expense: Automobile mileage will be invoiced at the IRS rate in effect at the time of travel. Travel expenses include mileage and rental car costs.
- CxAlloy commissioning software monthly expense (\$100/month)

### Closing

The attached Terms and Conditions dated 09.2024 are made a part of this Proposal. This Proposal is valid for 45 days from the date of this offer.

We will begin our services following acceptance of this Proposal for Services. Acceptance may be conveyed via email or by signing this offer and returning it to our office. Notwithstanding the foregoing

sentence, if you or members of your firm engage IMEG for services for the referenced project, either verbally or by actions that imply acceptance of this Proposal, such as providing drawings, submitting questions, requesting engineering information, etc., without returning a signed copy of this Proposal, it is expressly agreed that acceptance of all terms and conditions of this Proposal will be implied and contractually binding.

**IMEG Consultants Corp.**

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Greg Eisenmann | Senior Commissioning Engineer 1  
Greg.B.Eisenmann@imegcorp.com

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Pablo Benitez | Client Executive  
Pablo.Benitez@imegcorp.com

**Accepted: FGM Architects - Westchester, IL**

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Jason Estes



4/23/2026

Jason Estes  
FGM Architects – Oak Brook, IL  
Via Email: jasonestes@fgmarchitects.com

Re: Proposal for Services  
DuPage County  
DuPage County Division of Transportation Highway Maintenance

IMEG #25000640.00

Dear Jason:

Thank you for the opportunity to submit a Proposal for electrical and low-voltage technology engineering construction administration services for the new HMF Building and associated outbuildings and site work for the DuPage Division of Transportation (DuDOT). The project design was previously completed by IMEG. We understand that construction is planned for July 2026 through June 2028.

#### Construction Phase

Answer Contractor questions and Requests for Information (RFIs).

Prepare Requests for Proposal (RFPs) as required to clarify, coordinate, or correct the design. Review Contractor responses to RFPs and change orders prior to work commencing.

Review reports from testing and special inspection agencies and recommend appropriate actions.

Review shop drawing submittals for items requested in the contract documents.

Conduct monthly job site observations during construction, plus two final job site observations at the end of the construction period, and prepare construction observation reports.

#### *Owner/Contractor Construction (OCC) Meetings*

- Participate in approximately (60) OCC meetings as required.
- Attend weekly OCC meetings, as required, at the project site during the initial phase of construction.

Prepare record documents from addenda and design changes during construction. Record drawings will not include reproducing drawings matching the contractor's installation accuracy. **Contractor's installation accuracy is anticipated to be included as part of their as-built documentation.**

#### Compensation

We propose to provide the services described above on a cost plus fixed fee basis using the pre-approved IDOT rates, with a not-to-exceed fee of \$62,250. See attached fee (BDE 3604) and expense (BDE 436) forms for additional details on the hours, rates, and expenses.

## Project Expenses

The following reimbursable expenses are not included in the above fee and will be invoiced at the approved DOT rate:

Travel expense: Automobile mileage will be invoiced at the IRS rate in effect at the time of travel.

## Additional Services

Assistance with grants and other related funding applications.

Value engineering or negotiating construction cost/scope/alternates with contractors and related document revisions after Construction Documents are complete.

**Revising equipment layout and connections, and floor plan modifications, after IMEG's Construction Documents are complete.**

Revising IMEG Construction Documents as a result of equipment lead times or supply chain delays.

Revising IMEG Construction Documents arising from **contractor's failure to comply with the** contract document requirements.

Continuous updates to the design drawings throughout the construction administration period based on RFIs, box walk changes, Authority Having Jurisdiction/building inspector field comments, and other field changes.

Preparing as-built and/or record documents from markups or files provided by contractors or verifying the accuracy and completeness of same.

Field testing, adjusting, balancing, or field time to assist installation contractor. Initial startup is the responsibility of the various contractors and/or subcontractors.

## Closing

The attached Terms and Conditions dated 09.2024 are made a part of this Proposal. This Proposal is valid for 45 days from the date of this offer.

We will begin our services following acceptance of this Proposal for Services. Acceptance may be conveyed via email or by signing this offer and returning it to our office. Notwithstanding the foregoing sentence, if you or members of your firm engage IMEG for services for the referenced project, either verbally or by actions that imply acceptance of this Proposal, such as providing drawings, submitting questions, requesting engineering information, etc., without returning a signed copy of this Proposal, it is expressly agreed that acceptance of all terms and conditions of this Proposal will be implied and contractually binding.

---

Paul Siliunas, Associate | Senior Electrical  
Paul.A.Siliunas@imegcorp.com

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Jeff M. Leesman, PE, LEED AP BD+C, Principal | Client Executive  
Jeff.M.Leesman@imegcorp.com

Accepted: FGM Architects – Oak Brook, IL

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Jason Estes, Principal



## McCluskey Engineering Corporation

1887 High Grove Lane - Naperville, Illinois 60540

T: 630.717.5335 - F: 630.717.5397

May 5, 2026

FGM Architects  
1 Westbrook Corporate Center  
Suite 1000  
Westchester, IL 60154

Attn : Mr. Jason Estes

Re: Construction Administration Scope of Services  
DuPage County Division of Transportation  
Wheaton, Illinois

Dear Mr. Estes:

We are pleased to present our scope of services for the above-referenced project.

### **Construction Administration Scope**

The scope of services addressed by this proposal is limited to the following:

- Prepare clarifications and/or addendums based on contractor RFI's;
- Respond to and/or revise drawings and calculations based on city reviewer comments;
- Review shop drawings covering our scope of work.

Sincerely,

**McCluskey Engineering Corporation**

# Signature on file

Seth Michael, S.E.  
Principal



April 22, 2026

Project: DuDot HMF

Description of services:

**Additional Construction Administration Services**

- One interim site visit to review the installation of plant materials.
- A second site visit at the completion of the second construction package to prepare an additional punch list.
- Review landscape submittals.
- Answer contractor and client questions.

Upland Design Ltd is available to provide additional construction administration services as needed, including extra site visits, tree tagging, and submittal review, which will be billed at the hourly rates.

# Signature on file

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Michelle Kelly, PLA, CPSI  
Principal Landscape Architect  
mkelly@uplandDesign.com



April 16, 2026

Ms. Elizabeth Cerny, AIA and Mr. Jason Estes, AIA  
FGM Architects Inc.  
1211 W. 22<sup>nd</sup> St., Suite 700  
Oak Brook, IL 60523

**RE: Ecological and Stormwater Services – Construction Administration Phase, DuDOT at DuPage County East Campus, DuPage, IL**

Dear Beth and Jason:

Thank you for the opportunity to provide stormwater engineering and ecological consulting services during the Construction Administration phase of the new DOT facility on the east campus of the DuPage County government center in Wheaton. Our Scope of Services and Proposed Compensation is attached, along with our standard rates. We look forward to working with your team on this project. Please let us know if you have any questions or wish to discuss.

**PROJECT UNDERSTANDING, SCOPE OF SERVICES, & COMPENSATION**

FGM and its civil engineering subconsultant, Clark Dietz (“CD”) are providing services to DuPage County Department of Transportation to design a new DOT facility at the north end of the existing DuPage County Fairgrounds site, located east of County Farm Road and north of Manchester Road. Construction of the site improvements will be executed by an independent contractor working on behalf of DuPage County. This contractor is responsible for all means and methods to execute the work in accordance with the project documents.

FGM seeks V3’s services on an on-call basis during the Construction Administration phase of the project. It is expected that the services V3 may be asked to provide will be related to stormwater or ecological design or permitting issues which are encountered during the Construction Administration phase of the project, but are not foreseen at the time of this contract. The services may include the following:

1. Review submittals, shop drawings, and material samples as specified for compliance with the construction documents, when requested. The review shall be performed only for conformance with the design concept of the project and compliance with the information provided in the contract documents. Such reviews or other action shall not extend to means, methods, techniques, sequences, or procedures of construction or to safety precautions and programs incident thereto.
2. Attend Owner/Architect/Contractor (OAC) site visits when requested.
3. Respond to contractor Requests for Information (RFI’s) when requested.
4. Perform ecological consulting services and/or stormwater consulting services when requested.

Services under this contract shall only be performed as directed by Client. No work shall be performed under this task unless directed by the Client. Prior to initiating any work, V3 shall review the request and provide an estimated level of effort and fee to the Client. Work shall be performed on a time and material basis not to exceed the limit of this task. If a requested work item is expected to exceed the limit of the task, then the Client shall be notified prior to initiating work. If desired, the work shall be performed as an Additional Service.

For these on-call services: compensation shall be a fee on a time and materials basis, based on the actual hours expended by V3’s employees engaged direction on the project multiplied by V3’s Billing Rates hereto, with a budgetary maximum of \$15,016, plus an additional \$1,000 for Direct Costs, for a total of \$16,016.

For any Additional Services that may be requested: the work shall be performed on a time and materials basis, based on the actual hours expended by V3’s employees engaged direction on the project multiplied by V3’s Billing Rates hereto.

V3 shall be compensated for 100% of reimbursable expenses such as printing, postage, messenger service, parking fees, travel, mileage and other similar, project-related items.

CLIENT will be invoiced on a monthly basis. Payment shall be made within thirty (30) days from date of invoice.

**MISCELLANEOUS CONTRACTUAL ITEMS**

In the event V3 is hindered, delayed, or prevented from performing its obligations under this Agreement as a result of any cause beyond its reasonable control, including but not limited to delays due to power or data system outages, acts of nature, public health emergencies including but not limited to infectious disease outbreaks and pandemics, governmental orders, or directives, failure of any governmental or other regulatory authority to act in a timely manner, failure of the Client to furnish timely information or approve or review Consultant’s services or design documents, delays caused by faulty performance by Client’s contractors or consultants, or other unforeseen conditions, the time for completion of Consultant’s services shall be extended by the period of resulting delay and compensation equitably adjusted. Client agrees that Consultant shall not be responsible for damages, nor shall the Consultant be deemed in default of this Agreement due to such delays.

This agreement together with the General Terms and Conditions represents the entire understanding between CLIENT and V3. If the terms of this agreement are found to be satisfactory, please sign this agreement in duplicate in the space provided below and return one copy to our office.

The fee and completion schedule stated herein is valid for 30 days from the date of proposal. If the 30 days has expired, V3 reserves the right to renegotiate the fee and/or completion schedule with the CLIENT.

Sincerely,

V3 COMPANIES

Signature on file

Scott J. Brejcha, PWS

Wetland & Ecology Group Leader

Accepted For:

FGM Architects

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

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

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

# FGMA ARCHITECTS

DuPage County Division of Transportation Highway Maintenance Facility – Construction Administration  
 HMF CA Building Architecture and Engineering Services #25-00179-36-MG  
 Manhour Estimate  
 May 5, 2026

Task	FGMA Position									Notes	Trips	Totals	
	Principal	Arch IV -PM	Arch IV - D	Arch III	Arch II	Arch I	Int. Des. IV	Int. Des. III	Admin				
<b>HMF CA</b>													
<b>Bidding &amp; Permitting - 10 week duration</b>													
Submit Plans to Plan Room											Completed under .01 project		
Pre-Bid Meeting											Completed under .01 project		
Questions / Addenda											Completed under .01 project		
Bid Opening											Completed under .01 project		
Assist Owner in reviewing bids											Completed under .01 project		
Assist Owner in contract generation											Completed under .01 project		
Permitting		40		100							Coordination between Conty and City Excess time		
<b>Bidding Totals</b>	0	40	0	100	0	0	0	0	0			140	
<b>Furniture</b>													
Owner-Architect Meetings		12		12			24	24					
Design							12	60					
Bidding Assistance		4					8	8					
Questions / Addenda							8	8					
Bid Opening		4					4						
Project Coordination		8		24			8	24					
Pre-Construction Meeting				4			4	4					
Shop Drawings	4	4		8			8	16					
Requests for Information		2		4			4	16					
Punch List Meetings		2		4	4		8	16					
Final Completion Reviews				4			8	8					
<b>Furniture Totals</b>	4	36	0	60	4	0	96	184	0			384	
<b>Construction Administration - June 2026 - August 2028</b>													
Pre-Construction Meeting		4		12							Substantial completion in 24 mo, 2 mo closeout	3	
Shop Drawings	4	60	24	300	60		24	24	40				
Requests for Information		80	32	500			16	16					
Owner-Architect-Contractor Meetings - (80)	24	160	24	720	40		40	24				100	
Payout Request Review		40		36					48		Assume (24) payout requests to review		
Preparation of Change Orders		80							40				
Punch List Meetings		40		48	24		24					8	
Project Coordination	24	120	20	160	40								
Agency Coordination & Consultation		75		75							Agency meetings, presentations, coordination	4	
Final Completion Reviews		24		48								6	
Closeout Documentation	4	24		60	40								
<b>Construction Administration Totals</b>	56	707	100	1959	204	0	104	64	0	128		121	3322
												3846	

Clark Dietz Total Manhours Estimate	
Tasks	Total Hours
Project Admin/Management	84
Fire Protection	248
Plumbing	472
HVAC	768
Civil	1010
<b>Total</b>	<b>2582</b>
Bidding	818
Construction	1764

Date: 7/26/24  
 Estimator: NTP  
 Checked: JTP  
 Fee: \$ -

**MANHOUR ESTIMATE**

Project: DuPage Co DOT Design

Scope: MEP

Discipline: Administration

Project #: 0

<b>ADMINISTRATION FEE ESTIMATE</b>
------------------------------------

ITEM	PM NTP	Admin 5 SS	Admin 3 MK	Admin 3 MO			Total	CAD \$ 15.00	Other Expense
<b>BIDDING PHASE</b>									
Complie Addendum	16						16	\$ -	
Subtotal Bidding (Hours)	16		-	-	-	-	16		
<b>CONSTRUCTION PHASE</b>									
Project Management	30						30	\$ -	
Invoices	30						30	\$ -	
Record Drawings	8						8	\$ -	
Subtotal Construction (Hours)	68	-	-	-	-	-	68		
<b>SUMMARY</b>									
Total Hours	84	-	-	-	-	-	84		

**MANHOUR ESTIMATE**

Project: DuPage Co DOT Design

Scope: MEP

Discipline: **FIRE PROTECTION**

Project #: 0

<b>FIRE PROTECTION FEE ESTIMATE</b>
-------------------------------------

Date: 7/26/24

Estimator: NTP

Checked: JTP

Fee: \$ -

ITEM	Engineer 6 NTP	Engineer 5 KRP	Engineer 3	Engineer 3	Engineer 2 JAW	Administration LK	Total	CAD	Other Expense
<b>BIDDING PHASE</b>									
Review, Addend, Interpretation	12	8			24		44	\$ -	
Subtotal Bidding (Hours)	12	8	-	-	24	-	44		
<b>CONSTRUCTION PHASE</b>									
Shop Drawing Review	8	8			40		56	\$ -	
Questions	8	4			16		28	\$ -	
Above Ceiling Inspections	8				16		24	\$ -	
Project Closeout	4				24		28	\$ -	
Record Drawings	4				16		20	\$ -	
Site Trips: Inspection/Punchlist	16	8			24		48	\$ -	
Subtotal Construction (Hours)	48	20	-	-	136	-	204		
<b>SUMMARY</b>									
Total Hours	60	28	-	-	160	-	248		

**MANHOUR ESTIMATE**

Project: DuPage Co DOT Design  
 Scope: MEP  
 Discipline: **PLUMBING**  
 Project #: 0

**PLUMBING FEE ESTIMATE**

Date: 7/26/24  
 Estimator: NTP  
 Checked: JTP  
 Fee: \$ -

ITEM	PM NTP	Engineer 5 KRP	Engineer 3 BMB	Engineer 3 TAS	Engineer 2 JAW	Engineer 1 ZA	Total	CAD \$ -	Other Expense
<b>BIDDING PHASE</b>									
Permits	8	8			16		32	\$ -	
Review, Addend, Interpretation	24	8	8		20		60	\$ -	
Subtotal Bidding (Hours)	32	16	8	-	36	-	92		
<b>CONSTRUCTION PHASE</b>									
Shop Drawing Review	16	16	24		60	16	132	\$ -	
Questions	8	8	16		16		48		
Above Ceiling Inspections	16		8		16		40		
Project Closeout	4				24		28	\$ -	
Record Drawings	4		8		12	12	36	\$ -	
Site Trips: Inspection/Punchlist	16		40		40		96	\$ -	
Subtotal Construction (Hours)	64	24	96	-	168	28	380		
<b>SUMMARY</b>									
Total Hours	96	40	104	-	204	28	472		

**MANHOUR ESTIMATE**

Project: DuPage Co DOT Design

Scope: MEP

Discipline: HVAC

Project #: 0

<b>HVAC FEE ESTIMATE</b>
--------------------------

Date: 7/26/24

Estimator: NTP

Checked: JTP

ITEM	Engineer 6 NTP	Engineer 5 STC	Engineer 3 ARW	Engineer 2	Engineer 1 ZA	Admin MG	Total	CAD \$ 15.00	Other Expense
<b>BIDDING PHASE</b>									
Permits	8	4	16		16		44	\$ 240	
Addendum, Questions	40	16	40		40		136	\$ 600	
Subtotal Bidding (Hours)	48	20	56	-	56	-	180		
<b>CONSTRUCTION PHASE</b>									
Shop Drawing Review	8	24	140		24		196	\$ 360	
Questions	40	8	40		8		96	\$ 120	
Above Ceiling Inspections	8		16				24	\$ -	
Project Closeout	4		24		12		40	\$ 180	
Record Drawings	4		12		40		56	\$ 600	
Site Trips: Inspection/Punchlist	40		96		40		176	\$ 600	
Subtotal Construction (Hours)	104	32	328	-	124	-	588		
<b>SUMMARY</b>									
Total Hours	152	52	384	-	180	-	768		

<b>CLARK DIETZ, INC.</b>									
DuPage DOT									
CIVIL									
TASKS	Senior CE (E6) SD	QC Engineer AEA	P4 NS	P2 JG	P2 AR	P3 ANF	P1 RR		Hours
<b>Bidding</b>									
Bidding Questions	8		2						10
Permitting	40	12	80	220	40		16		408
Addendum	16		16	24	12				68
<b>Construction</b>									
Shop Drawings	40	12	120	60		8			240
Questions	16	8	40	12		8			84
Site visits and Review	40		40	40					120
Punchlists	24		16	40					80
	184	32	314	396	52	16			1010

CGMT Professional Services - PTB 1		
Classification	Estimated Project Hours	Notes
Principal Engineer	30	
Senior Engineer	0	
Senior Geotechnical Engineer	30	
Staff Engineer	30	
Admin.	10	
Project Manager	30	
Field Engineer	30	
Lab Engineer	30	
Material Tester 1	550	
Total Estimated Manhours	740	

**IMEG Consultants Corp.**  
**DuPage County DOT Highway Maintenance Facility**  
**Commissioning Hours Estimates**  
**22-Apr-26**

ESTIMATED CX HOURS					
Commissioning	Client Executive	Sr. Engineer	Project Authority	Admin Assistant	Total
Construction	4	100	160	32	296
Testing	4	60	142	12	218
Occupancy	4	16	30	12	62
Total (Hours)	12	176	332	56	576

**DuPage County Division of Transportation**  
**DuPage County Division of Transportation Highway Maintenance Facility – Construction Administration**  
**Manhour Estimate**  
**April 23, 2026**  
**IMEG Consultants Corp. - Electrical Engineering**

Payroll Classification		
	CA	
Client Executive	16	
Senior Designer/Engineer	50	
Project Designer/Engineer	48	
Designer	120	
Senior Construction Administrator	60	
Senior Virtual Design Coordinator	20	
Virtual Design Technician/Coordinator	35	
Office Manager	20	
Administrative Assistant	25	
Total	394	394

McCluskey Engineering Corporation  
 DuPage County Division of Transportation  
 Highway Maintenance Facility - Construction Administration #25-00179-36-MG  
 Manhour Estimate  
 April 22, 2026

ESTIMATED PROJECT HOURS - DuDOT HMF Construction Administration				
	PRINCIPAL	SENIOR ENGINEER	JUNIOR ENGINEER	DRAFTER
CONSTRUCTION ADMINISTRATION	10.00	150.00	90.00	0.00
Total (hours)	10.00	140.00	80.00	0.00
<b>140 Building Total</b>	<b>230.00</b>			
<b>TOTAL HOURS</b>	<b>230.00</b>			



April 22, 2026

Upland Design Ltd. estimated hours for additional construction administration for DuDot HMF project.

Classification	Estimated Hours	Max hourly rate
Principal Landscape Architect	14	\$90.00
Landscape Designer I	32	\$39.00
Landscape Designer II	18	\$53.00
Administrative Staff	8	\$42.00
Total Hours:	72	

# Signature on file

Michelle Kelly, PLA, CPSI  
Principal Landscape Architect  
mkelly@uplandDesign.com



**FGM Architects: Stormwater and Ecological On-Call Services**  
for DOT at the Fairgrounds, DuPage County Campus, Construction Administration Phase  
April 15, 2026

TASK	V3 Total Hours	Senior Project Manager (Storm- water)	Senior Project Manager (Wetlands)	Project Engineer II	Engineer II	Field Ecologist III	Project Scientist II
On-Call Services							
On Call Services		20	30	4	4	4	4
TOTAL	66	20	30	4	4	4	4
Fee							
V3 Total Manhours	66						

**PAYROLL ESCALATION TABLE  
ANNIVERSARY RAISES**

FIRM NAME FGM Architects, Inc.  
 PRIME/SUPPLEMENT Prime  
 Prepared By Jason Estes, AIA  
 Work Order #(if applicable) 25-00179-36-MG

DATE 05/08/26  
 PTB-ITEM # 1

CONTRACT TERM 30 MONTHS  
 START DATE 6/1/2026  
 RAISE DATE Anniversary  
 END DATE 12/1/2028

OVERHEAD RATE 209.22%  
 COMPLEXITY FACTOR 0  
 % OF RAISE 3.00%  
 CURRENT SALARY CAP \$90.00

**ESCALATION PER YEAR**

**DETERMINE THE MID POINT OF THE AGREEMENT**

15

**CACULATE THE ESCALATION FACTOR TO THE MIDPOINT OF THE CONTRACT**

The total escalation = **3.75%**

## PAYROLL RATES

FIRM NAME FGM Architects, Inc. DATE 05/08/26  
 PRIME/SUPPLEMENT Prime  
 PTB-ITEM # 1  
 Work Order # 25-00179-36-MG

ESCALATION FACTOR 3.75%

**JOB SPECIFIC - Classifications and Average Payrates need to match current payrolls submitted to the Department.**

**WORK ORDERS - Classifications and Average Payrates need to match the master work order agreement.**

CLASSIFICATION	DEPARTMENT AVG. PAYROLL RATES ON FILE	CALCULATED RATE (\$90.00 CAP)
Principal	\$90.00	\$90.00
Arch IV	\$89.00	\$90.00
Arch III	\$78.00	\$80.93
Arch II	\$65.00	\$67.44
Arch I	\$52.00	\$53.95
Intern	\$28.00	\$29.05
Interior Designer IV	\$88.00	\$90.00
Interior Designer III	\$72.00	\$74.70
Interior Designer II	\$55.00	\$57.06
Interior Designer I	\$45.00	\$46.69
Project Administrator	\$49.00	\$50.84

### SUB-CONSULTANTS

FIRM NAME FGM Architects, Inc. DATE 05/08/26  
 PRIME/SUPPLEMENT Prime  
 PTB-ITEM # 1  
 Work Order # 25-00179-36-MG

SUB-CONSULTANT NAME	Direct Labor Total (Payroll Only)	Contribution to the Prime (Sub-Consultant DL)
McCluskey Engineering - Struct	15,780.00	2,367.00
Clark-Dietz, Inc. - Civil, Mech, Plur	143,269.00	21,490.35
IMEG Consultants Corp - Elect	19,109.00	2,866.35
Upland Design Ltd. - Landscape	3,483.00	522.45
CGMT, Inc. - Soil Engineer	46,232.00	6,934.80
		0.00
IMEG Consultants Corp - Commis	32,527.00	4,879.05
<b>Total</b>	<b>260,400.00</b>	<b>39,060.00</b>



AVERAGE HOURLY PROJECT RATES

FIRM FGM Architects, Inc.  
 PTB-ITEM # 1  
 PRIME/SUPPLEMENT Prime  
 Work Order # 25-00179-36-MG

DATE 05/08/26  
 SHEET 1 OF 5

PAYROLL CLASSIFICATIONS	CALC. AVG. RATES	TOTAL			TASK Bidding			TASK Furniture			TASK Construction Administration			TASK Clark Dietz Inc.			TASK Construction & Geotechnical M		
		HOURS	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Principal	\$90.00	60.0	1.56%	1.40				4	1.04%	0.94	56	1.69%	1.52						
Arch IV	\$90.00	883.0	22.96%	20.66	40	28.57%	25.71	36	9.38%	8.44	807	24.29%	21.86						
Arch III	\$80.93	2,119.0	55.10%	44.59	100	71.43%	57.80	60	15.63%	12.64	1959	58.97%	47.72						
Arch II	\$67.44	208.0	5.41%	3.65				4	1.04%	0.70	204	6.14%	4.14						
Arch I	\$53.95	0.0																	
Intern	\$29.05	0.0																	
Interior Designer IV	\$90.00	200.0	5.20%	4.68				96	25.00%	22.50	104	3.13%	2.82						
Interior Designer III	\$74.70	248.0	6.45%	4.82				184	47.92%	35.79	64	1.93%	1.44						
Interior Designer II	\$57.06	0.0																	
Interior Designer I	\$46.69	0.0																	
Project Administrator	\$50.84	128.0	3.33%	1.69							128	3.85%	1.96						
		0.0																	
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<b>TOTALS</b>		3846.0	100%	\$81.49	140.0	100.00%	\$83.52	384.0	100%	\$81.02	3322.0	100%	\$81.46	0.0	0%	\$0.00	0.0	0%	\$0.00

### PAYROLL ESCALATION TABLE ANNIVERSARY RAISES

EXHIBIT A  
Page 41 of 68

FIRM NAME  
PRIME/SUPPLEMENT  
Prepared By

Clark Dietz Inc.  
Prime  
Nirav T Patel

DATE 05/06/26  
PTB-ITEM # 1

CONTRACT TERM 24 MONTHS  
START DATE 5/1/2026  
RAISE DATE ANNIVERSARY

OVERHEAD RATE 174.15%  
COMPLEXITY FACTOR 0  
% OF RAISE 3.00%

#### ESCALATION PER YEAR

DETERMINE THE MID POINT OF THE AGREEMENT

12

CACULATE THE ESCALATION FACTOR TO THE MIDPOINT OF THE CONTRACT

3.00%

The total escalation for this project would be: 3.00%

<

# PAYROLL RATES

EXHIBIT A  
 Page 42 of 68

EXHIBIT A  
 Page 52 of 67

FIRM NAME Clark Dietz Inc. DATE 05/06/26  
 PRIME/SUPPLEMENT Prime  
 PTB-ITEM # 1

ESCALATION FACTOR 3.00%

*Note: Rates should be capped on the AVG 1 tab as necessary*

CLASSIFICATION	IDOT PAYROLL RATES ON FILE	CALCULATED RATE
Engineer 7 (EPM)	\$82.00	\$84.46
Engineer 5 (ME QAQC)	\$57.60	\$59.33
Engineer 3 (ME)	\$43.75	\$45.06
Engineer 2 (ME Plum/Fire)	\$42.25	\$43.52
Engineer 1 (ME)	\$39.50	\$40.69
Engineer 6 (CE)	\$76.25	\$78.54
Engineer 6 (CE QAQC)	\$71.50	\$73.65
Engineer 4 (CE)	\$56.60	\$58.30
Engineer 3 (CE)	\$49.60	\$51.09
Engineer 2	\$43.70	\$45.01
Engineer 1	\$39.60	\$40.79



### AVERAGE HOURLY PROJECT RATES

EXHIBIT A  
Page 44 of 68

FIRM Clark Dietz Inc.  
PTB-ITEM# 1  
PRIME/SUPPLEMENT Prime

DATE 05/06/26

SHEET 1 OF 5

PAYROLL CLASSIFICATION	AVG HOURLY RATES	TOTAL PROJ. RATES			Bidding			Construction			Direct Cost (Travel)			Direct Cost (Travel Tolls)					
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg			
Enginner 7 (EPM)	84.46	392.0	15.18%	12.82	108	13.20%	11.15	284	16.10%	13.60									
Engineer 5 (ME QAQC)	59.33	120.0	4.65%	2.76	44	5.38%	3.19	76	4.31%	2.56									
Engineer 3 (ME)	45.06	488.0	18.90%	8.52	64	7.82%	3.53	424	24.04%	10.83									
Engineer 2 (ME Plum/Fire)	43.52	364.0	14.10%	6.13	60	7.33%	3.19	304	17.23%	7.50									
Enginner 1 (ME)	40.69	208.0	8.06%	3.28	56	6.85%	2.79	152	8.62%	3.51									
Engineer 6 (CE)	78.54	184.0	7.13%	5.60	64	7.82%	6.14	120	6.80%	5.34									
Engineer 6 (CE QAQC)	73.65	32.0	1.24%	0.91	12	1.47%	1.08	20	1.13%	0.83									
Engineer 4 (CE)	58.30	314.0	12.16%	7.09	98	11.98%	6.98	216	12.24%	7.14									
Engineer 3 (CE)	51.09	16.0	0.62%	0.32				16	0.91%	0.46									
Engineer 2	45.01	448.0	17.35%	7.81	296	36.19%	16.29	152	8.62%	3.88									
Engineer 1	40.79	16.0	0.62%	0.25	16	1.96%	0.80												
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<b>TOTALS</b>		2582.0	100%	\$55.49	818.0	100.00%	\$55.14	1764.0	100%	\$55.65	0.0	0%	\$0.00	0.0	0%	\$0.00	0.0	0%	\$0.00

**PAYROLL ESCALATION TABLE  
ANNIVERSARY RAISES**

FIRM NAME  
PRIME/SUPPLEMENT  
Prepared By  
Work Order #(if applicable)

CGMT, Inc.  
Supplemental  
Pratik Patel  
25-00179-36-MG

DATE 05/06/26  
PTB-ITEM # 1

CONTRACT TERM 40 MONTHS  
START DATE 6/1/2026  
RAISE DATE Anniversary  
END DATE 10/1/2029

OVERHEAD RATE 118.42%  
COMPLEXITY FACTOR 0  
% OF RAISE 3.00%  
CURRENT SALARY CAP \$90.00

**ESCALATION PER YEAR**

**DETERMINE THE MID POINT OF THE AGREEMENT**

**20**

**CACULATE THE ESCALATION FACTOR TO THE MIDPOINT OF THE CONTRACT**

The total escalation = **5.00%**

## PAYROLL RATES

FIRM NAME CGMT, Inc. DATE 05/06/26  
 PRIME/SUPPLEMENT Supplemental  
 PTB-ITEM # 1  
 Work Order # 25-00179-36-MG

ESCALATION FACTOR 5.00%

**JOB SPECIFIC - Classifications and Average Payrates need to match current payrolls submitted to the Department.**

**WORK ORDERS - Classifications and Average Payrates need to match the master work order agreement.**

CLASSIFICATION	DEPARTMENT AVG. PAYROLL RATES ON FILE	CALCULATED RATE (\$90.00 CAP)
Principal Engineer	\$76.00	\$79.80
Senior Engineer	\$41.00	\$43.05
Sr. Geotechnical	\$48.00	\$50.40
Staff Engineer	\$39.00	\$40.95
Admin	\$20.00	\$21.00
Project Manager	\$37.00	\$38.85
Field Engineer	\$30.00	\$31.50
Lab Engineer	\$21.00	\$22.05
Material Tester 1	\$66.00	\$69.30

## COST PLUS FIXED FEE COST ESTIMATE OF CONSULTANT SERVICES

**FIRM**  
**PTB-ITEM#**  
**PRIME/SUPPLEMENT**  
**Work Order #**

CGMT, Inc.  
1  
Supplemental  
25-00179-36-MG

**OVERHEAD RATE** 118.42%  
**COMPLEXITY FACTOR** 0

**DATE** 05/06/26

Ph III HOURS BOX	DBE DROP BOX	TASKS (List the Subs below tasks)	MANHOURS (A)	PAYROLL (B)	OVERHEAD & FRINGE BENF (C)	DIRECT COSTS (D)	FIXED FEE (E)	SERVICES BY		DBE TOTAL (H)	TOTAL (B-G)	% OF GRAND TOTAL
								OTHERS (G)				
		Construction	740	46,232	54,747	24,523	17,106			-	142,608	100.00%
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AVERAGE HOURLY PROJECT RATES

FIRM CGMT, Inc.  
 PTB-ITEM # 1  
 PRIME/SUPPLEMENT Supplemental  
 Work Order # 25-00179-36-MG

DATE 05/06/26

SHEET 1 OF 5

PAYROLL CLASSIFICATIONS	CALC. AVG. RATES	TOTAL HOURS	TOTAL % Part.	TOTAL Wgtd Avg	TASK Construction			TASK			TASK			TASK			TASK		
					Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Principal Engineer	\$79.80	30.0	4.05%	3.24	30	4.05%	3.24												
Senior Engineer	\$43.05	0.0																	
Sr. Geotechnical	\$50.40	30.0	4.05%	2.04	30	4.05%	2.04												
Staff Engineer	\$40.95	30.0	4.05%	1.66	30	4.05%	1.66												
Admin	\$21.00	10.0	1.35%	0.28	10	1.35%	0.28												
Project Manager	\$38.85	30.0	4.05%	1.58	30	4.05%	1.58												
Field Engineer	\$31.50	30.0	4.05%	1.28	30	4.05%	1.28												
Lab Engineer	\$22.05	30.0	4.05%	0.89	30	4.05%	0.89												
Material Tester 1	\$69.30	550.0	74.32%	51.51	550	74.32%	51.51												
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<b>TOTALS</b>		740.0	100%	\$62.48	740.0	100.00%	\$62.48	0.0	0%	\$0.00	0.0	0%	\$0.00	0.0	0%	\$0.00	0.0	0%	\$0.00

**PAYROLL ESCALATION TABLE  
ANNIVERSARY RAISES**

FIRM NAME  
PRIME/SUPPLEMENT  
Prepared By  
Work Order #(if applicable)

IMEG Consultants Corp.  
Pablo Benitez

DATE 05/06/26  
PTB-ITEM # 1

CONTRACT TERM 36 MONTHS  
START DATE 7/1/2026  
RAISE DATE Anniversary  
END DATE 7/1/2029

OVERHEAD RATE 178.30%  
COMPLEXITY FACTOR  
% OF RAISE 3.00%  
CURRENT SALARY CAP \$90.00

**ESCALATION PER YEAR**

**DETERMINE THE MID POINT OF THE AGREEMENT**

18

**CACULATE THE ESCALATION FACTOR TO THE MIDPOINT OF THE CONTRACT**

The total escalation = **4.50%**

## PAYROLL RATES

FIRM NAME IMEG Consultants Corp. DATE 05/06/26  
 PRIME/SUPPLEMENT 0  
 PTB-ITEM # 1  
 Work Order # 0

ESCALATION FACTOR 4.50%

**JOB SPECIFIC - Classifications and Average Payrates need to match current payrolls submitted to the Department.**

**WORK ORDERS - Classifications and Average Payrates need to match the master work order agreement.**

CLASSIFICATION	DEPARTMENT AVG. PAYROLL RATES ON FILE	CALCULATED RATE (\$90.00 CAP)
Client Executive	\$90.00	\$90.00
Senior Engineer	\$69.00	\$72.11
Senior Authority	\$61.00	\$63.75
Project Engineer	\$54.00	\$56.43
Project Authority	\$49.00	\$51.21
Adminstrative Assistant	\$30.00	\$31.35

## COST PLUS FIXED FEE COST ESTIMATE OF CONSULTANT SERVICES

**FIRM** IMEG Consultants Corp.  
**PTB-ITEM#** 1  
**PRIME/SUPPLEMENT** 0  
**Work Order #** 0

**OVERHEAD RATE** 178.30%  
**COMPLEXITY FACTOR** 0

**DATE** 05/06/26

Ph II only Ph III HOURS BOX	DBE DROP BOX	TASKS (List the Subs below tasks)	MANHOURS  (A)	PAYROLL  (B)	OVERHEAD & FRINGE BENF (C)	DIRECT COSTS (D)	FIXED FEE (E)	SERVICES BY	DBE TOTAL (H)	TOTAL  (B-G)	% OF GRAND TOTAL
								OTHERS (G)			
		Construction	296	16,767	29,895		6,204		-	52,866	51.55%
		Testing	218	12,334	21,991		4,563		-	38,888	37.92%
		Occupancy	62	3,426	6,109		1,268		-	10,803	10.53%
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		<b>TOTALS</b>	576	\$32,527	\$57,995	\$4,695	\$4,695	\$0	\$0	\$102,557	100.00%

**Department use only**  
 PR + OH = \$90,522  
 PR+OH+DC+FF = \$99,912  
 DBE % = 0%  
 Phase III = \$0

AVERAGE HOURLY PROJECT RATES

FIRM IMEG Consultants Corp.  
 PTB-ITEM # 1  
 PRIME/SUPPLEMENT 0  
 Work Order # 0

DATE 05/06/26

SHEET 1 OF 5

PAYROLL CLASSIFICATIONS	CALC. AVG. RATES	TOTAL HOURS	TOTAL % Part.	TOTAL Wgtd Avg	TASK Construction			TASK Testing			TASK Occupancy			TASK			TASK		
					Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Client Executive	\$90.00	12.0	2.08%	1.88	4	1.35%	1.22	4	1.83%	1.65	4	6.45%	5.81						
Senior Engineer	\$72.11	176.0	30.56%	22.03	100	33.78%	24.36	60	27.52%	19.85	16	25.81%	18.61						
Senior Authority	\$63.75	0.0																	
Project Engineer	\$56.43	0.0																	
Project Authority	\$51.21	332.0	57.64%	29.51	160	54.05%	27.68	142	65.14%	33.35	30	48.39%	24.78						
Adminstrative Assistant	\$31.35	56.0	9.72%	3.05	32	10.81%	3.39	12	5.50%	1.73	12	19.35%	6.07						
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<b>TOTALS</b>		576.0	100%	\$56.47	296.0	100.00%	\$56.64	218.0	100%	\$56.58	62.0	100%	\$55.26	0.0	0%	\$0.00	0.0	0%	\$0.00

**PAYROLL ESCALATION TABLE  
ANNIVERSARY RAISES**

FIRM NAME  
PRIME/SUPPLEMENT  
Prepared By  
Work Order #(if applicable)

IMEG Consultants Corp.  
Jeff M. Leesman

DATE 05/06/26  
PTB-ITEM # 1

CONTRACT TERM 36 MONTHS  
START DATE 7/1/2026  
RAISE DATE Anniversary  
END DATE 7/1/2029

OVERHEAD RATE 178.30%  
COMPLEXITY FACTOR  
% OF RAISE 3.00%  
CURRENT SALARY CAP \$90.00

**ESCALATION PER YEAR**

**DETERMINE THE MID POINT OF THE AGREEMENT**

**18**

**CACULATE THE ESCALATION FACTOR TO THE MIDPOINT OF THE CONTRACT**

The total escalation = **4.50%**

## PAYROLL RATES

FIRM NAME IMEG Consultants Corp. DATE 05/06/26  
 PRIME/SUPPLEMENT 0  
 PTB-ITEM # 1  
 Work Order # 0

ESCALATION FACTOR 4.50%

**JOB SPECIFIC - Classifications and Average Payrates need to match current payrolls submitted to the Department.**

**WORK ORDERS - Classifications and Average Payrates need to match the master work order agreement.**

CLASSIFICATION	DEPARTMENT AVG. PAYROLL RATES ON FILE	CALCULATED RATE (\$90.00 CAP)
Client Executive	\$84.00	\$87.78
Senior Designer/Engineer	\$62.00	\$64.79
Project Designer/Engineer	\$54.00	\$56.43
Designer	\$38.00	\$39.71
Senior Construction Administrator	\$60.00	\$62.70
Senior Virtual Design Coordinator	\$32.00	\$33.44
Virtual Design Technician/Coordinator	\$30.00	\$31.35
Office Manager	\$35.00	\$36.58
Administrative Assistant	\$28.00	\$29.26

**COST PLUS FIXED FEE  
COST ESTIMATE OF CONSULTANT SERVICES**

EXHIBIT A  
Page 55 of 68  
DATE 05/06/26

<b>FIRM</b>	<u>IMEG Consultants Corp.</u>	<b>OVERHEAD RATE</b>	<u>178.30%</u>
<b>PTB-ITEM#</b>	<u>1</u>	<b>COMPLEXITY FACTOR</b>	<u>0</u>
<b>PRIME/SUPPLEMENT</b>	<u>0</u>		
<b>Work Order #</b>	<u>0</u>		

<b>Ph II only</b>	<b>Ph III HOURS BOX</b>	<b>DBE DROP BOX</b>	<b>TASKS (List the Subs below tasks)</b>	<b>MANHOURS (A)</b>	<b>PAYROLL (B)</b>	<b>OVERHEAD &amp; FRINGE BENF (C)</b>	<b>DIRECT COSTS (D)</b>	<b>FIXED FEE (E)</b>	<b>SERVICES BY OTHERS (G)</b>	<b>DBE TOTAL (H)</b>	<b>TOTAL (B-G)</b>	<b>% OF GRAND TOTAL</b>
			Construction Administration	394	19,109	34,071		7,070		-	60,250	100.00%
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			<b>Sub-Consultant DL</b>					0			-	
			<b>TOTALS</b>	394	\$19,109	\$34,071	\$435	\$435	\$0	\$0	\$60,250	100.00%

**Department use only**  
 PR + OH = \$53,180  
 PR+OH+DC+FF = \$54,050  
 DBE % = 0%  
 Phase III = \$0

**AVERAGE HOURLY PROJECT RATES**

FIRM IMEG Consultants Corp.  
 PTB-ITEM # 1  
 PRIME/SUPPLEMENT 0  
 Work Order # 0

DATE 05/06/26

SHEET 1 OF 5

PAYROLL CLASSIFICATIONS	CALC. AVG. RATES	TOTAL			TASK			TASK			TASK			TASK			TASK		
		HOURS	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Client Executive	\$87.78	16.0	4.06%	3.56	16	4.06%	3.56												
Senior Designer/Engineer	\$64.79	50.0	12.69%	8.22	50	12.69%	8.22												
Project Designer/Engineer	\$56.43	48.0	12.18%	6.87	48	12.18%	6.87												
Designer	\$39.71	120.0	30.46%	12.09	120	30.46%	12.09												
Senior Construction Administrator	\$62.70	60.0	15.23%	9.55	60	15.23%	9.55												
Senior Virtual Design Coordinator	\$33.44	20.0	5.08%	1.70	20	5.08%	1.70												
Virtual Design Technician/Coordinator	\$31.35	35.0	8.88%	2.78	35	8.88%	2.78												
Office Manager	\$36.58	20.0	5.08%	1.86	20	5.08%	1.86												
Administrative Assistant	\$29.26	25.0	6.35%	1.86	25	6.35%	1.86												
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<b>TOTALS</b>		394.0	100%	\$48.50	394.0	100.00%	\$48.50	0.0	0%	\$0.00	0.0	0%	\$0.00	0.0	0%	\$0.00	0.0	0%	\$0.00

### PAYROLL ESCALATION TABLE ANNIVERSARY RAISES

EXHIBIT A  
Page 57 of 68

FIRM NAME  
PRIME/SUPPLEMENT  
Prepared By

McCluskey Engineering Corpo  
Supplement  
Seth Michael

DATE 05/06/26  
PTB-ITEM # 1

CONTRACT TERM 24 MONTHS  
START DATE 7/1/2026  
RAISE DATE ANNIVERSARY

OVERHEAD RATE 194.58%  
COMPLEXITY FACTOR 0  
% OF RAISE 3.00%

#### ESCALATION PER YEAR

DETERMINE THE MID POINT OF THE AGREEMENT

12

CACULATE THE ESCALATION FACTOR TO THE MIDPOINT OF THE CONTRACT

3.00%

The total escalation for this project would be: 3.00%

# PAYROLL RATES

FIRM NAME McCluskey Engineering | DATE 05/06/26  
 PRIME/SUPPLEMENT Supplement  
 PTB-ITEM # 1

ESCALATION FACTOR **3.00%**

*Note: Rates should be capped on the AVG 1 tab as necessary*

CLASSIFICATION	IDOT PAYROLL RATES ON FILE	CALCULATED RATE
Principal Engineer	\$86.00	\$88.58
Senior Engineer	\$69.00	\$71.07
Junior Engineer	\$60.00	\$61.80
Drafter	\$45.00	\$46.35

**COST PLUS FIXED FEE  
COST ESTIMATE OF CONSULTANT SERVICES**

Bureau of Design and Environment  
Prepared By: Consultant

FIRM  
PTB-ITEM#  
PRIME/SUPPLEMENT

McCluskey Engineering Corporation  
1  
Supplement

OVERHEAD RATE 194.58%  
COMPLEXITY FACTOR 0

DATE 05/07/26

EXHIBIT A  
Page 59 of 68

DBE DROP BOX	ITEM	MANHOURS (A)	PAYROLL (B)	OVERHEAD & FRINGE BENF (C)	DIRECT COSTS (D)	FIXED FEE (E)	SERVICES BY OTHERS (G)	DBE TOTAL (H)	TOTAL (B-G)	% OF GRAND TOTAL
	Construction Admin - DuDOT HMF	230	15,780	30,704	270	5,838		-	52,592	100.00%
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	<b>Subconsultant DL</b>					0			-	
	<b>TOTALS</b>	230	15,780	30,704	270	5,838			52,592	100.00%

46,484

DBE 0.00%

**AVERAGE HOURLY PROJECT RATES**

FIRM McCluskey Engineering Corporation  
PTB-ITEM# 1  
PRIME/SUPPLEMENT Supplement

DATE 05/06/26

SHEET 1 OF 5

PAYROLL CLASSIFICATION	AVG HOURLY RATES	TOTAL PROJ. RATES			Construction Admin - DuD														
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Principal Engineer	88.58	10.0	4.35%	3.85	10	4.35%	3.85	0			0			0			0		
Senior Engineer	71.07	140.0	60.87%	43.26	140	60.87%	43.26	0			0			0			0		
Junior Engineer	61.80	80.0	34.78%	21.50	80	34.78%	21.50	0			0			0			0		
Drafter	46.35	0.0			0			0			0			0			0		
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<b>TOTALS</b>		230.0	100%	\$68.61	230.0	100.00%	\$68.61	0.0	0%	\$0.00	0.0	0%	\$0.00	0.0	0%	\$0.00	0.0	0%	\$0.00

**PAYROLL ESCALATION TABLE  
FIXED RAISES**

EXHIBIT A  
Page 61 of 68

FIRM NAME Upland Design Ltd  
 PRIME/SUPPLEMENT FGM Architects Inc.  
 Prepared By Michelle A. Kelly  
 Work Order #(if applicable) 0

DATE 05/06/26  
 PTB-ITEM# 1

CONTRACT TERM 24 MONTHS  
 START DATE 7/1/2026  
 RAISE DATE 12/25/2026  
 END DATE 7/1/2028

OVERHEAD RATE 111.92%  
 COMPLEXITY FACTOR 0  
 % OF RAISE 3%  
 CURRENT SALARY CAP \$90.00

**ESCALATION PER YEAR**

year	First date	Last date	Months	% of Contract
0	7/1/2026	12/25/2026	6	25.00%
1	12/26/2026	12/25/2027	12	51.50%
2	12/26/2027	6/25/2028	6	26.52%

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The total escalation = **3.02%**

## PAYROLL RATES

FIRM NAME Upland Design Ltd  
 PRIME/SUPPLEMENT FGM Architects Inc.  
 PTB-ITEM # 1  
 Work Order # 0

DATE 05/06/26

ESCALATION FACTOR 3.02%

*JOB SPECIFIC - Classifications and Average Payrates need to match current payrolls submitted to the Department.*

*WORK ORDERS - Classifications and Average Payrates need to match the master work order agreement.*

CLASSIFICATION	DEPARTMENT AVG. PAYROLL RATES ON FILE	CALCULATED RATE (\$90.00 CAP)
Principal Landscape Architect	\$90.00	\$90.00
Landscape Designer I	\$33.00	\$34.00
Landscape Designer II	\$43.00	\$44.30
Administrative Staff	\$41.00	\$42.24

**COST PLUS FIXED FEE  
COST ESTIMATE OF CONSULTANT SERVICES**

**EXHIBIT A**  
Page 63 of 68

<b>FIRM</b>	<u>Upland Design Ltd</u>	<b>DATE</b>	<u>05/06/26</u>
<b>PTB-ITEM #</b>	<u>1</u>	<b>OVERHEAD RATE</b>	<u>111.92%</u>
<b>PRIME/SUPPLEMENT</b>	<u>FGM Architects Inc.</u>	<b>COMPLEXITY FACTOR</b>	<u>0</u>
<b>Work Order #</b>	<u>0</u>		

<b>Ph II only</b> Ph III HOURS BOX	<b>DBE DROP BOX</b>	TASKS (List the Subs below tasks)	MANHOURS (A)	PAYROLL (B)	OVERHEAD & FRINGE BENF (C)	DIRECT COSTS (D)	FIXED FEE (E)	SERVICES BY OTHERS (G)	DBE TOTAL (H)	TOTAL (B-G)	% OF GRAND TOTAL
		On site construction visit and report	32	1,088	1,218	217	403	0	-	2,926	32.92%
		Submittal reviews and questions	14	1,260	1,410	0	466	0	-	3,136	35.29%
		Punch list site visit and report	18	797	892	0	295	0	-	1,984	22.32%
		Administration	8	338	378	0	125	0	-	841	9.46%
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<b>Subconsultant DL</b>											
<b>TOTALS</b>			72	\$3,483	\$3,898	\$217	\$1,289	\$0	\$0	\$8,887	100.00%

<p><u>Department use only</u></p> <p>PR + OH = \$7,381</p> <p>PR+OH+DC+FF = \$8,887</p> <p>DBE % = 0%</p> <p>Phase III = \$0</p>
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AVERAGE HOURLY PROJECT RATES

FIRM Upland Design Ltd  
 PTB-ITEM# 1  
 PRIME/SUPPLEMENT FGM Architects Inc.  
 Work Order # 0

DATE 05/06/26

SHEET 1 OF 5

PAYROLL CLASSIFICATION	CALC. AVG. RATES	TOTAL			TASK On site construction visit a			TASK Submittal reviews and ques			TASK Punch list site visit and rep			TASK Administration			TASK		
		HOURS	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Principal Landscape Archite	\$90.00	14.0	19.44%	17.50				14	100.00%	90.00									
Landscape Designer I	\$34.00	32.0	44.44%	15.11	32	100.00%	34.00												
Landscape Designer II	\$44.30	18.0	25.00%	11.07							18	100.00%	44.30						
Administrative Staff	\$42.24	8.0	11.11%	4.69									8	100.00%	42.24				
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<b>TOTALS</b>		72.0	100%	\$48.38	32.0	100.00%	\$34.00	14.0	100%	\$90.00	18.0	100%	\$44.30	8.0	100%	\$42.24	0.0	0%	\$0.00

**PAYROLL ESCALATION TABLE  
FIXED RAISES**

FIRM NAME  
PRIME/SUPPLEMENT  
Prepared By  
Work Order #(if applicable)

V3 Companies
Subconsultant
Jennifer Maercklein

DATE	05/04/26
PTB-ITEM#	1

CONTRACT TERM	24	MONTHS
START DATE	7/1/2026	
RAISE DATE	1/1/2027	
END DATE	7/1/2028	

OVERHEAD RATE	165.00%
COMPLEXITY FACTOR	0
% OF RAISE	3%
CURRENT SALARY CAP	\$90.00

**ESCALATION PER YEAR**

year	First date	Last date	Months	% of Contract
0	7/1/2026	1/1/2027	6	25.00%
1	1/2/2027	1/1/2028	12	51.50%
2	1/2/2028	7/1/2028	6	26.52%

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The total escalation = **3.02%**

## PAYROLL RATES

FIRM NAME V3 Companies  
 PRIME/SUPPLEMENT Subconsultant  
 PTB-ITEM # 1  
 Work Order # 0

DATE 05/04/26

ESCALATION FACTOR 3.02%

*JOB SPECIFIC - Classifications and Average Payrates need to match current payrolls submitted to the Department.*

*WORK ORDERS - Classifications and Average Payrates need to match the master work order agreement.*

CLASSIFICATION	DEPARTMENT AVG. PAYROLL RATES ON FILE	CALCULATED RATE (\$90.00 CAP)
Senior Project Manager (Wetlands)	\$83.00	\$85.51
Senior Project Manager (Stormwater)	\$77.00	\$79.33
Project Engineer II	\$56.00	\$57.69
Civil Designer II	\$43.00	\$44.30
Project Scientist II	\$50.00	\$51.51
Field Ecologist III	\$50.00	\$51.51

### COST PLUS FIXED FEE COST ESTIMATE OF CONSULTANT SERVICES

EXHIBIT A  
Page 67 of 68

**FIRM**  
**PTB-ITEM #**  
**PRIME/SUPPLEMENT**  
**Work Order #**

V3 Companies

1  
Subconsultant  
0

**OVERHEAD RATE**      165.00%  
**COMPLEXITY FACTOR**      0

**DATE**      05/04/26

Ph II only Ph III HOURS BOX	DBE DROP BOX	TASKS (List the Subs below tasks)	MANHOURS (A)	PAYROLL (B)	OVERHEAD & FRINGE BENF (C)	DIRECT COSTS (D)	FIXED FEE (E)	SERVICES BY OTHERS (G)	DBE TOTAL (H)	TOTAL (B-G)	% OF GRAND TOTAL
		On Call Services	66	4,972	8,204	1,000	1,840		-	16,016	100.00%
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EXHIBIT A  
Page 68 of 68

AVERAGE HOURLY PROJECT RATES

FIRM V3 Companies  
 PTB-ITEM# 1  
 PRIME/SUPPLEMENT Subconsultant  
 Work Order # 0

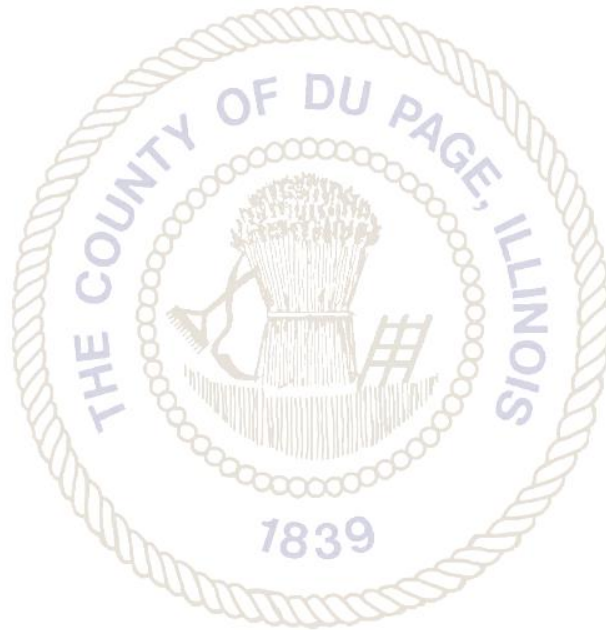
DATE 05/04/26

SHEET 1 OF 5

PAYROLL CLASSIFICATION	CALC. AVG. RATES	TOTAL			TASK			TASK			TASK			TASK			TASK		
		HOURS	% Part.	Wgtd Avg	On Call Services														
					Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Senior Project Manager (W)	\$85.51	30.0	45.45%	38.87	30	45.45%	38.87												
Senior Project Manager (St)	\$79.33	20.0	30.30%	24.04	20	30.30%	24.04												
Project Engineer II	\$57.69	4.0	6.06%	3.50	4	6.06%	3.50												
Civil Designer II	\$44.30	4.0	6.06%	2.68	4	6.06%	2.68												
Project Scientist II	\$51.51	4.0	6.06%	3.12	4	6.06%	3.12												
Field Ecologist III	\$51.51	4.0	6.06%	3.12	4	6.06%	3.12												
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<b>TOTALS</b>		66.0	100%	\$75.33	66.0	100.00%	\$75.33	0.0	0%	\$0.00	0.0	0%	\$0.00	0.0	0%	\$0.00	0.0	0%	\$0.00

**EXHIBIT B**

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**EXHIBIT C**

**DUPAGE COUNTY DIVISION OF TRANSPORTATION  
Consultant Employee Rate Listing**

**CONSULTANT:** FGM Architects, Inc.

**PROJECT:** DuPage County Division of Transportation Highway Maintenance Facility –  
Construction Administration #25-00179-36-MG

Classification	Rate Range		Reason for Adjustment/Addition/Deletion
	Minimum	Maximum	
Principal	\$90.00	\$90.00	
Arch IV	\$89.00	\$90.00	
Arch III	\$78.00	\$90.00	
Arch II	\$65.00	\$75.00	
Arch I	\$52.00	\$60.00	
Intern	\$28.00	\$33.00	
Interior Designer IV	\$88.00	\$90.00	
Interior Designer III	\$72.00	\$83.00	
Interior Designer II	\$55.00	\$64.00	
Interior Designer I	\$45.00	\$52.00	
Project Administrator	\$49.00	\$57.00	

Note: Maximum rate shall not exceed \$90.00 per hour.

Signature of Authorized Agent  
for CONSULTANT:

**Signature on file**

Date: April 24, 2026

\_\_\_\_\_  
Andrew J. Jasek  
Print Name

Approved By COUNTY:

\_\_\_\_\_  
William Eidson, County Engineer

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

**EXHIBIT C**

**DUPAGE COUNTY DIVISION OF TRANSPORTATION  
Consultant Employee Rate Listing**

**CONSULTANT:** Clark Dietz, Inc.

**PROJECT:** DuDOT Highway Maintenance Facility

Classification	Rate Range		Reason for Adjustment/Addition/Deletion
	Minimum	Maximum	
Engineer 9	\$90.00	\$90.00	
Engineer 8	\$88.00	\$90.00	
Engineer 7 (EPM)	\$81.00	\$90.00	
Engineer 6 (CE)	\$65.00	\$80.00	
Engineer 6 (CE QAQC)	\$65.00	\$80.00	
Engineer 5 (ME QAQC)	\$55.00	\$72.00	
Engineer 4 (CE)	\$47.00	\$61.00	
Engineer 3 (ME)	\$42.00	\$55.00	
Engineer 3 (CE)	\$42.00	\$55.00	
Engineer 2 (ME Plum/Fire)	\$39.00	\$46.00	
Engineer 2	\$39.00	\$46.00	
Engineer 1 (ME)	\$37.00	\$43.00	
Engineer 1	\$37.00	\$43.00	
Technician 6	\$58.00	\$68.00	
Technician 5	\$49.00	\$64.00	
Technician 4	\$43.00	\$60.00	
Technician 3	\$35.00	\$45.00	
Technician 2	\$30.00	\$35.00	
Technician 1	\$22.00	\$28.00	
Administrative 2	\$24.00	\$28.00	
Administrative 3	\$33.00	\$42.00	
Administrative 4	\$42.00	\$61.00	
Administrative 5	\$62.00	\$90.00	

Note: Maximum rate shall not exceed \$90.00 per hour.

Signature of Authorized Agent  
for CONSULTANT:

**Signature on file**

Date: 4/23/2026

Signature

Sean M. Widener

Print Name

Approved By COUNTY:

William Eidson, County Engineer

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









**EXHIBIT C**

**DUPAGE COUNTY DIVISION OF TRANSPORTATION  
Consultant Employee Rate Listing**

**CONSULTANT: Upland Design Ltd**

**PROJECT: DuDot HMF**

Classification	Rate Range		Reason for Adjustment/Addition/Deletion
	Minimum	Maximum	
Principal Landscape Architect	\$70.00	\$90.00	
Senior Landscape Architect	\$45.00	\$75.00	
Project Manager	\$48.00	\$75.00	
Landscape Designer II	\$32.00	\$53.00	
Landscape Designer I	\$28.00	\$39.00	
Administrative Staff	\$26.00	\$45.00	
Intern	\$20.00	\$26.00	

Note: Maximum rate shall not exceed \$90.00 per hour.

Signature of Authorized Agent for CONSULTANT:

**Signature on file**

Date: 4/22/2026\_\_\_\_\_

Michelle A. Kelly, President  
Print Name

Approved By COUNTY:

William Eidson, County Engineer

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

**EXHIBIT C**

**DUPAGE COUNTY DIVISION OF TRANSPORTATION  
Consultant Employee Rate Listing**

**CONSULTANT:** V3 Companies

**PROJECT:** DuDOT at Fairgrounds, Construction Administration Phase

Classification	Rate Range		Reason for Adjustment/Addition/Deletion
	Minimum	Maximum	
Administration I	\$17.00	\$38.00	
Administration II	\$27.00	\$46.00	
Administration III	\$30.00	\$62.00	
Administration IV	\$39.00	\$68.00	
Administration VI	\$51.00	\$80.00	
Chief Estimator	\$79.00	\$80.00	
Civil Designer I	\$36.00	\$42.00	
Civil Designer II	\$39.00	\$49.00	
Civil Designer III	\$42.00	\$51.00	
Construction Administrator II	\$41.00	\$42.00	
Construction Administrator III	\$50.00	\$63.00	
Construction Manager I	\$34.00	\$35.00	
Construction Representative I	\$38.00	\$40.00	
Construction Representative II	\$41.00	\$44.00	
Construction Representative III	\$48.00	\$56.00	
Construction Representative IV	\$50.00	\$56.00	
Construction Representative V	\$50.00	\$65.00	
Construction Technician I	\$37.00	\$40.00	
Construction Technician II	\$45.00	\$53.00	
Construction Technician III	\$54.00	\$55.00	
Design Technician III	\$38.00	\$52.00	
Director, Field Operations	\$87.00	\$88.00	
Engineer III	\$53.00	\$56.00	
Equipment Operator I	\$30.00	\$31.00	
Estimating Technician I	\$34.00	\$35.00	
Field Ecologist I	\$18.00	\$24.00	
Field Ecologist II	\$23.00	\$28.00	
Field Ecologist III	\$27.00	\$60.00	
Field Technician	\$18.00	\$18.00	

Classification	Rate Range		Reason for Adjustment/Addition/Deletion
	Minimum	Maximum	
Landscape Architect II	\$44.00	\$47.00	
Landscape Architect III	\$44.00	\$52.00	
Landscape Designer I	\$34.00	\$36.00	
Landscape Designer II	\$35.00	\$42.00	
Landscape Designer III	\$44.00	\$45.00	
Planner I	\$37.00	\$38.00	
Principal	\$83.00	\$90.00	
Project Designer I	\$50.00	\$58.00	
Project Ecologist	\$31.00	\$32.00	
Project Engineer I	\$46.00	\$57.00	
Project Engineer II	\$48.00	\$67.00	
Project Landscape Architect II	\$43.00	\$44.00	
Project Manager I	\$36.00	\$81.00	
Project Manager II	\$44.00	\$80.00	
Project Scientist I	\$33.00	\$49.00	
Project Scientist II	\$43.00	\$54.00	
Project Surveyor I	\$39.00	\$40.00	
Project Surveyor II	\$35.00	\$48.00	
Project Surveyor III	\$37.00	\$48.00	
Resident Construction Manager I	\$57.00	\$74.00	
Resident Construction Manager II	\$68.00	\$81.00	
Resident Engineer I	\$59.00	\$70.00	
Resident Engineer II	\$74.00	\$87.00	
Scientist I	\$26.00	\$27.00	
Scientist II	\$28.00	\$33.00	
Senior Administration	\$56.00	\$90.00	
Senior Construction Technician	\$50.00	\$62.00	
Senior Design Technician	\$43.00	\$63.00	
Senior Project Engineer	\$61.00	\$80.00	
Senior Project Landscape Architect	\$48.00	\$58.00	
Senior Project Manager	\$61.00	\$90.00	
Senior Project Manager - Wetlands	\$83.00	\$90.00	
Senior Project Manager - Stormwater	\$77.00	\$90.00	
Senior Project Manager - TD	\$75.00	\$90.00	
Senior Project Scientist	\$48.00	\$49.00	
Senior Resident Construction Manager	\$86.00	\$87.00	

Classification	Rate Range		Reason for Adjustment/Addition/Deletion
	Minimum	Maximum	
Senior Survey Project Manager	\$64.00	\$65.00	
Superintendent	\$31.00	\$86.00	
Survey Crew	\$28.00	\$49.00	
Technician I	\$17.00	\$31.00	
Technician II	\$29.00	\$49.00	

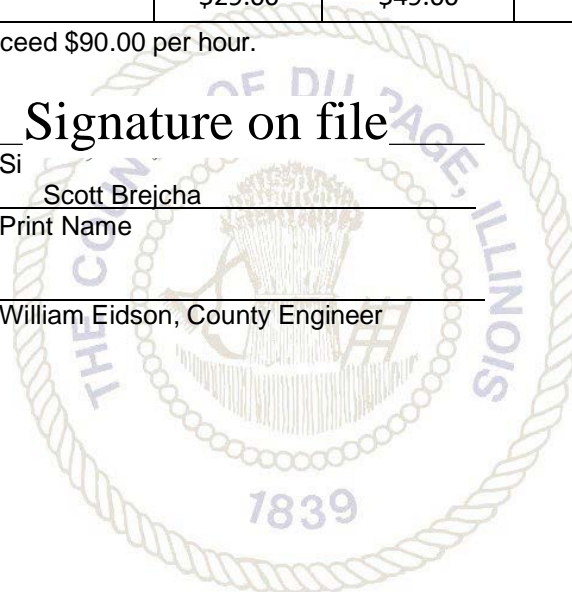
Note: Maximum rate shall not exceed \$90.00 per hour.

Signature of Authorized Agent  
for CONSULTANT:

Signature on file Date: 4/16/2026  
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Scott Brejcha  
 Print Name

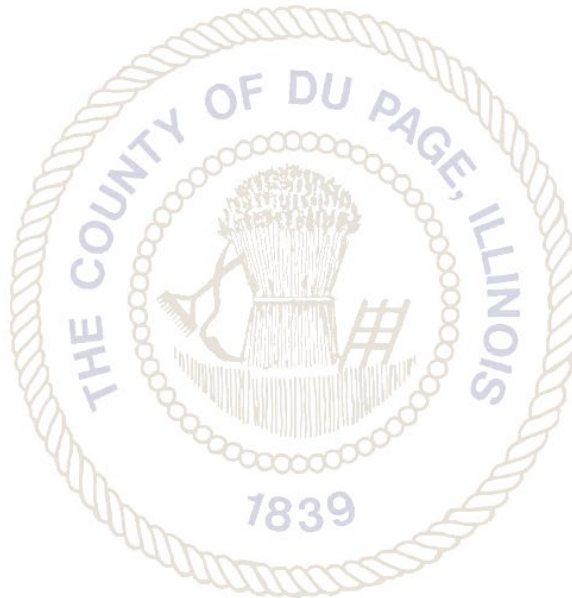
Approved By COUNTY:

William Eidson, County Engineer Date: \_\_\_\_\_



### Exhibit C Notes

1. The Classification represents a position within the CONSULTANT'S operation that is filled by one or more personnel that have similar duties and responsibilities.
2. This Exhibit should include all classifications that *might be* involved with the project. This avoids your resubmittal and the need to go through the approval process again.
3. Minimum rate is the lowest rate being paid to personnel for a particular classification (rounded down to nearest \$ amount).
4. Maximum rate is the top rate being paid to personnel for a particular classification considering employee raises within contract period (rounded up to nearest dollar amount). (Maximum rate at minimum rate + 15% is usually a good amount to cover contract period.)



**EXHIBIT D**

**DU PAGE COUNTY DIVISION OF TRANSPORTATION  
CONSULTANT STAFF CHANGE NOTIFICATION**

The Consulting Firm \_\_\_\_\_  
hereby notifies the COUNTY through the DIVISION OF TRANSPORTATION  
that they need to reassign staff for the following project:

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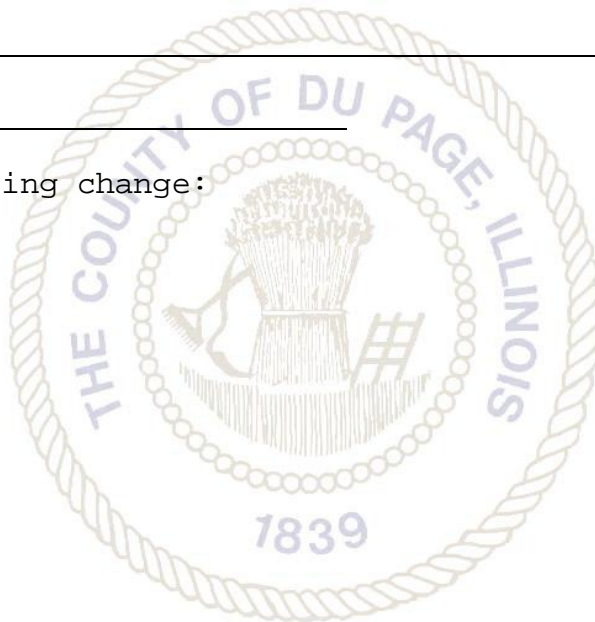
Section No. \_\_\_\_\_

Position: \_\_\_\_\_

Person: \_\_\_\_\_

Effective date: \_\_\_\_\_

Reason for requesting change:



Proposed Replacement: \_\_\_\_\_  
(attach resume)

Transition Plan: provide an outline of the steps that the CONSULTANT will take to ensure adequate exchange of information and responsibility, including Principal Engineer oversight and requested involvement by COUNTY staff.





**Direct Costs Check Sheet**

Prime Consultant Name	PTB Number	State Job Number(s)
FGM Architects		
<input type="checkbox"/> Prime <input type="checkbox"/> Supplement		Date <u>FGM Architects</u>

Consultant  
 Clark Dietz Inc.

Item	Allowable	Utilize <small>W.O. Only</small>	Quantity <small>J.S. Only</small>	Contract Rate	Total
Per Diem (per GOVERNOR'S TRAVEL CONTROL BOARD)	Up to state rate maximum	<input type="checkbox"/>			
Lodging (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual cost (Up to state rate maximum)	<input type="checkbox"/>			
Lodging Taxes and Fees (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual cost	<input type="checkbox"/>			
Air Fare	Coach rate, actual cost, requires minimum two weeks' notice, with prior IDOT approval	<input type="checkbox"/>			
Vehicle Mileage (per GOVERNOR'S TRAVEL CONTROL BOARD)	Up to state rate maximum	<input type="checkbox"/>	3,000	\$0.72	\$2,160.00
Vehicle Owned or Leased	\$45/half day (4 hours or less) or \$90/full day	<input type="checkbox"/>			
Vehicle Rental	Actual cost (Up to \$55/day)	<input type="checkbox"/>			
Rental Vehicle Fuel	Actual cost (Submit supporting documentation)	<input type="checkbox"/>			
Tolls	Actual cost	<input type="checkbox"/>	500	\$1.00	\$500.00
Parking	Actual cost	<input type="checkbox"/>			
Overtime	Premium portion (Submit supporting documentation)	<input type="checkbox"/>			
Shift Differential	Actual cost (Based on firm's policy)	<input type="checkbox"/>			
Overnight Delivery/Postage/Courier Service	Actual cost (Submit supporting documentation)	<input type="checkbox"/>			
Copies of Deliverables/Mylars (In-house)	Actual cost (Submit supporting documentation)	<input type="checkbox"/>			
Copies of Deliverables/Mylars (Outside)	Actual cost (Submit supporting documentation)	<input type="checkbox"/>			
Project Specific Insurance	Actual cost	<input type="checkbox"/>			
Monuments (Permanent)	Actual cost	<input type="checkbox"/>			
Photo Processing	Actual cost	<input type="checkbox"/>			
2-Way Radio (Survey or Phase III Only)	Actual cost	<input type="checkbox"/>			
Telephone Usage (Traffic System Monitoring Only)	Actual cost	<input type="checkbox"/>			

Item	Allowable	Utilize W.O. Only	Quantity J.S. Only	Contract Rate	Total
CADD	Actual cost (Max \$15/hour)	<input type="checkbox"/>			
Website	Actual cost (Submit supporting documentation)	<input type="checkbox"/>			
Advertisements	Actual cost (Submit supporting documentation)	<input type="checkbox"/>			
Public Meeting Facility Rental	Actual cost (Submit supporting documentation)	<input type="checkbox"/>			
Public Meeting Exhibits/Renderings & Equipment	Actual cost (Submit supporting documentation)	<input type="checkbox"/>			
Recording Fees	Actual cost	<input type="checkbox"/>			
Transcriptions (specific to project)	Actual cost	<input type="checkbox"/>			
Courthouse Fees	Actual cost	<input type="checkbox"/>			
Storm Sewer Cleaning and Televising	Actual cost (Requires 2-3 quotes with IDOT approval)	<input type="checkbox"/>			
Traffic Control and Protection	Actual cost (Requires 2-3 quotes with IDOT approval)	<input type="checkbox"/>			
Aerial Photography and Mapping	Actual cost (Requires 2-3 quotes with IDOT approval)	<input type="checkbox"/>			
Utility Exploratory Trenching	Actual cost (Requires 2-3 quotes with IDOT approval)	<input type="checkbox"/>			
Testing of Soil Samples*	Actual cost (Provide breakdown of costs to the Department for approval)	<input type="checkbox"/>			
Lab Services*	Actual cost (Provide breakdown of cost for each lab service to the Department's PM for approval)	<input type="checkbox"/>			
Equipment and/or Specialized Equipment Rental*	Actual cost (Rental - 2-3 quotes needed / Owned - provide depreciated value for IDOT approval)	<input type="checkbox"/>			
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		<input type="checkbox"/>			
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		<input type="checkbox"/>			
				Total Direct Cost	\$2,660.00

\*If other allowable costs are needed and not listed, please add in the above spaces provided.

LEGEND  
W.O. = Work Order  
J.S. = Job Specific









**Direct Costs Check Sheet**

Prime Consultant Name FGM Architects	PTB Number	State Job Number(s)
<input type="checkbox"/> Prime <input type="checkbox"/> Supplement		Date <u>4/22/2026</u>

Consultant  
 McCluskey Engineering Corporation

Item	Allowable	Utilize <small>W.O. Only</small>	Quantity <small>J.S. Only</small>	Contract Rate	Total
Per Diem (per GOVERNOR'S TRAVEL CONTROL BOARD)	Up to state rate maximum	<input type="checkbox"/>			
Lodging (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual cost (Up to state rate maximum)	<input type="checkbox"/>			
Lodging Taxes and Fees (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual cost	<input type="checkbox"/>			
Air Fare	Coach rate, actual cost, requires minimum two weeks' notice, with prior IDOT approval	<input type="checkbox"/>			
Vehicle Mileage (per GOVERNOR'S TRAVEL CONTROL BOARD)	Up to state rate maximum	<input type="checkbox"/>			
Vehicle Owned or Leased	\$45/half day (4 hours or less) or \$90/full day	<input type="checkbox"/>	6	\$45.00	\$270.00
Vehicle Rental	Actual cost (Up to \$55/day)	<input type="checkbox"/>			
Rental Vehicle Fuel	Actual cost (Submit supporting documentation)	<input type="checkbox"/>			
Tolls	Actual cost	<input type="checkbox"/>			
Parking	Actual cost	<input type="checkbox"/>			
Overtime	Premium portion (Submit supporting documentation)	<input type="checkbox"/>			
Shift Differential	Actual cost (Based on firm's policy)	<input type="checkbox"/>			
Overnight Delivery/Postage/Courier Service	Actual cost (Submit supporting documentation)	<input type="checkbox"/>			
Copies of Deliverables/Mylars (In-house)	Actual cost (Submit supporting documentation)	<input type="checkbox"/>			
Copies of Deliverables/Mylars (Outside)	Actual cost (Submit supporting documentation)	<input type="checkbox"/>			
Project Specific Insurance	Actual cost	<input type="checkbox"/>			
Monuments (Permanent)	Actual cost	<input type="checkbox"/>			
Photo Processing	Actual cost	<input type="checkbox"/>			
2-Way Radio (Survey or Phase III Only)	Actual cost	<input type="checkbox"/>			
Telephone Usage (Traffic System Monitoring Only)	Actual cost	<input type="checkbox"/>			

Item	Allowable	Utilize W.O. Only	Quantity J.S. Only	Contract Rate	Total
CADD	Actual cost (Max \$15/hour)	<input type="checkbox"/>			
Website	Actual cost (Submit supporting documentation)	<input type="checkbox"/>			
Advertisements	Actual cost (Submit supporting documentation)	<input type="checkbox"/>			
Public Meeting Facility Rental	Actual cost (Submit supporting documentation)	<input type="checkbox"/>			
Public Meeting Exhibits/Renderings & Equipment	Actual cost (Submit supporting documentation)	<input type="checkbox"/>			
Recording Fees	Actual cost	<input type="checkbox"/>			
Transcriptions (specific to project)	Actual cost	<input type="checkbox"/>			
Courthouse Fees	Actual cost	<input type="checkbox"/>			
Storm Sewer Cleaning and Televising	Actual cost (Requires 2-3 quotes with IDOT approval)	<input type="checkbox"/>			
Traffic Control and Protection	Actual cost (Requires 2-3 quotes with IDOT approval)	<input type="checkbox"/>			
Aerial Photography and Mapping	Actual cost (Requires 2-3 quotes with IDOT approval)	<input type="checkbox"/>			
Utility Exploratory Trenching	Actual cost (Requires 2-3 quotes with IDOT approval)	<input type="checkbox"/>			
Testing of Soil Samples*	Actual cost (Provide breakdown of costs to the Department for approval)	<input type="checkbox"/>			
Lab Services*	Actual cost (Provide breakdown of cost for each lab service to the Department's PM for approval)	<input type="checkbox"/>			
Equipment and/or Specialized Equipment Rental*	Actual cost (Rental - 2-3 quotes needed / Owned - provide depreciated value for IDOT approval)	<input type="checkbox"/>			
		<input type="checkbox"/>			
		<input type="checkbox"/>			
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		<input type="checkbox"/>			
				Total Direct Cost	\$270.00

\*If other allowable costs are needed and not listed, please add in the above spaces provided.

LEGEND

W.O. = Work Order

J.S. = Job Specific



**Direct Costs Check Sheet**

Prime Consultant Name	PTB Number	State Job Number(s)
FGM Architects Inc.		
<input type="checkbox"/> Prime <input type="checkbox"/> Supplement		Date 04/22/2026

Consultant

Upland Design Ltd
-------------------

Item	Allowable	Utilize <small>W.O. Only</small>	Quantity <small>J.S. Only</small>	Contract Rate	Total
Per Diem <small>(per GOVERNOR'S TRAVEL CONTROL BOARD)</small>	Up to state rate maximum	<input type="checkbox"/>			
Lodging <small>(per GOVERNOR'S TRAVEL CONTROL BOARD)</small>	Actual cost (Up to state rate maximum)	<input type="checkbox"/>			
Lodging Taxes and Fees <small>(per GOVERNOR'S TRAVEL CONTROL BOARD)</small>	Actual cost	<input type="checkbox"/>			
Air Fare	Coach rate, actual cost, requires minimum two weeks' notice, with prior IDOT approval	<input type="checkbox"/>			
Vehicle Mileage <small>(per GOVERNOR'S TRAVEL CONTROL BOARD)</small>	Up to state rate maximum	<input type="checkbox"/>	220	\$0.725	\$159.50
Vehicle Owned or Leased	\$45/half day (4 hours or less) or \$90/full day	<input type="checkbox"/>			
Vehicle Rental	Actual cost (Up to \$55/day)	<input type="checkbox"/>			
Rental Vehicle Fuel	Actual cost (Submit supporting documentation)	<input type="checkbox"/>			
Tolls	Actual cost	<input type="checkbox"/>	6	\$2.00	\$12.00
Parking	Actual cost	<input type="checkbox"/>			
Overtime	Premium portion (Submit supporting documentation)	<input type="checkbox"/>			
Shift Differential	Actual cost (Based on firm's policy)	<input type="checkbox"/>			
Overnight Delivery/Postage/Courier Service	Actual cost (Submit supporting documentation)	<input type="checkbox"/>			
Copies of Deliverables/Mylars (In-house)	Actual cost (Submit supporting documentation)	<input type="checkbox"/>			
Copies of Deliverables/Mylars (Outside)	Actual cost (Submit supporting documentation)	<input type="checkbox"/>	15	\$3.00	\$45.00
Project Specific Insurance	Actual cost	<input type="checkbox"/>			
Monuments (Permanent)	Actual cost	<input type="checkbox"/>			
Photo Processing	Actual cost	<input type="checkbox"/>			
2-Way Radio (Survey or Phase III Only)	Actual cost	<input type="checkbox"/>			
Telephone Usage (Traffic System Monitoring Only)	Actual cost	<input type="checkbox"/>			

Item	Allowable	Utilize W.O. Only	Quantity J.S. Only	Contract Rate	Total
CADD	Actual cost (Max \$15/hour)	<input type="checkbox"/>			
Website	Actual cost (Submit supporting documentation)	<input type="checkbox"/>			
Advertisements	Actual cost (Submit supporting documentation)	<input type="checkbox"/>			
Public Meeting Facility Rental	Actual cost (Submit supporting documentation)	<input type="checkbox"/>			
Public Meeting Exhibits/Renderings & Equipment	Actual cost (Submit supporting documentation)	<input type="checkbox"/>			
Recording Fees	Actual cost	<input type="checkbox"/>			
Transcriptions (specific to project)	Actual cost	<input type="checkbox"/>			
Courthouse Fees	Actual cost	<input type="checkbox"/>			
Storm Sewer Cleaning and Televising	Actual cost (Requires 2-3 quotes with IDOT approval)	<input type="checkbox"/>			
Traffic Control and Protection	Actual cost (Requires 2-3 quotes with IDOT approval)	<input type="checkbox"/>			
Aerial Photography and Mapping	Actual cost (Requires 2-3 quotes with IDOT approval)	<input type="checkbox"/>			
Utility Exploratory Trenching	Actual cost (Requires 2-3 quotes with IDOT approval)	<input type="checkbox"/>			
Testing of Soil Samples*	Actual cost (Provide breakdown of costs to the Department for approval)	<input type="checkbox"/>			
Lab Services*	Actual cost (Provide breakdown of cost for each lab service to the Department's PM for approval)	<input type="checkbox"/>			
Equipment and/or Specialized Equipment Rental*	Actual cost (Rental - 2-3 quotes needed / Owned - provide depreciated value for IDOT approval)	<input type="checkbox"/>			
		<input type="checkbox"/>			
		<input type="checkbox"/>			
		<input type="checkbox"/>			
		<input type="checkbox"/>			
		<input type="checkbox"/>			
		<input type="checkbox"/>			
		<input type="checkbox"/>			
		<input type="checkbox"/>			
		<input type="checkbox"/>			
		<input type="checkbox"/>			
				Total Direct Cost	\$216.50

\*If other allowable costs are needed and not listed, please add in the above spaces provided.

LEGEND  
W.O. = Work Order  
J.S. = Job Specific

