

February 18, 2026

North Boone CUSD #200

6248 North Boone School Road
Poular Grove, IL 61065

RE: Proposal for Professional Services

North Boone CUSD #200 – 10-Year Life Safety Resurvey

OWNER / ARCHITECT AGREEMENT

THIS AGREEMENT, made this 18th day of February 2026, by and between the North Boone CUSD #200, hereinafter called the OWNER and GMB Ecosystem of Teams (GMB)/Richard L. Johnson Associates, Inc., Architects / Interior Designers, hereinafter called the ARCHITECT;

WITNESSETH, that whereas the Owner intends to have the Architect prepare a study for the 10-Year Life Safety Resurvey for North Boone High School, North Boone Middle School, Capron Elementary School, Manchester Elementary School, Popular Grove Elementary School and the Upper Elementary School, hereafter called the Project.

ARTICLE 1. ARCHITECT'S BASIC SERVICES

- 1.1 Prepare Ten Year Life Safety Reports
 - A. Complete on-site survey of the building and site.
 - B. Prepare required floor plans and site plans.
 - C. Prepare Schedule of Violations.
 - D. Prepare Life Safety Amendments for the Schedule of Violations.
 - E. Complete required information on IWAS.
 - F. Review past Life Safety Amendments to verify completion.
 - G. Attend meetings as required to review the report with the Owner.

ARTICLE 2. OWNER'S RESPONSIBILITIES

- 2.1 The Owner shall provide access to the site.
- 2.2 Owner to provide existing building drawings.
- 2.3 Owner to provide cad files for all the buildings.

ARTICLE 3. ARCHITECT'S COMPENSATION

- 3.1 The Architect agrees to provide the Basic Services as set forth in 1.1A thru 1.1G above based on a fixed fee of \$42,000.00 plus reimbursables.
- 3.2 Compensation for reimbursable expenses as described below shall be based on 1.10 times the amounts expended by the Architect in the interest of the project.
 - 3.3.1 Reproductions
 - 3.3.2 Postage
 - 3.3.3 Mileage

For services that are performed on an hourly basis, the following rates apply:

STANDARD HOURLY RATES

Executive	\$285.00
Principals / Practice Leaders	\$250.00
Senior Professional	\$250.00
Registered Professionals	\$205.00
Professionals	\$180.00
Construction Administration	\$180.00
Design Technicians	\$135.00
Administrative / Clerical / Intern	\$110.00

Hourly staff charges and expenses subject to change annually.

PAYMENT TERMS

Invoices submitted by GMB monthly are due upon presentation and shall be considered past due if not paid within thirty (30) calendar days of the date of invoice.

OWNERS RESPONSIBILITIES, TERMS & CONDITIONS

The current version of GMB's Standard Terms & Conditions for Architectural and Engineering Services are fully incorporated herein and are hereby made part of this Proposal.

Thank you for the opportunity and we look forward to continuing our relationship with North Boone CUSD #200.

Sincerely,
GMB



Scott Johnson, AIA, LEED AP
K-12 Client Lead



Jeff Hoag, AIA, LEED AP
K-12 Client Lead

PROPOSAL ACCEPTANCE: *To accept this proposal, please sign, date, and return to Scott Johnson at Scott.Johnson@gmb.com*

Name: _____

Signature: _____

Title: _____

Date: _____

Proposal: 10-Year Life Safety Resurvey

This agreement made between the **North Boone CUSD #200** hereinafter called the OWNER and GMB Ecosystem of Teams (GMB) agree the **10-Year Life Safety Resurvey** hereinafter called the PROJECT follows:

SCOPE OF AGREEMENT

The services provided by GMB are limited to those described in the proposal. If any terms set forth in the proposal are expressly in conflict with the terms of this agreement, the terms of the proposal shall govern.

ARCHITECT'S RESPONSIBILITIES

Standard of Care. GMB Ecosystem of Teams will perform its services consistent with the professional skill and care ordinarily provided by licensed architects and engineers practicing in the same or similar locality under the same or similar circumstances. GMB Ecosystem of Teams shall perform its services as expeditiously as is consistent with such professional skill and care and the orderly progress of the Project. GMB Ecosystem of Teams shall assist the Owner in determining consulting services required for the Project.

Changed Conditions. If GMB Ecosystem of Teams becomes aware of any circumstances that were not originally known, per this agreement, that affect the scope of services, compensations, schedule or other terms of this Agreement, GMB Ecosystem of Teams may request for re-negotiation of appropriate portions of the Agreement. GMB Ecosystem of Teams will notify the OWNER of the changed circumstances necessitating re-negotiation. If terms cannot be agreed to, the parties agree that either party has the absolute right to terminate this Agreement.

Additional Services. Additional services not specifically identified in the Scope of Services shall be paid for by the OWNER in addition to the fees previously stated, provided the OWNER authorizes such additional services in writing. Special services will be billed monthly as work progresses and invoices are due upon receipt.

Opinions of Probable Cost. If GMB Ecosystem of Teams is contracted to provide opinions of probable cost, the OWNER understands that GMB Ecosystem of Teams has no control over the cost or availability of labor, equipment or materials, or over market conditions or the Contractor's method of pricing, and that GMB Ecosystem of Teams' opinions of probable costs are made on the basis of GMB Ecosystem of Teams' professional judgment and experience. GMB makes no warranty, express or implied that the bids or the negotiated cost of the Work will not vary from GMB Ecosystem of Teams' opinion of probable cost.

OWNER'S RESPONSIBILITIES

Owner Provided Information. The OWNER shall provide full information about the objectives, schedule, constraints and existing conditions of the Project, and shall establish a budget that includes reasonable contingencies and meets the Project requirements. The OWNER shall provide decisions and furnish required information as expeditiously as necessary for the orderly progress of the Project. GMB Ecosystem of Teams shall be entitled to rely on the accuracy and completeness of the Owner's information.

The OWNER shall furnish consulting services not provided by GMB Ecosystem of Teams but required for the Project, such as surveying, which could include property boundaries, topography, utilities, and wetlands information; geotechnical engineering; and environmental testing services.

Changes. The OWNER agrees to pay GMB Ecosystem of Teams for any changes or additions to the Scope of Services not specifically identified in this proposal. Such additional services may include, but not be limited to, providing or coordinating services of consultants, revisions due to changes in the Project scope, quality or budget, or due to OWNER requested changes in the approved design; Contractor requests for substitutions of materials or systems and providing services necessitated by the Contractor's failure to perform. GMB Ecosystem of Teams will prepare a quote for this additional work which will only be undertaken following Owner's written approval for such additional work.

USE OF DOCUMENTS

Drawings, specifications and other documents prepared by the Architect are the Architect's Instruments of Service, and are for the Owner's use solely with respect to constructing the Project. The Architect shall retain all common law, statutory and other reserved rights, including the copyright. Upon completion of the construction of the Project, provided that the Owner substantially performs its obligations under this Agreement, the Architect grants to the Owner a license to use the Architect's Instruments of Service as a reference for maintaining, altering and adding to the Project. The Owner agrees to indemnify the Architect from all costs and expenses related to claims arising from the Owner's use of the Instruments of Service without retaining the Architect. When transmitting copyright-protected information for use on the Project, the transmitting party represents that it is either the copyright owner of the information, or has permission from the copyright owner to transmit the information for its use on the Project.

TERMINATION, SUSPENSION OR ABANDONMENT

In the event of termination, suspension or abandonment of the Project by the Owner, the Architect shall be compensated for services performed. The Owner's failure to make payments in accordance with this Agreement shall be considered substantial nonperformance and sufficient cause for the Architect to suspend or terminate services. Either the Architect or the Owner may terminate this Agreement after giving no less than seven days' written notice if the Project is suspended for more than 90 days, or if the other party substantially fails to perform in accordance with the terms of this Agreement. Except as otherwise expressly provided herein, this Agreement shall terminate one year from the date of Substantial Completion.

INSURANCE, INDEMNITY AND LIMITATIONS

GMB Ecosystem of Teams maintains General Liability and Professional Liability insurance policies as part of normal business practice. Certificates of insurance are available on request. The OWNER agrees to limit GMB's liability to the OWNER and to all Construction Contractors and Subcontractors on the project due to GMB Ecosystem of Teams' negligent acts, errors, or omissions, such that the total aggregate liability of GMB Ecosystem of Teams to all those named shall not exceed the amount of the fees actually paid by the Owner for the particular service which forms the basis of the claimed liability.

Indemnity. Subject to the Liability limitation in the paragraph above, GMB Ecosystem of Teams agrees to the fullest extent permitted by law, to indemnify and hold harmless the OWNER against damages, liabilities and costs arising from the negligent acts of GMB Ecosystem of Teams in the performance of professional services under this Agreement, to the extent that GMB Ecosystem of Teams is responsible for such damages, liabilities and costs. GMB Ecosystem of Teams shall not be obligated to indemnify the OWNER for the OWNER's own negligence.

Mutual Waiver of Consequential Damages. Notwithstanding any other provisions of this Agreement, OWNER and GMB Ecosystem of Teams waive claims against each other for consequential damages arising out of or relating to this Agreement. This mutual waiver of incidental, indirect and consequential damages shall include, but is not limited to, loss of use, loss of profit loss of business, loss of income, loss of reputation or any other consequential damages that either party may have incurred from any cause of action including negligence, strict liability, breach of contract and breach of strict or implied warranty.

Hazardous Material. GMB Ecosystem of Teams shall have no responsibility for the discovery, documentation, presence, handling, removal or disposal of, or exposure of persons to, hazardous materials or toxic substances in any form at the Project site.

DISPUTE RESOLUTION

If the Parties cannot reach resolution on a matter relating to or arising out of this Agreement, the Parties shall endeavor to reach resolution through good faith direct discussions between the Parties' representatives, who shall possess the necessary authority to resolve such matter. If the Parties' representatives are not able to resolve such matter, the Parties shall submit such matter to non-binding mediation by the American Arbitration Association in accordance with its Construction Industry Mediation Procedures in effect on the date of this Agreement. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof. The cost of mediation shall be shared equally by the parties.

If mediation fails to resolve the claim or dispute, the Parties may then pursue litigation in a court of competent jurisdiction and said court takes personal jurisdiction over one of the parties hereto regarding the same subject matter as in dispute between the parties hereto.

OTHER PROVISIONS

This Agreement shall be governed by the law of the place where the Project is located. Nothing contained in the Agreement shall create a contractual relationship with, or a cause of action in favor of, a third party against either the Owner or GMB Ecosystem of Teams.