



February 12, 2018

**VIA E-MAIL**  
[mmertens@homerglenil.org](mailto:mmertens@homerglenil.org)  
(5) Page(s) Inclusive

Mr. Mike Mertens, Village Manager  
Village of Homer Glen  
14240 W. 151<sup>st</sup> Street  
Homer Glen, Illinois 60491

Re: Heritage Park – Master Planning  
**Project Authorization (Exhibit A)**

Dear Mr. Mertens:

It was a pleasure talking to you about your Heritage Park – Master Planning needs. Once executed, the Owner authorizes Tria Architecture, Inc. (Architect) to provide professional services for the Project identified herein, which professional services shall be subject to all terms and conditions of the AIA B101-2007, Master Agreement between Owner and Architect, dated September 9, 2015, unless specifically provided otherwise in this Project Authorization.

**Location/Description of Project:**

14240 W. 151<sup>st</sup> Street Homer Glen, Illinois 60491  
Master Planning of the remaining areas not designed yet (All but Active Core, Main Circulation and 319 Grant detention areas) and as identified on the Heritage Park Implementation Plan, by Planning Resources, Inc., dated 01/27/17.

**Project Size:**

+/- 90 acres

**Scope of Architectural and Engineering Services:**

- I. The intent is to provide the Village with the following information, so they can make informed decisions as to the future of the park:
  - A. Confirm Construction Estimates
  - B. Project Grouping / Economy of Scale Options
  - C. Phasing Options with Escalation Factors
  - D. Budget Year Expenditure Calculations (Based on final Direction)
  - E. Any other information the Village Requests

**Additional Services Included:**

- I. Not Applicable

**Owner Provided Items/Services:**

- I. TBD

**TRIA ARCHITECTURE**  
West Suburban Office: 901 McClintock Drive, Suite 100, Burr Ridge, Illinois 60527  
South Suburban Office: 1820 Ridge Road, Suite 209, Homewood, Illinois 60430  
Company Main: 630.455.4500 Fax: 630.455.4040  
[www.TriaArchitecture.com](http://www.TriaArchitecture.com)

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Mr. Mike Mertens, Village Manager  
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Village of Homer Glen – Heritage Park – Master Planning  
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**Potential Additional Services (Not Included in Fee):**

I. Not Applicable

**Preliminary Project Schedule:**

Our goal is to expedite this project for better bids and for community use this summer. Assuming we can get expedited decisions from key stake holders, our preliminary schedule is as follows:

Project scope and direction discussion – February – May  
Design of Next Phase (Not Included) – From May to November.

**Architect's Fee:**

Time and Material – With an initial Not-to-Exceed limit of \$20,000. We will notify the Owner if/when we approach this limit to discuss any potential scope, schedule or fee changes.

**2018 Hourly Billing Rates:**

Principal Architect	\$190.00
Associate Architect	\$160.00
Architectural Associate	\$150.00
Senior Staff Architect / Senior Interior Designer	\$140.00
Staff Architect II / Interior Designer II	\$130.00
Staff Architect I / Interior Designer I	\$120.00
Architectural Staff	\$110.00
Graphic Designer	\$105.00
Architectural Intern / Interiors Intern	\$100.00
Administrative Assistant	\$80.00
Consultants – As per the attached Hourly Rate Schedules	

**Owner's Construction Budget for the Project:**

1) Not Applicable

**Other Terms and Conditions:**

1) Not Applicable

**Special Considerations (Write-in):**

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Village of Homer Glen – Heritage Park – Master Planning  
February 12, 2018  
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Please review this project authorization and don't hesitate to contact me if you have any questions or require any additional information. **If this project authorization is acceptable, please execute all of the yellow highlighted areas and send the entire project authorization back to our office.** Tria Architecture and I look forward to your direction and working with you and your associates.

Authorized and Accepted by (Sign / Print):

*M.S. Mertens M.S. Mertens*

Owner

*Village Manager*

Title:

Date:

*2/20/18*

Sincerely,



**TRIA ARCHITECTURE, INC.**

James A. Petrakos, AIA, LEED AP  
Principal Architect

JAP/rm

Attachments: Greenburg Farrow – Landscape Architect – 2018 Hourly Rates  
HR Green – Civil Engineering – 2018 Hourly Rates

cc: Ron McGrath, Tria Architecture, Inc.  
Nick Graal, Tria Architecture, Inc.

File Name: MRK.PA.021218.HomerGlen.HeritagePark.MP.docx

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*McGrath*

# 2018 CLIENT BILLING RATE SCHEDULE

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Staff Position	Billing Rate
Principal	\$ 275.00
Development Manager	\$ 220.00
Senior Project Manager/ Senior Development Coordinator	\$ 170.00
Project Manager / Site Development Coordinator / Senior Project Engineer	\$ 145.00
Project Engineer / Project Architect / Senior Project Designer / Senior Landscape Architect	\$ 135.00
Project Leader / Project Designer / Landscape Architect / Construction Administrator	\$ 125.00
Due Diligence Coordinator / Senior Planner / Project Captain	\$ 110.00
Designer III / BIM Coordinator	\$ 100.00
Designer II	\$ 85.00
Designer I / Site Planner	\$ 75.00
Intern	\$ 65.00

**Subject to revision annually**

## **HR GREEN, INC.**

### **Bill Rate Schedule for Village of Homer Glen Heritage Park - Active Core**

<b>Staff</b>	<b>Bill Rate</b>
Principal	\$190 - \$225
Senior Professional	\$150 - \$170
Professional	\$115 - \$135
Junior Professional	\$85 - \$120
Administrative	\$60 - \$80

- 1. All materials and supplies used in the performance of work on this project will be billed at cost**
- 2. Auto mileage will be charged per the standard mileage reimbursement rate established by the Internal Revenue Service.**



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Mr. Mike Mertens, Village Manager  
Village of Homer Glen  
14240 W. 151<sup>st</sup> Street  
Homer Glen, Illinois 60491

Re: Heritage Park – Active Core  
**Project Authorization (Exhibit A)**

Dear Mr. Mertens:

It was a pleasure talking to you about your Heritage Park – Active Core area needs. Once executed, the Owner authorizes Tria Architecture, Inc. (Architect) to provide professional services for the Project identified herein, which professional services shall be subject to all terms and conditions of the AIA B101-2007, Master Agreement between Owner and Architect, dated September 9, 2015, unless specifically provided otherwise in this Project Authorization.

**Location/Description of Project:**

14240 W. 151<sup>st</sup> Street Homer Glen, Illinois 60491  
Design, Bidding and Construction Observation of the Active Core are identified on the Heritage Park Implementation Plan, by Planning Resources, Inc., dated 01/27/17. This will include:

- a. Gazebo
- b. Tennis Courts
- c. Pickleball Courts
- d. Sand Volleyball Courts
- e. Bocce Ball Courts
- f. Shuffle Board Courts
- g. Horseshoe Pits
- h. Sensory Garden Area
- i. Nature Play Area
- j. Challenge Course Area
- k. Fitness Area
- l. All shrubs, trees, grass and vegetation to compliment the overall design.
- m. All planters (If any) are to be designed also.
- n. Walking Paths
- o. Areas Designated for Future Growth of Active Core area
- p. Lighting – Solar Powered Units
- q. Plumbing – Drinking fountains or Sprinkler systems – Currently Not Included

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Village of Homer Glen – Heritage Park – Active Core  
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**Project Size:**  
+/- 6 acres

**Scope of Architectural and Engineering Services:**

- I. Scope of services shall include all design services as outlined in the AIA B101-2007 master Agreement between Owner and Architect including structural engineering services.

**Additional Services Included:**

Civil Engineering  
Landscape Design

**Owner Provided Items/Services:**

- I. The Owner shall provide the following existing information to Tria:
  - A. An electronic (AutoCAD) copy of the Plat of Survey of the existing Heritage Park property (also showing all utility locations and sizes).
    1. All site restraints such as deed restrictions and covenants, if any, are to be provided to Tria prior to the start of services.
- II. Soils and Material Testing.

**Potential Additional Services (Not Included in Fee):**

- I. If requested, 3D rendering services can be provided.
- II. If requested, Electrical and Plumbing Engineering services can be provided.

**Preliminary Project Schedule:**

Our goal is to expedite this project for better bids and for community use this summer. Assuming we can get expedited decisions from key stake holders, our preliminary schedule is as follows:

Design Drawings Completed – 2-3 months from project approval.  
Bidding and Construction Observation – 3-4 months

**Architect's Fee:**

As per the AIA B101 Agreement

**Hourly Billing Rates:**

As per the AIA B101 Agreement

**Owner's Construction Budget for the Project:**

\$1,600,000.00 to \$2,600,000.00

**Other Terms and Conditions:**

- I. Not Applicable

**Special Considerations (Write-in):**

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Please review this project authorization and don't hesitate to contact me if you have any questions or require any additional information. **If this project authorization is acceptable, please execute all of the yellow highlighted areas and send the entire project authorization back to our office.** Tria Architecture and I look forward to your direction and working with you and your associates.

Authorized and Accepted by (Sign / Print):

*M.S. Mertens* *M.S. Mertens*

Owner

*Village Manager*

Title:

Date:

*2/20/18*

Sincerely,



**TRIA ARCHITECTURE, INC.**

James A. Petrakos, AIA, LEED AP  
Principal Architect

JAP/rm

Attachments: N/A

cc: Mayor Yukich, Village of Homer Glen  
Ron McGrath, Tria Architecture, Inc.  
Nick Graal, Tria Architecture, Inc.

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