



January 2, 2019

**VIA E-MAIL**  
agaura@homerglenil.org  
(3) Page(s) Inclusive

Ms. Anne Marie Gaura, Interim Village Manager  
Village of Homer Glen  
14240 W. 151<sup>st</sup> Street  
Homer Glen, Illinois 60491

Re: Heritage Park – Master Plan – Schematic Design  
**Project Authorization (Exhibit A) - REVISED**

Dear Ms. Gaura:

It was a pleasure working with the board about your Heritage Park – Master Plan needs and I am submitting our proposal to provide schematic design services for the key components identified below. 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

Schematic Design of key components as identified at the Board Workshop on 07/25/18 as follows:

- Phase 2 – Open Play – Break out into Phase 2A and 2B
- Phase 3 – Sled Hill – Break out into Phase 3A and 3B
- Phase 4a – Village Hall – Break out into Phase 4aA and 4aB
- Phase 5 – Activity Area – Break out into Phase 5A and 5B
- Phase 6 – Fishing Dock – Break out into Phase 6A and 6B

Tria Architecture will meet with the Owner to determine one (1) schematic design site plan for the new design based on the Owner's program requirements.

**Project Size:**

Entire site is +/- 103 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.

**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)

INIT.

A handwritten signature in blue ink, consisting of several overlapping loops and lines, positioned over a yellow rectangular stamp.

**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, if required.

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

- I. If requested, 3D rendering services can be provided.
- II. Schematic Design of Additional Phases such as:
  - A. Phase 1 – Disc Golf
  - B. Phase 4b – Village Green and Amphitheater
  - C. Phase 7 – Cul-Du-Sac
  - D. Phase 8 – 151st Street Parking Lot
  - E. Phase 9 – Heritage Park Parking Lot

**Preliminary Project Schedule:**

Schematic Design Drawings Completed – 2-3 months from project approval.

**Architect's Fee:**

As per the AIA B101 Agreement – Which translates to a Fee of \$72,650.00  
(\$6,054,234 x 8% Fee x 15% for Schematic Design)

**Hourly Billing Rates:**

As per the AIA B101 Agreement

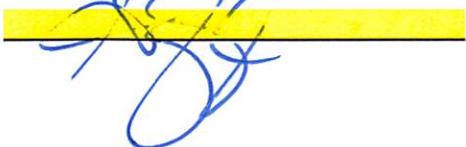
**Owner's Construction Budget for the Project:**

\$6,054,234 (In 2019 costs)

**Other Terms and Conditions:**

- I. Attendance at up to two (2) Owner/Workshop/Design/Board meetings is included in this proposal.
  - A. Because of the undetermined length and amount of additional meetings the OWNER may request, TRIA will prepare any presentation materials required and attend any other meetings requested by the OWNER, on a Time-and-Material basis above and beyond this proposal, including travel.

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



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Village of Homer Glen – Heritage Park – Active Core  
January 2, 2019  
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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):

  
\_\_\_\_\_

Owner

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

Date: 5/16/19

Sincerely,



**TRIA ARCHITECTURE, INC.**  
James A. Petrakos, AIA, LEED AP  
Principal Architect

JAP/rm

Attachments: N/A

cc: Trustee Rodgers, Village of Homer Glen  
Trustee Neitzke-Troike, Village of Homer Glen  
Nick Graal, Tria Architecture, Inc.

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