



February 6, 2020

VIA E-MAIL
(27) Page(s) Inclusive
kfriling@homerglenil.org

Ms. Karie Friling, Village Manager, (OWNER)
Village of Homer Glen
14240 W. 151st Street
Homer Glen, Illinois 60491

Re: Village of Homer Glen - Heritage Park
– Village Green, Amphitheater, Veteran's Memorial, and Cul-de-sac
Areas – Design and Bidding Phases
Architect's Project Number: MRK
Project Authorization (Exhibit A)

Dear Ms. Friling:

It has been a pleasure working with you on the Heritage Park – Master Plan – Schematic Design Project. Once executed, the OWNER authorizes Tria Architecture, Inc. (TRIA) 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. 151st Street Homer Glen, Illinois 60491

Design of key components as identified at the Board Workshop on 01/22/2020 as follows *:

- Area 2A: Open Play
- Area 3A: Sled Hill
- Area 4aA: Village Hall, Veteran's Memorial
- Area 4bA: Village Green and Amphitheater
- Area 5A: Activity Area
- Area 7: Cul-du-Sac Road

*Refer to Attached Estimate and Drawings for Details

PROJECT PHYSICAL CHARACTERISTICS/SIZE:

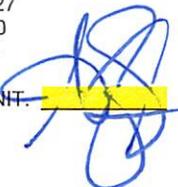
Entire site is +/- 103 acres

PROJECT DELIVERY METHOD:

Design-Bid-Build

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
Indiana Office: 436 Sand Creek Drive N, Suite 105, Chesterton, Indiana 46304
Company Main: 630.455.4500 Fax: 630.455.4040
www.TriaArchitecture.com

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Ms. Karie Friling, Village Manager
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Village of Homer Glen - Heritage Park – Village Green, Amphitheater, Veteran's Memorial, and Cul-de-sac Areas – Design and Bidding Phases

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SCOPE OF ARCHITECTURAL AND ENGINEERING BASIC SERVICES:

(check basic phases included):

Schematic Design Phase	X (Cul-de-sac Only)
Design Development Phase	X
Construction Documents Phase	X
Bidding and Negotiation Phase	X
Construction Observation Phase	

(check basic services included):

Architectural Design	X
Mechanical Engineering	X
Electrical Engineering	X
Plumbing Engineering	X
Fire Protection Engineering	X
Structural Engineering	X

THE FOLLOWING ADDITIONAL SERVICES ARE APPROVED BY THE OWNER AND INCLUDED IN BASIC SERVICES:

Civil Engineering

Landscape Design

Acoustic Engineering

1. Provide guidance on sound control from the venue to the surrounding properties and provide estimates of noise levels to be expected during concert events.
2. Explore landscape and civil options with the team for mitigating the noise from the Venue.
3. Provide acoustic design for material selection and shape of the venue.

Audio/Visual Engineering – Schematic Design and Design Dev. Phases*

1. TRIA will design a FUTURE base-line system for smaller acts (that can be supplemented with rental equipment for medium size acts).
 - a. The scope of A/V systems is not yet defined, but we will be designing a system with the capabilities and a level of sophistication that is commonly incorporated into the spaces addressed in our scope of work.
2. The A/V design will be focused on a combination of infrastructure and raceway to support portable equipment, and possibly an inventory of house equipment to support the most typical uses of the venue.
3. TRIA will design a partitioned Audio system for the Village Green (from the Amphitheater) to accommodate daily ambient music and special event presentations.

TRIA ARCHITECTURE

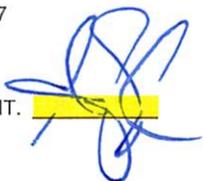
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Theatrical Lighting Engineering – Schematic Design and Design Dev. Phases*

1. TRIA will design a FUTURE base-line system for smaller acts (that can be supplemented with rental equipment for medium size acts).
 - a. The scope of Lighting systems is not yet defined, but we will be designing a system with the capabilities and a level of sophistication that is commonly incorporated into the spaces addressed in our scope of work.

*Services will be designed up to the 100% Design Development Phase to plan for future conduit needs, electrical needs, structural needs, etc.

OPTIONAL ADDITIONAL SERVICES:

Audio/Visual Engineering – Construction Documents and Bidding Phases*

\$360,000 Budget

Theatrical Lighting Engineering – Construction Documents and Bidding Phases*

\$150,000 Budget

*Additional Services will further develop the Design Development Phase documents and Prepare them for Bidding

OWNER PROVIDED ITEMS/SERVICES:

AutoCAD Plat of Survey and Topo
Security, Communication and Data Design
Soil and Material Testing

OWNER'S CONSULTANTS FOR THE PROJECT:

AutoCAD Plat of Survey and Topo	HR Green
Security, Communication and Data Design	TBD
Soil and Material Testing	TBD

INITIAL PROJECT SCHEDULE:

Approval of Proposal:

February 12, 2020

Receipt of Bids:

August 17, 2020

Commencement of Construction shall be on or about (Not in Scope):

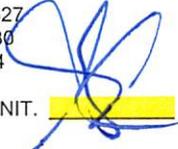
August 27, 2020 (Estimated)

Substantial Completion shall be on or about (Not in Scope):

June 12, 2021 (Estimated)

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BASE DESIGN FEE:

As per the AIA B101 Agreement (with Appropriate Credits and Costs)

Which initially translates to:

\$6,194,348 Budget x 8% Fee =	\$495,547.84
- Construction Observation Phase Credit (-20%)	-\$99,109.60
- Schematic Design Fee Credit from Prev. Project (Applicable Areas)	-\$56,700.00
+ Acoustical Engineering Fee	+\$25,000.00
+ Audio/Visual Engineering Design Development Fee	+\$36,000.00
+ Theatrical Lighting Engineering Design Development Fee	+\$19,880.00
TOTAL	\$420,618.24

OPTIONAL ADDITIONAL DESIGN FEES (As Requested by the Village Manager):

- [REDACTED] (Initial) Audio/Visual Engineering Construction Document and Bidding Services as described above, **For an Additional Lump Sum Fee of \$9,650.00**

- [REDACTED] (Initial) Theatrical Lighting Engineering Construction Document and Bidding Services as described above, **For an Additional Lump Sum Fee of \$33,850.00**

HOURLY BILLING RATES:

As per the AIA B101 Agreement

OWNER'S CONSTRUCTION BUDGET FOR THE PROJECT *:

Area 2A: Open Play	\$123,510
Area 3A: Sled Hill	\$109,020
Area 4aA: Village Hall, Veteran's Memorial	\$745,890
Area 4bA: Village Green and Amphitheater	\$3,715,650
Area 5A: Activity Area	\$47,610
Area 7: Cul-du-Sac Road	\$1,452,668
TOTAL	\$6,194,348

*Refer to Attached Estimate and Drawings for Details

NUMBER OF SITE OBSERVATIONS:

- I. Not Applicable

OTHER TERMS AND CONDITIONS:

- I. Attendance at up to six (6) Workshop/Board meetings and six (6) Design Team meetings are 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.

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INIT. [REDACTED]



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- II. If the Project is not completed within nine (9) months, through no fault of the Architect, extension of the Architect's services beyond that time shall be compensated as an Additional Services at the rates set forth herein.

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 document back to our office.** TRIA and I look forward to your direction and working with you.

Approved by (Sign / Print):



GEORGE YUKICK

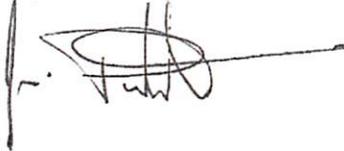
Title:

MAYOR

Date:

2/15/20

Sincerely,



TRIA ARCHITECTURE, INC.

James A. Petrakos, AIA, LEED AP
Principal Architect

JAP/rm

Attachments: Village Board Meeting Presentation (Select Pages), Dated 01/21/20 (15 Pages)
Estimate (Select Pages), Dated 02/04/20 (7 Pages)

cc: Ron McGrath, Tria Architecture, Inc.
Mike Kren, Tria Architecture, Inc.

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