



Ingenuity That Shapes Lives™

October 17, 2025

Mr. Bill McKenna, P.E.
Village Engineer
Village of Oak Park
201 South Boulevard
Oak Park, IL 60302

Re: Proposal – Ridgeland Avenue Improvements Phase 2

Dear Mr. McKenna,

GFT Infrastructure (GFT) is pleased to submit this proposal to provide professional consulting services for the Village of Oak Park (Village) on the above-referenced Project.

This proposal details the services GFT proposes to perform in connection with the project, the pricing at which GFT proposes to perform these services, and the assumptions upon which GFT has based this proposal.

SCOPE OF SERVICES

The project consists of a Phase 2 design for the 4,200-foot segment of Ridgeland Avenue between Augusta Street and North Avenue, financed with federal STP funding and processed through IDOT BLRS. The corridor is primarily residential but also includes Taylor Park between Division Street and Berkshire Street and Hatch Elementary School between Berkshire Street and Greenfield Street. The roadway will be patched and resurfaced within the corridor. Traffic calming features will be installed at the intersections. The existing signals on Ridgeland Avenue at Division Street and Lennox Street will be modernized or partially modernized. The existing lighting system will be evaluated and upgraded to install LED fixtures and add or adjust poles to provide adequate light distribution throughout the corridor. The project will not include work within the state route at North Avenue or the state route of Ridgeland Avenue at the intersection with Augusta Street.

COMPENSATION

As compensation for the performance of the above-described services, GFT will be reimbursed by the Village on a cost-plus fixed fee basis not to exceed **\$307,369**. Invoices will be sent monthly.

A handwritten signature in black ink, appearing to read 'David W. Block'.

David W. Block, PE
Senior Project Manager

1475 E Woodfield Rd, Suite 600, Schaumburg, IL 60173-5440

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Ridgeland Avenue Improvements		
Phase 2 Design Engineering		
Village of Oak Park		
Scope and Workhour Summary		
10/17/2025		
Task and Description		Total Workhours
Task 1 - Phase 1 Processing (to complete balance of Phase 1 tasks with new traffic calming features)		
	Environmental Coordination - coordinate with Huff & Huff and incorporate special waste pay items and	
a	special provisions into the contract documents	36
b	Crash analysis - prepare crash summary tables and crash analysis	40
c	Geometric updates and preferred improvement plans to include traffic calming features	80
d	Agency coordination with IDOT, FHWA, and Oak Park	40
e	Project Development Report upgrade from BLR 19100 to BLR 22210	80
	Public Information Meeting - develop notice, prepare summary brochure, prepare exhibits, attend	
f	meeting, present and lead input activities, gather public comments and prepare summary, and prepare responses to public comments and concerns.	100
Subtotal:		376
Task 2 – Data Collection and Review		
a	Coordinate with Oak Park for existing plans and project information	4
b	Traffic signal and lighting design (see attached separate breakdown)	16
c	Assumes no design changes requiring an update to the Phase 1 PDR	0
Subtotal:		20
Task 3 – Utility Coordination		
a	Review utility atlases	12
b	Verify and/or update CADD file	14
c	Review and identify potential conflicts for each utility	8
d	Review utility relocation permits and revise design, if possible	14
e	Complete Status of Utilities	12
Subtotal:		60
Task 4 – Supplemental Topographic Survey		
a	Assumes 1 day for 2-person survey crew to collect storm sewer structure information	16
b	Assumes 1 day for 2-person survey crew to collect miscellaneous information	16
Subtotal:		32
Task 5 – Permitting		
a	Assumes no SWPPP or NPDES permit (less than 1 acre impact)	0
b	Assumes no Pre-application meeting with Metropolitan Water Reclamation District	0
c	MWRD Stormwater Permit Application	24
Subtotal:		24
Task 6 – Plan Deliverables		
a	Prepare plan sheets (see attached detailed summary of plan sheets)	936
b	Photometric analysis of existing corridor lighting system	80
c	Prepare special provisions and applicable checksheets (roadway)	32
d	Prepare special provisions and applicable checksheets (traffic signals and lighting - see attached)	24
e	Prepare quantity calculations and Engineer's Estimate (roadway)	32
f	Prepare quantity calculations and Engineer's Estimate (traffic signals and lighting - see attached)	24
g	Prepare estimate of time	8
g	Submit Pre-final, Check-Final, and Final PS&E	8
i	Prepare dispositions of comments for each subsequent submittal	12
Subtotal:		1,156

Ridgeland Avenue Improvements	
Phase 2 Design Engineering	
Village of Oak Park	
Scope and Workhour Summary	
10/17/2025	
Task and Description	Total Workhours
Task 7 – Meetings	
a Project kick-off meeting with IDOT	8
b Village of Oak Park (assume 2 meetings or the equivalent effort of coordination)	16
Subtotal:	24
Task 8 – Project Management and Administration	
a Prepare and monitor the project schedule (assume 15 month schedule)	15
b Prepare and submit monthly progress reports and invoices	15
Subtotal:	30
Task 9 - QA/QC	
a Pre-final PS&E	16
b Check-final PS&E	8
Subtotal:	24
Task 10 - PPI and Agreement Preparation	
a Coordinate with IDOT and WCMC for submittal, processing, and approval of PPI and LPA agreement	8
b Prepare IDOT Local Agency Agreement for Federal Participation (BLR 05310C)	8
Subtotal:	16
Task 11 - Construction Support	
a Attend preconstruction meeting	4
b Respond to Requests for Information (assume 6 RFIs @ 4 hrs/RFI)	24
Subtotal:	28
Total:	1,790

Ridgeland Avenue
Augusta Street to North Avenue
Phase 2 Engineering
Plan Sheet Summary

Sheet Description	No. of Sheets	Hours / Sheet	Total Hours
Cover Sheet	1	8	8
Index of Sheets, IDOT Highway Standards, General Notes	1	8	8
Summary of Quantities	6	8	48
Earthwork Schedule	1	8	8
Typical Sections	2	8	16
Alignment, Ties, and Bench Marks	1	8	8
Removal Plans (1" = 50' Dual Pane)	2	12	24
Roadway and Drainage Plan and Profile (1"=50' H, 1"=5' V)	4	24	96
Suggested Traffic Control Plans (1"=50', Dual Pane, Assume 2 Stages)	6	12	72
Erosion and Sediment Control Plans (1"=50')	2	12	24
MWRDGC General Notes	1	4	4
MWRDGC Details	1	4	4
Pavement Marking and Signing Plans (1"=50', Dual Pane)	2	12	24
Landscaping Plans and Details (1"=50', Dual Pane)	2	12	24
Sidewalk ADA Ramp Details	14	12	168
Traffic Signal Plans (1"=20') - (see attached separate breakdown)	8	27	216
Lighting Plans (1"=50') - (see attached separate breakdown)	2	40	80
Village of Oak Park Standard Details	2	1	2
IDOT District One Standard Details	12	1	12
Cross Sections @ 50-foot Spacing and Key Locations (1"=10' H, 1=5' V)	15	6	90
TOTAL:	85		936
Pre-Final Roadway Plans (90%)			702
Initial Final Roadway Plans (98%)			187
Final Roadway Plans (100%)			47

Ridgeland Avenue
Augusta Street to North Avenue
Phase 2 Engineering
Traffic Signals and Lighting

TRAFFIC SIGNAL AND LIGHTING WORKHOURS SUMMARY		
Task and Description		Total Hours
Task 2 - Data Collection and Review		
A.	Review record information for signals, lighting, and interconnect	8
B.	Conduct field visit (1 visit * 2 person/visit * 4 hours/person)	8
Task 2 Subtotal		16
Task 6 - Traffic Signal and Interconnect Design		
A.	General Sheets (SOQ, General Notes, Standard and Custom Details) - 8 sheets	8
B.	Division and Ridgeland - Replace signal heads, poles, and pushbuttons with new equipment and cables. New pushbuttons will be located in accordance with PROWAG requirements.	
	Mast arms and foundations will be reused when possible. Vehicle detection and EVP will be removed and replaced. Service drop will be replaced, service type and location will be coordinated. Replace fiber optic equipment in cabinet.	
	Existing Plan and Removals	12
	Existing Cable Plan	12
	Temporary Traffic Signal and Cable Plans	40
	Proposed Plan View	12
	Proposed Cable Plan	12
C.	Lenox and Ridgeland - Replace signal heads, poles, and pushbuttons with new equipment and cables. New pushbuttons will be located in accordance with PROWAG requirements.	
	Mast arms and foundations will be reused when possible. Vehicle detection will be removed and replaced. Replace existing fiber optic equipment in cabinet.	
	Existing Plan and Removals	12
	Existing Cable Plan	12
	Proposed Plan View	12
	Proposed Cable Plan	12
D.	Augusta and Ridgeland - Replace existing fiber optic equipment in cabinet	
	Existing Cable Plan	8
	Proposed Cable Plan	8
E.	Interconnect Plans - Remove existing fiber optic cable from conduit between Lennox Street and Augusta Street and replace with single mode fiber optic cable. It is assumed no conduit or handholes will need to be replaced with this improvement.	
	Plan View (50 scale)	40
	Proposed Interconnect Schematic	16
F.	Specifications	12
G.	Quantities	12
Task 6a Subtotal		240
Task 6 - Street Lighting		
	This task includes development of plans, special provisions, and construction cost estimates to show the design of the street lighting system in the study area. A field site visit with the project team will be conducted to document the existing conditions and verify proposed equipment. At this time, the following locations and design elements are included: 1-Replace existing luminaires with LED luminaires for lighting along Ridgeland Ave. 2- Remove and relocate/replace light pole foundations, as determined by Oak Park and the site visit. 3-Adjust or add poles at locations conforming with the photometrics analysis. 4-Verify existing wiring of lighting equipment and replace existing lighting service drops.	
A.	General Sheets (SOQ, General Notes, Standard and Custom Details) - 2 sheets	8
B.	Planview	54
C.	Wiring Diagrams	18
D.	Specifications	12
E.	Quantities	12
Task 6b Subtotal		104
CONTRACT TOTAL		360

Local Public Agency Village of Oak Park	County Cook	Section Number 24-00268-00-RS
Prime Consultant (Firm) Name GFT Infrastructure, Inc.	Prepared By Dave Block	Date 10/17/2025
Consultant / Subconsultant Name GFT Infrastructure, Inc.	Job Number 	

Note: This is name of the consultant the CECS is being completed for. This name appears at the top of each tab.

Remarks

Phase 2 Design Contract

PAYROLL ESCALATION TABLE

CONTRACT TERM	15	MONTHS	OVERHEAD RATE	142.31%
START DATE	11/17/2025		COMPLEXITY FACTOR	0
RAISE DATE	4/4/2026		% OF RAISE	3.00%
END DATE	2/16/2027			

ESCALATION PER YEAR

Year	First Date	Last Date	Months	% of Contract
0	11/17/2025	4/4/2026	5	33.33%
1	4/5/2026	2/4/2027	10	68.67%

The total escalation = 2.00%

Local Public Agency**County****Section Number**

Village of Oak Park

Cook

24-00268-00-RS

Consultant / Subconsultant Name**Job Number**

GFT Infrastructure, Inc.

PAYROLL RATES

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET FIXED RAISE

MAXIMUM PAYROLL RATE	90.00
ESCALATION FACTOR	2.00%

CLASSIFICATION	IDOT PAYROLL RATES ON FILE	CALCULATED RATE
Engineer I	\$44.40	\$45.29
Engineer II	\$50.00	\$51.00
Engineer III	\$56.37	\$57.50
Engineer IV	\$68.04	\$69.40
Engineer V	\$84.51	\$86.20
Engineer VI	\$85.32	\$87.03
Engineer VII	\$84.46	\$86.15
Engineer VIII	\$85.67	\$87.38
Arch/Eng Technician II	\$39.80	\$40.60
Technical Designer II	\$49.70	\$50.69
Principal Technician	\$64.75	\$66.05
Project Manager Assistant	\$40.90	\$41.72
Inspector V	\$47.00	\$47.94
Sr Inspector II	\$58.40	\$59.57
Env Scientist I	\$46.30	\$47.23
Env Scientist III	\$52.50	\$53.55
Env Scientist IV	\$72.70	\$74.15
Analyst III	\$65.75	\$67.07
Analysit VI	\$77.83	\$79.39
Planner III	\$86.00	\$87.72
Planner IV	\$60.00	\$61.20
Planner VI	\$73.00	\$74.46
Geologist VI	\$86.00	\$87.72
Architect VII	\$86.00	\$87.72

Local Public Agency

Village of Oak Park

County

Cook

Section Number

24-00268-00-RS

Consultant / Subconsultant Name

GFT Infrastructure, Inc.

Job Number

DIRECT COSTS WORKSHEET

List ALL direct costs required for this project. Those not listed on the form will not be eligible for reimbursement by the LPA on this project.

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

ITEM	ALLOWABLE	QUANTITY	CONTRACT RATE	TOTAL
Lodging (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual Cost (Up to state rate maximum)			\$0.00
Lodging Taxes and Fees (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual Cost			\$0.00
Air Fare	Coach rate, actual cost, requires minimum two weeks' notice, with prior IDOT approval			\$0.00
Vehicle Mileage (per GOVERNOR'S TRAVEL CONTROL BOARD)	Up to state rate maximum	200	\$0.70	\$140.00
Vehicle Owned or Leased	\$32.50/half day (4 hours or less) or \$65/full day			\$0.00
Vehicle Rental	Actual Cost (Up to \$55/day)			\$0.00
Tolls	Actual Cost			\$0.00
Parking	Actual Cost			\$0.00
Overtime	Premium portion (Submit supporting documentation)			\$0.00
Shift Differential	Actual Cost (Based on firm's policy)			\$0.00
Overnight Delivery/Postage/Courier Service	Actual Cost (Submit supporting documentation)	5	\$25.00	\$125.00
Copies of Deliverables/Mylars (In-house)	Actual Cost (Submit supporting documentation)	2000	\$0.10	\$200.00
Copies of Deliverables/Mylars (Outside)	Actual Cost (Submit supporting documentation)			\$0.00
Project Specific Insurance	Actual Cost			\$0.00
Monuments (Permanent)	Actual Cost			\$0.00
Photo Processing	Actual Cost			\$0.00
2-Way Radio (Survey or Phase III Only)	Actual Cost			\$0.00
Telephone Usage (Traffic System Monitoring Only)	Actual Cost			\$0.00
CADD	Actual Cost (Max \$15/hour)			\$0.00
Web Site	Actual Cost (Submit supporting documentation)			\$0.00
Advertisements	Actual Cost (Submit supporting documentation)			\$0.00
Public Meeting Facility Rental	Actual Cost (Submit supporting documentation)			\$0.00
Public Meeting Exhibits/Renderings & Equipment	Actual Cost (Submit supporting documentation)			\$0.00
Recording Fees	Actual Cost			\$0.00
Transcriptions (specific to project)	Actual Cost			\$0.00
Courthouse Fees	Actual Cost			\$0.00
Storm Sewer Cleaning and Televising	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Traffic Control and Protection	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Aerial Photography and Mapping	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Utility Exploratory Trenching	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Testing of Soil Samples	Actual Cost			\$0.00
Lab Services	Actual Cost (Provide breakdown of each cost)			\$0.00
Equipment and/or Specialized Equipment Rental	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Copies B/W	Actual Cost	1000	\$0.10	\$100.00
Copies Color	Actual Cost	100	\$0.20	\$20.00
				\$0.00
				\$0.00
TOTAL DIRECT COSTS:				\$585.00

BLR 05514 (Rev. 02/06/25)

Local Public Agency

Village of Oak Park

County

Cook

Section Number

24-00268-00-RS

Consultant / Subconsultant Name

GFT Infrastructure, Inc.

Job Number

COST ESTIMATE WORKSHEET

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

OVERHEAD RATE 142.31%

COMPLEXITY FACTOR 0

TASK	DIRECT COSTS (not included in row totals)	STAFF HOURS	PAYROLL	OVERHEAD & FRINGE BENEFITS	FIXED FEE	SERVICES BY OTHERS	TOTAL	% OF GRAND TOTAL
1-Phase 1 Processing		376	21,670	30,839	7,151		59,660	19.41%
2-Data Collection and Review		20	1,167	1,661	385		3,213	1.05%
3-Utility Coordination		60	3,369	4,795	1,112		9,276	3.02%
4-Supplemental Topographic Survey		32	1,736	2,470	573		4,779	1.55%
5-Permitting		24	1,376	1,958	454		3,788	1.23%
6-Plan Deliverables		1156	68,066	96,864	22,462		187,392	60.97%
7-Meetings		24	1,490	2,121	492		4,103	1.33%
8-Project Management and Admin		30	1,720	2,448	568		4,736	1.54%
9-QA/QC		24	2,069	2,944	683		5,696	1.85%
10-PPI and Agreement Preparation		16	963	1,371	318		2,652	0.86%
11-Construction Support		28	1,647	2,344	543		4,534	1.48%
			-	-	-		-	
			-	-	-		-	
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			-	-	-		-	
			-	-	-		-	
			-	-	-		-	
Huff & Huff, Inc. (PSI)			-	-	-	16,567	16,567	5.39%
			-	-	-		-	
			-	-	-		-	
			-	-	-		-	
			-	-	-		-	
			-	-	-		-	
			-	-	-		-	
			-	-	-		-	
Subconsultant DL							\$388.40	0.13%
Direct Costs Total ==>	\$0.00						\$585.00	0.19%
TOTALS		1790	105,273	149,815	34,741	16,567	307,369	100.00%

255,088

BLR 05514 (Rev. 02/06/25)

Local Public Agency

Village of Oak Park

Consultant / Subconsultant Name

GFT Infrastructure, Inc.

County

Cook

Section Number

24-00268-00-RS

Job Number

AVERAGE HOURLY PROJECT RATES

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

SHEET 1 OF 2

PAYROLL CLASSIFICATION	AVG HOURLY RATES	TOTAL PROJ. RATES			1-Phase 1 Processing			2-Data Collection and Review			3-Utility Coordination			4-Supplemental Topographic Survey			5-Permitting		
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Engineer I	45.29	222.0	12.40%	5.62	85	22.61%	10.24				8	13.33%	6.04						
Engineer II	51.00	516.0	28.83%	14.70	85	22.61%	11.53	12	60.00%	30.60	12	20.00%	10.20	16	50.00%	25.50	8	33.33%	17.00
Engineer III	57.50	575.0	32.12%	18.47	126	33.51%	19.27				32	53.33%	30.67	16	50.00%	28.75	12	50.00%	28.75
Engineer IV	69.40	314.0	17.54%	12.17	39	10.37%	7.20	8	40.00%	27.76	8	13.33%	9.25				4	16.67%	11.57
Engineer V	86.20	163.0	9.11%	7.85	41	10.90%	9.40												
Engineer VI	87.03	0.0																	
Engineer VII	86.15	0.0																	
Engineer VIII	87.38	0.0																	
Arch/Eng Technician II	40.60	0.0																	
Technical Designer II	50.69	0.0																	
Principal Technician	66.05	0.0																	
Project Manager Assistant	41.72	0.0																	
Inspector V	47.94	0.0																	
Sr Inspector II	59.57	0.0																	
Env Scientist I	47.23	0.0																	
Env Scientist III	53.55	0.0																	
Env Scientist IV	74.15	0.0																	
Analyst III	67.07	0.0																	
Analysit VI	79.39	0.0																	
Planner III	87.72	0.0																	
Planner IV	61.20	0.0																	
Planner VI	74.46	0.0																	
Geologist VI	87.72	0.0																	
Architect VII	87.72	0.0																	
		0.0																	
		0.0																	
		0.0																	
TOTALS		1790.0	100%	\$58.81	376.0	100.00%	\$57.63	20.0	100%	\$58.36	60.0	100%	\$56.16	32.0	100%	\$54.25	24.0	100%	\$57.32

Local Public Agency

Village of Oak Park

County

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Section Number

24-00268-00-RS

Consultant / Subconsultant Name

GFT Infrastructure, Inc.

Job Number

AVERAGE HOURLY PROJECT RATES

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

SHEET 2 OF 2

PAYROLL CLASSIFICATION	AVG HOURLY RATES	6-Plan Deliverables			7-Meetings			8-Project Management and Admin			9-QA/QC			10-PPI and Agreement Preparation			11-Construction Support		
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Engineer I	45.29	114	9.86%	4.47				15	50.00%	22.64									
Engineer II	51.00	355	30.71%	15.66	8	33.33%	17.00							8	50.00%	25.50	12	42.86%	21.86
Engineer III	57.50	369	31.92%	18.35	8	33.33%	19.17										12	42.86%	24.64
Engineer IV	69.40	228	19.72%	13.69	4	16.67%	11.57	15	50.00%	34.70				8	50.00%	34.70			
Engineer V	86.20	90	7.79%	6.71	4	16.67%	14.37				24	100.00%	86.20				4	14.29%	12.31
Engineer VI	87.03																		
Engineer VII	86.15																		
Engineer VIII	87.38																		
Arch/Eng Technician II	40.60																		
Technical Designer II	50.69																		
Principal Technician	66.05																		
Project Manager Assistant	41.72																		
Inspector V	47.94																		
Sr Inspector II	59.57																		
Env Scientist I	47.23																		
Env Scientist III	53.55																		
Env Scientist IV	74.15																		
Analyst III	67.07																		
Analysit VI	79.39																		
Planner III	87.72																		
Planner IV	61.20																		
Planner VI	74.46																		
Geologist VI	87.72																		
Architect VII	87.72																		
TOTALS		1156.0	100%	\$58.88	24.0	100%	\$62.10	30.0	100%	\$57.34	24.0	100%	\$86.20	16.0	100%	\$60.20	28.0	100%	\$58.81

Assumptions and Exclusions

1. No design changes will require an update to the Phase 1 PDR
2. The Village will be responsible for publishing notices, coordinating with the newspapers, and covering costs for reserving a meeting venue.
3. SCAT will not be conducted as apart of these plans.
4. Cabinet splicing diagrams are not included and will need to be provided by Oak Park if desired.
5. Street lighting poles to be removed/replaced shall be determined by Oak Park.
6. Street lighting poles may be added or relocated based on the photometric analysis.
7. Street lighting wiring will not be replaced.
8. Street lighting will be photocell controller at the shorting cap on the luminaire; no dedicated lighting controller will be replaced. The Village will provide a detail for the contactor box to be replaced with the new electrical service.
9. Assumes 6 RFIs for construction support.
10. Assumes previous public engagement will be satisfactory to IDOT for the Public Information Meeting. Effort in this scope includes preparing a notice for a public information meeting offer only and not hosting a meeting. If IDOT requires a PIM, the effort will need to be added as a contract supplement.



A Subsidiary of GZA

GEOTECHNICAL

ENVIRONMENTAL

ECOLOGICAL

WATER

CONSTRUCTION
MANAGEMENT

915 Harger Road
Suite 330
Oak Brook, IL 60523
T: 630.684.9100
F: 630.684.9120
www.huffnhuff.com
www.gza.com



October 16, 2025

via email: dwbblock@gftinc.com

Mr. David W. Block, P.E. – Senior Project Manager
GFT
1475 East Woodfield Road – Suite 600
Schaumburg, Illinois 60173-5440

**Re: Phase II Environmental Services – Ridgeland Avenue (PSI & CCDD)
Village of Oak Park, Cook County, Illinois
Proposal No. 81.P013067.26R2**

Dear Mr. Block:

Huff & Huff, Inc., a subsidiary of GZA, Inc. (“Huff & Huff” or “GZA”) is pleased to submit this proposal to GFT (Client) to conduct Phase II Environmental Services for the proposed improvements along Ridgeland Road from Augusta Street to North Avenue (approximately 0.8 miles in length), located in the Village of Oak Park (Village), Cook County, Illinois. Specifically, Client has requested completion of a Preliminary Site Investigation (PSI) and Clean Construction and Demolition Debris (CCDD) sampling to assess six intersections within the project area. The PSI activities will address four (4) of the intersections and will include preparation of LPC-663 documentation for consideration at a CCDD or uncontaminated soil fill operation (USFO) facility.

Huff & Huff/GZA previously completed a Preliminary Environmental site Assessment (PESA) for the project during Phase I. The PESA serves as the basis of due diligence in support of the PSI and CCDD sampling proposed in this scope of services. This proposal presents our project approach, the scope of services, cost, and schedule for completing the project and is based on a preliminary review of select database information.

Soils are currently anticipated to be generated from six intersections within the Project Corridor. Four of the intersections associated with identified PIPs will be sampled as part of the PSI report and LPC-663 documentation. The PSI will include soil classifications per IDOT 669.05. The remaining two intersections not associated with PIPs will be sampled for pH as part of an LPC-662 document. The soils assessed in association with the LPC-662 document will be limited to classifications of CCDD-eligible or CCDD-ineligible.

1. SCOPE OF SERVICES

Task 1 – Preliminary Site Investigation (PSI)

We have developed the scope of the PSI assessment based on our current understanding of the project area in conjunction with the November 4, 2024, PESA provided by Huff & Huff/GZA which identified nine (9) sites as being potentially impacted properties (PIPs). Based on the Client request to address six intersections as part of the PSI, the following three (3) sites are considered PIPs to the intersections:

PESA Site #	PESA Site Name	Address
6	Hatch Elementary School	1000 N Ridgeland Ave
7	City of Oak Park Pumping Station	1010 Ridgeland Ave



K	Commonwealth Edison	Alley Behind 923 N Harvey
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Of the six intersections associated with the Project Corridor, four of the intersections are associated with the identified PIPs and will be sampled as part of the PSI document.

A. Soil Borings Sampling

It is anticipated that one (1) day of field effort will be required with up to four (4) borings completed. Of the four borings, one (1) is associated with each intersection that will undergo soil disposal management, including the following intersections:

- Division Street & Ridgeland Avenue: One (1) boring;
- Berkshire Street & Ridgeland Avenue: One (1) boring;
- Lennox Street & Ridgeland Avenue: One (1) boring; and
- Greenfield Street & Ridgeland Avenue: One (1) boring.

Huff & Huff/GZA will mark soil boring locations in the field and conduct an additional field visit to identify utility markings prior to the sampling mobilization. Samples will be collected by hand auger from depths up to approximately 5 feet bgs. Hand auger sampling requires frost to be absent during sampling and work will not be conducted when frost is present. Should a refusal prior to 5 feet bgs be encountered during the sampling process, a representative sample may be collected from a shallower interval. We anticipate that the boring locations will be adjusted as necessary based on project design and utility considerations.

The borings will be advanced and soil samples collected for laboratory analysis to assess locations identified for proposed excavation.

B. Analytical

Laboratory analysis of soil samples is proposed to be consistent with constituents of concern (COCs) to assign soil classifications and assess CCDD considerations. Based on our understanding of the proposed improvements, we have provided the following sampling protocol for budgetary considerations under the assumption of up to one (1) sample for laboratory analysis from each of the four (4) borings, for a total of up to four (4) soil samples analyzed. Samples will be field screened with a photoionization detector (PID) and the sample interval with the highest PID reading in each boring will be analyzed for the following analytical parameters consistent with IDOT protocol to identify soil classifications per Article 669.05.

- Volatile Organic Compounds (VOCs);
- Semi-Volatile Organic Compounds (SVOCs);
- Target Analyte List (TAL) total metals;
- SPLP and TCLP Metals; and
- Soil pH

C. PSI Report Preparation

A report summarizing the results of the soil sample collection activities and analytical results will be prepared. This document will present information pertinent for the bidding documents regarding conditions of soils tested, handling and final disposition considerations, including soil classifications per IDOT 669.05. Based on Client request, the PSI will assess only the soil classifications at the above-mentioned intersections.

D. CCDD (LPC-663 Form) Documentation

The soil sample results will be compared to the Maximum Allowable Concentrations (MACs) associated with CCDD facility acceptance, including the soil pH range of 6.25 to 9.0. If results achieve the MAC values, Huff & Huff/GZA will prepare the



LPC-663 document that will be signed/stamped by Huff & Huff/GZA. Locations that do not achieve the MACs (including soil pH range) will be identified as exclusion zones, not acceptable for CCDD facility disposal.

Task 2 – CCDD LPC-662 Certification

Two intersections from the Project Corridor not associated with PIPs will be analyzed for pH only. Marking and sampling of the borings will occur concurrently with the PSI field activities identified in Task 1. Huff & Huff assumes Client will facilitate the Owner signature for the LPC-662.

A. Soil Borings Sampling

Up to one (1) soil boring is proposed at each of the following intersections will be advanced and field screened with a photoionization detector (PID):

- Thomas Street & Ridgeland Avenue: One (1) boring; and
- LeMoyné Street & Ridgeland Avenue: One (1) boring.

B. Analytical

Based on the November 2024 PESA findings and our understanding of the proposed improvements, we have provided the following sampling protocol for budgetary considerations under the assumption of up to one (1) sample for laboratory analysis from each of the two (2) borings, for a total of up to two (2) soil samples analyzed.

- Soil pH

C. CCDD (LPC-662) Documentation

The soil sample pH results will be compared to the CCDD pH range of 6.25 to 9.0. If results achieve the MAC values, H&H will prepare the LPC-662 document. Locations that do not achieve the MACs (including soil pH range) will be identified as exclusion zones, not acceptable for CCDD facility disposal.

Task 3 – QA/QC

Time under this task includes QA/QC time for the deliverables from various tasks as described above.

Task 4 – Project Administration

Time under this task includes project administration and management activities that include cost and schedule tracking, coordination with Client on authorized activities, document production and other in-house management activities.

2. PROJECT COSTS

The project costs for the proposed tasks are included on the attached spreadsheets completed on the IDOT BLR CECS format. The project costs assume hand auger activities will be completed in a single mobilization within one 8-hour day onsite.

3. LEVEL OF EFFORT AND SCHEDULE

PSI work will commence within 3 business days of project approval, with a target completion date of ten (10) weeks from the date of approval, assumed to be after completion of the PESA and timed to be in advance of final design submittal for inclusion with bidding documents for Phase III construction.



October 16, 2025
GFT Proposal No. 81.P013067.26
Ridgeland Avenue Project, Oak Park, IL – Special Waste – PSI/CCDD
ATTACHMENTS

ATTACHMENT 2
BLR 05514 CPFF CECS Cost Worksheets



EXHIBIT D
COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET
FIXED RAISE

Local Public Agency

Oak Park

County

Cook

Section Number**Prime Consultant (Firm) Name**

Huff & Huff, Inc. / GZA

Prepared By

AHK / SC

Date

10/13/2025

Consultant / Subconsultant Name

GFT

Job Number

Note: This is name of the consultant the CECS is being completed for. This name appears at the top of each tab.

Remarks

Ridgeland Road - Augusta to North PSI/CCDD - Six Intersections

PAYROLL ESCALATION TABLE

CONTRACT TERM **20** MONTHS
START DATE **10/15/2025**
RAISE DATE **3/1/2026**
END DATE **6/14/2027**

OVERHEAD RATE **184.39%**
COMPLEXITY FACTOR **0**
% OF RAISE **3.00%**

ESCALATION PER YEAR

Year	First Date	Last Date	Months	% of Contract
0	10/15/2025	3/1/2026	5	25.00%
1	3/2/2026	3/1/2027	12	61.80%

The total escalation = 2.71%

BLR 05514 (Rev. 02/06/25)
ESCALATION

Local Public Agency	County	Section Number
Oak Park	Cook	
Consultant / Subconsultant Name		Job Number
GFT		

PAYROLL RATES

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET FIXED RAISE

MAXIMUM PAYROLL RATE	90.00
ESCALATION FACTOR	2.71%

CLASSIFICATION	IDOT PAYROLL RATES ON FILE	CALCULATED RATE
Principal	\$90.00	\$90.00
Associate Principal II	\$78.91	\$81.05
Associate Principal I	\$72.41	\$74.37
Senior Consultant I	\$64.97	\$66.73
Senior Project Manager III	\$75.84	\$77.90
Senior Project Manager II	\$63.84	\$65.57
Senior Project Manager I	\$59.95	\$61.58
Senior Landscape Architect	\$63.40	\$65.12
Senior Planning PM	\$61.44	\$63.11
Senior Technical Specialist II	\$63.69	\$65.42
Senior Technical Specialist I	\$56.07	\$57.59
CADD Designer	\$45.27	\$46.50
Scientist PM II	\$54.41	\$55.89
Scientist PM I	\$47.56	\$48.85
Assistant PM Scientist	\$39.33	\$40.40
Environmental Engineer PM II	\$52.00	\$53.41
Environmental Engineer PM I	\$48.90	\$50.23
Geotechnical Engineer PM I	\$52.74	\$54.17
Assistant PM Engineer I	\$41.12	\$42.24
Engineer I	\$36.84	\$37.84
Scientist SI	\$35.69	\$36.66
Scientist SII	\$31.95	\$32.82
Technical Graphics Technician	\$29.42	\$30.22
Architectural Historian	\$42.20	\$43.35
Administrative Executive	\$54.99	\$56.48
Administrative Manager	\$46.97	\$48.24
Senior Administrative Assistant	\$37.90	\$38.93

Local Public Agency

Oak Park

County

Cook

Section Number**Consultant / Subconsultant Name**

GFT

Job Number**DIRECT COSTS WORKSHEET**

List ALL direct costs required for this project. Those not listed on the form will not be eligible for reimbursement by the LPA on this project.

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

ITEM	ALLOWABLE	QUANTITY	CONTRACT RATE	TOTAL
Lodging (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual Cost (Up to state rate maximum)			\$0.00
Lodging Taxes and Fees (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual Cost			\$0.00
Air Fare	Coach rate, actual cost, requires minimum two weeks' notice, with prior IDOT approval			\$0.00
Vehicle Mileage (per GOVERNOR'S TRAVEL CONTROL BOARD)	Up to state rate maximum	90	\$0.70	\$63.00
Vehicle Owned or Leased	\$32.50/half day (4 hours or less) or \$65/full day			\$0.00
Vehicle Rental	Actual Cost (Up to \$55/day)			\$0.00
Tolls	Actual Cost			\$0.00
Parking	Actual Cost			\$0.00
Overtime	Premium portion (Submit supporting documentation)			\$0.00
Shift Differential	Actual Cost (Based on firm's policy)			\$0.00
Overnight Delivery/Postage/Courier Service	Actual Cost (Submit supporting documentation)			\$0.00
Copies of Deliverables/Mylars (In-house)	Actual Cost (Submit supporting documentation)			\$0.00
Copies of Deliverables/Mylars (Outside)	Actual Cost (Submit supporting documentation)			\$0.00
Project Specific Insurance	Actual Cost			\$0.00
Monuments (Permanent)	Actual Cost			\$0.00
Photo Processing	Actual Cost			\$0.00
2-Way Radio (Survey or Phase III Only)	Actual Cost			\$0.00
Telephone Usage (Traffic System Monitoring Only)	Actual Cost			\$0.00
CADD	Actual Cost (Max \$15/hour)			\$0.00
Web Site	Actual Cost (Submit supporting documentation)			\$0.00
Advertisements	Actual Cost (Submit supporting documentation)			\$0.00
Public Meeting Facility Rental	Actual Cost (Submit supporting documentation)			\$0.00
Public Meeting Exhibits/Renderings & Equipment	Actual Cost (Submit supporting documentation)			\$0.00
Recording Fees	Actual Cost			\$0.00
Transcriptions (specific to project)	Actual Cost			\$0.00
Courthouse Fees	Actual Cost			\$0.00
Storm Sewer Cleaning and Televising	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Traffic Control and Protection	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Aerial Photography and Mapping	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Utility Exploratory Trenching	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Testing of Soil Samples	Actual Cost			\$0.00
Lab Services	Actual Cost (Provide breakdown of each cost)	4	\$740.00	\$2,960.00
Equipment and/or Specialized Equipment Rental	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
pH Samples	Actual Cost	2	\$24.00	\$48.00
Field Kit	Daily Rate	1	\$30.00	\$30.00
Driller	Actual Cost			\$0.00
PID + GPS	Daily Rate	2	\$100.00	\$200.00
TOTAL DIRECT COSTS:				\$3,301.00

Oak Park

Cook

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GFT

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EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

OVERHEAD RATE	184.39%
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COMPLEXITY FACTOR 0

11,887

BLR 05514 (Rev. 02/06/25)

COST EST

Local Public Agency

Oak Park

Consultant / Subconsultant Name

GFT

County

Cook

Section Number

Job Number

AVERAGE HOURLY PROJECT RATES

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

SHEET1OF1

PAYROLL CLASSIFICATION	AVG HOURLY RATES	TOTAL PROJ. RATES			Task 1 - PSI and LPC-663			Task 2 - LPC-662			Task 2 - QA/QC			Task 3 - Project Administration					
		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	0.0																	
Associate Principal II	81.05	4.0	4.35%	3.52	2	2.70%	2.19				2	40.00%	32.42						
Associate Principal I	74.37	6.0	6.52%	4.85	2	2.70%	2.01				3	60.00%	44.62	1	20.00%	14.87			
Senior Consultant I	66.73	0.0																	
Senior Project Manager III	77.90	0.0																	
Senior Project Manager II	65.57	1.0	1.09%	0.71	1	1.35%	0.89												
Senior Project Manager I	61.58	0.0																	
Senior Landscape Architect	65.12	0.0																	
Senior Planning PM	63.11	0.0																	
Senior Technical Specialist II	65.42	0.0																	
Senior Technical Specialist I	57.59	0.0																	
CADD Designer	46.50	0.0																	
Scientist PM II	55.89	18.0	19.57%	10.93	14	18.92%	10.57							4	80.00%	44.71			
Scientist PM I	48.85	0.0																	
Assistant PM Scientist	40.40	8.0	8.70%	3.51	8	10.81%	4.37												
Environmental Engineer PM II	53.41	0.0																	
Environmental Engineer PM I	50.23	0.0																	
Geotechnical Engineer PM I	54.17	0.0																	
Assistant PM Engineer I	42.24	0.0																	
Engineer I	37.84	44.0	47.83%	18.10	38	51.35%	19.43	6	75.00%	28.38									
Scientist SI	36.66	0.0																	
Scientist SII	32.82	0.0																	
Technical Graphics Technician	30.22	9.0	9.78%	2.96	8	10.81%	3.27	1	12.50%	3.78									
Architectural Historian	43.35	0.0																	
Administrative Executive	56.48	0.0																	
Administrative Manager	48.24	0.0																	
Senior Administrative Assistant	38.93	2.0	2.17%	0.85	1	1.35%	0.53	1	12.50%	4.87									
TOTALS		92.0	100%	\$45.43	74.0	100.00%	\$43.25	8.0	100%	\$37.02	5.0	100%	\$77.05	5.0	100%	\$59.58	0.0	0%	\$0.00