



Scope of Work

Chicago Avenue Streetscape/Dr. Percy L. Julian Business District

Oak Park, Illinois

Planning Resources Inc.

April 4, 2026

PROJECT WORK PLAN

This scope of work utilizes design processes and methodologies that build directly upon our team's previous involvement and expertise in the Phase 1 Conceptual Master Planning for the Chicago Avenue Streetscape/Dr. Percy L. Julian District. By leveraging this foundational planning and design experience, we ensure a seamless transition into the implementation of the Dr. Percy L. Julian Business District vision.

As part of our comprehensive proposal for the project, we will establish a distinctive identity for the Chicago Avenue Streetscape/Dr. Percy L. Julian District by seamlessly integrating branding, landscape enhancements, and sophisticated interpretive elements. Working in close coordination with 106 Group as a specialized subconsultant for exhibit design, our team will develop a compelling narrative framework that reflects the full breadth of Dr. Julian's scientific legacy and community leadership. This partnership ensures a cohesive public realm where historical validation and expert content development inform every design choice—from landmark gateway features to intimate interpretive moments—unifying the corridor's history and businesses to create a powerful, lasting sense of place.

PHASE 1 - PROJECT INITIATION

Task 1.1: Project Kick-off Meeting and Alignment

We will meet with the Village of Oak Park, and Terra Engineering at the beginning of the effort to finalize the schedule for the project as well as goals and overarching expectations for the effort. During this initial coordination, we will identify the critical success factors and specific outcomes prioritized by the Village and the Dr. Percy L. Julian Business District stakeholders during the Phase 1 Concept Master Planning development. We will also refine the strategy for community participation, including the finalization of plans for stakeholder workshops and public meetings to ensure the "Outdoor Museum" vision aligns with local aspirations.

As part of these kick-off activities, members of the PRI/Terra consultant team and Village staff will conduct a walking tour of the nine-block corridor, if necessary, to give the planning team a comprehensive understanding of the project area, ground-truth site conditions, and finalize the strategic approach for the Dr. Julian narrative.

Task 1.2: In-Depth Corridor Assessment & Validation

The PRI team, in close collaboration with Terra Engineering, will conduct an in-depth existing conditions assessment of the Chicago Avenue corridor to strictly confirm and validate the initial findings from the Phase 1 Conceptual Master Planning phase. Although the existing conditions assessment will focus on the Chicago Ave Street corridor, we will extend approximately 50 feet into all connecting arterials to gain a better understanding of the existing condition of the corridor and adjacent spaces to document functional relationships and existing features that may validate or inform the final plan, including but not necessarily limited to, functional relationships and existing and potential conflicts, physical and environmental factors, aesthetic influences, existing and anticipated circulation, and safety and accessibility. This detailed evaluation will utilize the Village's GIS system, updated aerial photography, and comprehensive site investigations to verify utility conflicts and critical design features, including multi-modal street functions, traffic patterns, and the precise structural condition of sidewalks and parkways.

By reconciling Phase 1 assumptions with current field data, the team will ensure the preservation of mature trees and significant views while refining enhancement opportunities that align with adjacent land uses. The resulting marked-up field maps, diagrams, and photographs will serve as the validated technical foundation for the proposed streetscape improvements and "Outdoor Museum" exhibits.

Deliverables:

- Project schedule, team directory and work plan
- Memorandum outlining the goals and critical success factors for the project
- Memorandum outlining anticipated stakeholder involvement process
- Existing conditions assessment summary exhibit
- Meeting minutes from the kick-off meeting

PHASE 2 - CONCEPT PLAN REFINEMENT

Task 2.1: Geometric & Infrastructure Alignment

Terra Engineering will serve as the lead entity for the comprehensive condition assessment of existing pavements and infrastructure throughout the corridor. Utilizing the digital base plan generated and controlled by Terra, the PRI team will participate in a collaborative site walkthrough to ensure the seamless integration of all proposed streetscape elements. This evaluation will include a high-level analysis of hardscape conditions, utility locations, and existing signage to ensure that site furnishings, corridor branding, and "Outdoor Museum" exhibits align precisely with the underlying civil engineering requirements and the verified physical constraints of the site.

Task 2.2: Multi-Modal Safety & Access Optimization

For this task, Terra Engineering will serve as the lead entity responsible for conducting the comprehensive Safety Study and providing all technical recommendations for geometric improvements throughout the corridor, while PRI acts as a collaborative partner to ensure these functional enhancements align seamlessly with the streetscape's aesthetic and "Outdoor Museum" identity. PRI's scope is focused on high-level design integration rather than technical production, encompassing participation in strategic coordination meetings and a collaborative review of Terra-developed sketches to verify that safety infrastructure such as curb extensions and lane reconfigurations provides appropriate siting for exhibits and landscape features.

Task 2.3: Design Synthesis & Refinement

Working from the digital base plan provided by Terra Engineering, the PRI team will overlay the Phase 1 Preferred Concept Design Plan onto the current corridor geometry to identify and resolve any structural conflicts between the proposed "Outdoor Museum" aesthetic and the engineered streetscape. This synthesis will refine the placement of all exhibits, site furnishings, and amenities—including benches, planters, kiosks, gateways/wayfinding/interpretive signage, and outdoor dining areas—to ensure technical feasibility without compromising the Dr. Julian narrative. Incorporating direct input from Village staff and Terra Engineering, the refined plan will also establish a comprehensive landscape strategy, identifying specific infill street trees, shrubs, and native planting palettes to serve as the functional blueprint for all subsequent development phases.

Task 2.4: Planning Level Cost Estimate & Budget Analysis

Terra Engineering will serve as the lead entity for the project's comprehensive cost-estimating effort, developing a detailed capital budget for all project components. PRI will support this process by providing precise quantity and cost data for specialty items—including decorative intersection treatments, interpretive signage, and high-end streetscape furnishings—to be seamlessly integrated into the Terra-developed estimate.

To ensure the project's long-term sustainability, PRI will provide general operating outlines for the specialty aesthetic features, accounting for life-cycle maintenance and replacement costs for high-impact elements such as custom pavers, public art exhibits, and the native landscape palette. This structured financial roadmap ensures the proposed streetscape remains safe, functional, and aesthetically cohesive through a phased implementation strategy.

Task 2.5: Stakeholder and Community Engagement (Meeting #1)

In a collaborative session facilitated by Terra Engineering and the Prescott Group, the PRI team will present the updated streetscape concept plan to Village staff, business district property owners, and key stakeholders to identify localized concerns and build consensus. This interactive meeting will focus on validating refined design components. By integrating this community input, the team will ensure the final design package accurately reflects the vision and narrative alignment of the Dr. Percy L. Julian Business District. The Final Design Package will feature precise specifications for the "Outdoor Museum" exhibits, brick paver intersection designs, interpretive signage style, and a curated suite of site furnishings—including bench seating, litter receptacles, and high-quality materials.

Task 2.6: Briefing Session with Village Board to Present the Final Design Package

Following the community engagement phase—facilitated by Prescott Group—the PRI team and Terra Engineering will conduct a formal briefing with the Oak Park Village Board. We will present the final design package utilizing digital base maps generated and controlled by Terra Engineering, incorporating PRI's specialized aesthetic edits and "Outdoor Museum" design input. This session will focus on key public improvements and implementation strategies, ensuring that the refined streetscape deliverables align with the Board's long-term objectives for the corridor.

Deliverables:

- Refined Final Concept Plan and Preferred Design Package including, but not limited to, streetscape theme for sidewalks, banner design, outdoor museum exhibits and interpretive signage/wayfinding design plan, street furniture and amenities, public art, gateways and transitions, intersection improvements, and landscape design; The final design package will also include enlarged street sections and detailed plan views for prototypical locations along Chicago Ave. at East Ave, Humphrey Ave, and a mid-block pedestrian crossing west of Austin Blvd. and east of Humphrey Ave..
- Planning Level Cost Estimate and Budget Analysis
- Meeting minutes from the Stakeholder and Community Engagement Meeting.
- Meeting minutes from the Village Board briefing.

PHASE 3 – DESIGN DEVELOPMENT & COST ESTIMATION

Task 3.1: Design Synthesis & Refinement

Upon approval of the Updated Streetscape Concept Plan and Final Design Package, the PRI team, in close coordination with Terra Engineering, will transition the updated conceptual vision plan into a comprehensive Design Development (DD) drawing set. This phase focuses on refining the technical scale and relationship of all streetscape

components, utilizing the precise dimensions and scaled geometry of the Terra Engineering provided base plan, material selections, and integrated streetscape improvements and "Outdoor Museum" features. The DD set serves as the bridge between vision and construction, establishing the structural, aesthetic, and functional framework required for final engineering and permitting.

Simultaneously, the team will generate a detailed Opinion of Probable Construction Cost based on the refined drawings. This estimate will utilize itemized quantities and current market rates to ensure the project remains aligned with the established budget. By identifying long-lead items and specialized fabrication requirements early, the team will provide a clear financial roadmap, allowing the Village to make informed decisions regarding phasing and procurement prior to the commencement of final Construction Documentation phase.

Deliverables:

- 50% Design Development (DD) Package
- Opinion of Probable Construct Cost

PHASE 4 – OUTDOOR MUSEUM EXHIBIT & NARRATIVE FRAMEWORK DEVELOPMENT

Task 4.1: Concept Plan (Interpretive Strategy)

This phase focuses on transitioning from conceptual ideas to a buildable interpretive framework. PRI, in collaboration with 106 Group, will refine the narrative architecture and organize content across the Chicago Avenue corridor to ensure the Dr. Percy L. Julian story is both historically accurate and physically integrated into the streetscape.

This sub-phase establishes the "storyboard" for the corridor, ensuring a logical flow of information for pedestrians and visitors.

- Narrative Refinement: Evaluate and refine overarching themes, character zones, and specific storylines that define the Dr. Julian District.
- Story Prioritization: Identify and rank key narratives—from scientific breakthroughs to civil rights leadership—that represent the full breadth of Dr. Julian's legacy.
- Content Hierarchy: Establish a structured information layer across exhibit types, distinguishing between high-impact Gateway Elements and detailed Secondary Interpretive Moments.
- Graphic Typical: Develop initial graphic templates and "look and feel" standards based on the established content hierarchy.

- Design Alignment: Ensure narrative zones align with physical streetscape typologies and site constraints.

Task 4.2: Draft Plan (Content Development)

This sub-phase advances the raw narrative into drafted text and curated imagery, integrating it into the physical exhibit framework.

- Interpretive Copywriting: Develop draft exhibit text for all corridor elements, tailored to various reading levels and engagement times.
- Visual Curation: Identify and recommend historical imagery, diagrams, and scientific illustrations to support and enhance the interpretive text.
- Narrative Flow Validation: Refine the physical sequencing of stories across the corridor to ensure a cohesive "museum" experience for users traveling in either direction.
- Typology Refinement: Provide technical input on exhibit forms (kiosks, plaques, digital triggers) to optimize legibility and the visitor experience.
- Technical Coordination: Work with Terra Engineering to ensure content placement remains consistent with the validated design intent and safety standards.

Phase 4.3: Final Plan (Design Refinement)

Building on the Draft Plan feedback, this sub-phase finalizes the content and prepares the 3D components for the construction document phase.

- Final Text & Graphics: Refine and finalize all exhibit copy, typography, and visual layouts for production readiness.
- 3D Component Refinement: Finalize sketches, material callouts, and renderings for all 3D exhibit components and custom site features.
- Implementation Review: Conduct a final reconciliation of the exhibit plan against the Village Board's objectives and the project's General Operating Outlines.

Deliverables:

- Concept Plan (Interpretive Strategy)
- Draft Plan (Content Development)
- Final Exhibit & Narrative Plan

PHASE 5 – CONSTRUCTION DOCUMENTATION & BID DELIVERABLES

Task 5.1: Detailed Design & Procurement Specifications

During this phase, PRI, acting as the lead Landscape Architect, will spearhead the transition of the approved Design Development package into a comprehensive set of construction documents and technical specifications. PRI is specifically responsible for generating all construction documentation for above-ground aesthetic features and site furnishing components as they relate to the corridor “Branding,” streetscape improvements and "Outdoor Museum" identity. While coordinating closely with Terra Engineering for sub-surface and heavy civil alignment, PRI will ensure all aesthetic and functional elements strictly adhere to the Village of Oak Park standards and "Complete Streets" best practices.

Task 5.2: Progress Submittals & Design Coordination

PRI will manage the issuance of design packages at 30%, 60%, 100%, and Final (For Construction) milestones. As the primary point of contact for the design’s visual and cultural character, PRI will lead regular review meetings with the Village to ensure the "Outdoor Museum" components and streetscape aesthetics remain aligned with the project vision and budget.

Task 5.3: 60% Landscape/Aesthetic Plans & Technical Specifications

At the 60% milestone, PRI will submit a refined, specialized drawing set and technical specification to Terra Engineering for inclusion in the overall construction document package and project manual. This submittal will emphasize:

- **Landscape & Aesthetic Plan Sheets:** Fully coordinated planting plans developed in alignment with the Village’s forestry and parks departments, alongside precise technical layouts for all site furnishings, "Outdoor Museum" exhibits, and Dr. Percy L. Julian District-specific branding elements.
- **Specialized Project Manual & Technical Specs:** PRI will develop a comprehensive Table of Contents and detailed specifications for all above-ground materials, custom fabrications, and specialized finishes to be incorporated into Terra Engineering’s master Project Manual.
- **Quality Assurance Review:** PRI will perform a high-level review of the consolidated Terra Engineering CD package to ensure all aesthetic landscape enhancements and outdoor museum components are accurately represented and fully coordinated with the civil infrastructure.

Task 5.4: 60% Estimate of Probable Construction Cost

Accompanying the 60% set, PRI will provide an updated Opinion of Probable Construction Cost for the aesthetic and landscape scope of work. This estimate will offer a transparent financial breakdown, specifically detailing costs for:

- Specialized Streetscape Elements: Custom site furniture, "Outdoor Museum" displays, and high-quality paving materials.
- Softscape & Infrastructure: Direct costs for planting materials, specialized soil mixes, associated contractor overhead for the landscape components of the project.
- Financial Alignment: A breakdown of relevant consultant fees and construction contingencies to assist the Village in finalizing procurement strategies

Deliverables:

- Specialized 60% Landscape & Exhibit Drawing Set
- Aesthetic Technical Specifications
- 60% updated Opinion of Probable Cost
- CD Package Coordination Memo

PHASE 6 - PERMITTING SERVICES & JURISDICTIONAL SUBMITTALS

Task 6.1: Permit Preparation & Agency Coordination:

Under this task, Terra Engineering serves as the lead entity responsible for the coordination, preparation, and management of all necessary permit applications and encroachment approvals. PRI will support this process by providing supplementary landscape architectural documentation, aesthetic exhibits, and site furnishing details as required by the reviewing agencies to secure project approval.

Terra Engineering shall prepare all exhibits and submit applications to obtain any and all necessary permits and encroachments. This includes performing required surveys and preparing technical documents in strict accordance with the standards and regulations of the appropriate jurisdictional entities. PRI will provide the necessary landscape and "Outdoor Museum" plan sheets to be integrated into these submittals.

Task 6.2: Application Management:

Terra Engineering is responsible for compiling all permit applications, technical documentation, and supporting attachments needed to secure project approvals. These materials will be prepared and forwarded to the Village for execution prior to the completion of final plans. Terra Engineering will ensure that copies of these approved documents are bound with the final contract documents and reflected accurately on the final plan set.

Task 6.3: Review & Resubmittals:

Should any reviewing entity request modifications to the prepared permitting documents, Terra Engineering will lead the effort to address comments and provide new submittals as necessary. PRI will provide revised aesthetic or planting documentation if the comments pertain to the above-ground streetscape enhancements.

Task 6.4: Comprehensive Permit Acquisition:

Terra Engineering shall be responsible for the end-to-end management of the building permit process and any Site Plan Review requirements, including all necessary submittals. They will ensure the design compliance and that plans are clearly marked per jurisdictional guidelines.

Deliverables:

- Integrated Landscape & "Outdoor Museum" Plan Sheets
- Supplementary Aesthetic Exhibits
- 60% updated Opinion of Probable Cost
- Final Permit-Compliant Landscape and Exhibit Plans

PHASE 7 - BIDDING & AWARD SERVICES

Task 7.1: Bid Package Coordination

Terra Engineering will serve as the lead consultant responsible for managing the formal bidding process for the Chicago Avenue Streetscape project. Terra Engineering will coordinate directly with Village staff to determine the most effective procurement strategy, specifically evaluating whether to issue a singular comprehensive bid or a series of multiple phased bid packages to align with budget cycles and construction logistics.

Terra Engineering will manage the assembly and distribution of all bid documents, ensuring that the technical civil requirements and PRI's streetscape enhancements and "Outdoor Museum" specifications are seamlessly integrated. They will lead the coordination with the Village to finalize the phasing strategy and advertisement schedule.

Task 7.2: Bid Solicitation & Evaluation

Terra Engineering will oversee the solicitation of bids, conduct the pre-bid meeting, and manage the formal Request for Information (RFI) process. PRI will assist Terra Engineering and the Village by providing technical clarifications regarding landscape elements, custom site furnishings, and specialized "Outdoor Museum" fabrications.

Task 7.3: Bid Analysis & Recommendation

Following the bid opening, Terra Engineering will perform a detailed analysis of the proposals to ensure technical and mathematical compliance. PRI will assist in evaluating the qualifications of the bidders, particularly regarding their experience with high-quality streetscape finishes and public art installations. Together, the team will provide a formal recommendation for the contract bid award to the Village.

Deliverables:

- Technical Bid Clarifications & RFI Responses
- Specialized Bidder Qualification Analysis

COMPENSATION & PROFESSIONAL FEE STRUCTURE

This fixed-fee budget is structured to reflect PRI leading the aesthetic, narrative, and landscape identity of the Chicago Avenue Streetscape/Dr. Percy L. Julian District corridor, with 106 Group integrated as a specialized subconsultant for the "Outdoor Museum" curation. Given the high-intensity nature of interpretive exhibit design, a professional fee of **\$225,500.00** reflects the level of effort and technical precision required by the PRI team for a scope of this complexity. Additionally, this fee ensures the project is supported by the specialized expertise necessary to establish a world-class cultural district for the Chicago Avenue Streetscape/Dr Percy L. Julian District.

Compensation

The following professional fees and scope of services can be adjusted with the Village of Oak Park's input to reach a mutually agreeable project approach.

Fee Summary by Project Phase

Phase 1 – Project Initiation	\$ 15,000.00
Phase 2 – Concept Plan Refinement	\$ 20,000.00
Phase 3 – Design Development & Cost Estimation	\$ 35,000.00
Phase 4 – Outdoor Museum Exhibit & Narrative Framework Development	\$ 99,000.00
Phase 5 – Construction Documents & Bid Deliverables	\$ 39,000.00
Phase 6 – Permitting Services & Jurisdictional Submittals	\$ 8,500.00
Phase 7 – Bidding & Award Services	<u>\$ 7,500.00</u>
Sub Total	\$224,000.00

Phases 1-7: Professional Fee Breakdown

Planning Resources Inc.	\$135,000.00
106 Group	\$89,000.00
Production and General Project Expenses	<u>\$ 1,500.00</u>

Basic Scope of Services Total Compensation	\$225,500.00
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Additional Meetings: Compensation for additional meetings with the FSPD's staff, Park Board, or public, shall be performed by PRI Principal and/or the Project Manager at \$500.00 per meeting/person.

Additional Meetings: Compensation for additional meetings and hearings not specified herein shall be on an hourly basis. The hourly rates for these services are as follows:

Landscape Architecture Studio

Principal, Director of Landscape Architecture	195.00
Asst. Director of Landscape Architecture	175.00
Landscape Architect III (<i>Senior Landscape Architect</i>)	150.00
Landscape Architect II (<i>Mid-Level Associate</i>)	105.00
Landscape Architect I (<i>Junior Associate</i>)	95.00
Landscape Designer	85.00

General Services

Public Involvement/Survey Support	75.00
Administrative Assistant	70.00

Reimbursable Expenses (Travel)

Principal, Director of Landscape Architecture	75.00
Asst. Director of Landscape Architecture	60.00
Landscape Architect III (<i>Senior Landscape Architect</i>)	50.00
Landscape Architect II (<i>Mid-Level Associate</i>)	45.00
Landscape Architect I (<i>Junior Associate</i>)	40.00
Landscape Designer	35.00

Grand Total Basic Services and Supplemental Services Consulting Services Fee:

The cost of the Basic Services/Supplemental Services portion of the project as described herein for all Direct Costs and Labor Costs shall be performed per industry standards for a grand total professional fee of **\$225,500.00**. The landscape architect shall submit monthly invoices for Labor, Direct Costs and Additional Services. Accounts are payable on receipt of the invoice.

SERVICES NOT INCLUDED IN BASIC SERVICES:

The Consultant will not be responsible for the following items or work:

- Augmented Reality Consultation
- Accessible Feature Add-ons
- Contract Administration/Construction Observation
- Value Engineering
- "As-built drawings"
- Tree Survey
- Irrigation Drawings, or
- Subsurface Conditions

TERMS OF AGREEMENT

See Attached

This proposal shall remain open for a period of thirty (30) days from the date of issuance. If the proposal is not accepted and returned to Planning Resources Inc. within thirty (30) days, then the proposal shall automatically terminate without further notice.

Accepted



Darrell E. Garrison
Planning Resources Inc

Principal

Title

April 6, 2026

Date

Village of Oak Park

Title

Date



Scope of Work

Chicago Avenue Streetscape/Dr. Percy L. Julian Business District
 Oak Park, Illinois
 Planning Resources Inc.
 April 14, 2026

Detailed Hourly Breakdown

As requested, we have provided a detailed hourly breakdown for the Chicago Avenue Streetscape Project/Dr. Percy L. Julian Business District project. This breakdown reflects the professional effort required for a firm of PRI's caliber to coordinate a complex, nine-block streetscape project involving multiple stakeholders and engineering partners.

Phase 1: Project Initiation & Kick-off

Task 1.1: Coordination, Goal Setting, and Corridor Reconnaissance

Specific Sub-Task	Principal / Project Manager	Senior Landscape Architect	Staff Designer / Technical	Total Hours
Kick-off Meeting Prep & Attendance: Finalize project schedule, goals, and expectations with Village Staff and Terra Engineering.	2	2	2	6
Stakeholder Strategy Development: Identify critical success factors and specific outcomes for the Dr. Percy L. Julian District.	2	4	6	12
Public Participation Refinement: Tailor the "Outdoor Museum" engagement strategy and finalize stakeholder workshop plans.	2	5	8	15
Corridor Walking Tour & Field Review: On-site "ground-truthing" of the 9-block area to document site conditions and the Julian narrative.	4	4	4	12

Specific Sub-Task	Principal / Project Manager	Senior Landscape Architect	Staff Designer / Technical	Total Hours
Include additional corridor ROW areas West of East Ave to Kenilworth Ave.				
Post-Tour Documentation: Synthesis of field notes and finalization of the strategic planning approach.	1	2	4	7
TOTAL HOURS (Task 1.1)	11	17	24	
AGGREGATE HOURS @ RESPECTIVE HOURLY RATE	\$2,145	\$2,550	\$2,520	
PHASE 1.1 TOTAL				\$7,215

Task 1.2: In-Depth Corridor Assessment & Validation

This is a production-intensive task, as evidenced by the 42 hours allocated to Design Staff. This time is dedicated to GIS data integration, photo documentation, and the drafting of detailed field maps required to validate the 9-block corridor and its arterial extensions.

Sub-Task	Principal	Senior LA	Staff Designer	Total
GIS & Base Mapping: Integrate Village data and aerials.	1	2	6	9
Field Audit: Block-by-block utility and parkway survey.	2	3	12	17
Arterial Analysis: Assess 50' extension into side streets.	1	2	4	7
Asset Survey: Tree preservation and viewshed analysis.	1	2	4	7

Sub-Task	Principal	Senior LA	Staff Designer	Total
Conflict Mapping: Reconcile field data with site diagrams.	1	3	8	12
Technical Synthesis: Final documentation and exhibit base.	1	2	8	11
TOTAL HOURS	7	14	42	
AGGREGATE HOURS @ RESPECTIVE HOURLY RATE	\$1,365	\$2,100	\$4,410	
PHASE 1.2: TOTAL				\$7,875
PHASE 1.1 & 1.2: SUBTOTAL				\$15,090

Phase 2: Concept Plan Refinement

The Phase 2 hour breakdown reflects PRI's role as the aesthetic and "Outdoor Museum" lead, coordinating closely with Terra Engineering's technical infrastructure team to align design vision with site constraints

Sub-Task	Principal	Senior LA	Design Staff	Total
2.1: Infrastructure Alignment: Collaborative site walkthrough/audit with Terra.	2	4	4	10
2.2: Multi-Modal Integration: Strategic review of Terra's safety/geometric sketches.	2	4	4	10
2.3: Design Synthesis: Overlaying Phase 1 concepts onto engineered base plans (<i>incl. thorough internal QAQC by Senior Leadership</i>)	5	16	35	56
2.4: Cost & Budgeting: Pricing specialty items and life-cycle maintenance data.	3	10	16	29

Sub-Task	Principal	Senior LA	Design Staff	Total
2.5: Community Engagement: Prep and participation in 3 Community Open House Meetings and 3 Business District Engagement Meetings	5	8	20	33
2.6: Board Briefing: Prepare for and attend 1 formal presentation of the final design package to the Board.	4	4	6	14
TOTAL HOURS	21	46	85	
AGGREGATE HOURS @ RESPECTIVE HOURLY RATE	\$4,095	\$6,900	\$8,925	
PHASE 2: SUBTOTAL	\$19,920			

Phase 3: Design Development & Cost Estimation

Principal and Senior LA time is focused on ensuring the "Outdoor Museum" aesthetic isn't lost as we begin to address the structural and engineered realities of the streetscape

Sub-Task	Principal	Senior LA	Design Staff	Total
DD Plan Production: Transitioning concept vision into scaled 9-block DD drawing set. <i>(Incl. East Ave to Kenilworth)</i>	12	28	75	115
Technical Detailing: Refining structural/aesthetic relationships of "Outdoor Museum" features.	8	20	35	63
Cost Estimate Development: Update to Itemized quantity take-offs and current market rate analysis.	3	7	18	28

Sub-Task	Principal	Senior LA	Design Staff	Total
Procurement Strategy: Identifying long-lead items and specialty fabrication requirements.	2	6	4	12
Quality Control & Review: Internal and Terra-coordinated set review for budget alignment.	6	15	12	32
TOTAL HOURS	31	86	144	
AGGREGATE HOURS @ RESPECTIVE HOURLY RATE	\$6,045	\$12,900	\$15,120	
PHASE 3: SUBTOTAL				\$34,065

Phase 4: Outdoor Museum Exhibit & Narrative Framework

This phase represents the project's narrative core, with hours prioritized for Principal, Senior LA, and subconsultant coordination. This ensures the "Outdoor Museum" exhibits are intellectually compelling, historically accurate, and engineered for durability within the urban streetscape.

Sub-Task	Principal	Senior LA	Design Staff	Total
4.1: Interpretive Strategy: Narrative refinement and storyboarding the 9-block flow.	2	5	3	22
4.2: Content Development: Drafting exhibit copy, image curation, and flow validation.	3	6	12	58
4.3: Design Refinement: Finalizing 3D component sketches, materials, and production layouts. Include attending 2 Stakeholder Meetings to review exhibits/materials	3	6	8	35

Sub-Task	Principal	Senior LA	Design Staff	Total
Coordination (106 Group): Direct collaboration for historical accuracy and theme alignment.	2	8	4	21
Technical Integration: Review with Terra to ensure content/exhibits meet safety standards.	1	6	4	18
TOTAL HOURS	11	31	31	
AGGREGATE HOURS @ RESPECTIVE HOURLY RATE	\$2,145	\$4,650	\$3,255	
PHASE 4: SUBTOTAL (PRI)				\$10,050
106 GROUP PROFESSIONAL FEE				\$89,000
PHASE 4: TOTAL INCL. 106 GROUP PROFESSIONAL FEE				\$99,050

PHASE 4: 106 GROUP PROFESSIONAL FEE

The total fee for Phase 4 is \$99,000, which encompasses the complete work effort for this project stage. This figure accounts for the \$89,000 allocated to PRI's Subconsultant – 106 Group's specific tasks, as well as the necessary PRI coordination and administrative oversight required to ensure the successful completion of the phase.

TASK	COST
Start Up	23,333
Concept Plan	16,620
Draft Plan	\$21,000
Final Plan	\$13,330
Production – Ready	\$12,000
Closeout	\$7,300
Expenses	\$5,467
TOTAL	\$99,050

Phase 5: Construction Documentation & Bid Deliverables

As the lead for all above-ground aesthetic and cultural elements, PRI's hours are focused on detailed drafting, technical specifications, and detailed cost control to ensure the "Outdoor Museum" is bid accurately.

Sub-Task	Principal	Senior LA	Design Staff	Total
5.1: Detailed Design & Specs: Leading the transition from DD to CD for all aesthetic features.	10	18	32	60
5.2: Progress Submittals: Management of 30/60/100% milestones and Village review meetings.	8	20	38	64
5.3: 60% Plans & Project Manual: Developing specialized planting plans and technical specs.	8	37	63	108
5.4: 60% Cost Estimate: Cost breakdown for specialty exhibits and softscape.	1	6	12	19
QA/QC Review: Coordination with Terra to ensure civil/landscape plan alignment.	10	16	20	46
TOTAL HOURS	37	97	165	
AGGREGATE HOURS @ RESPECTIVE HOURLY RATE	\$7,215	\$14,550	\$17,325	
PHASE 5: SUBTOTAL				\$39,090

Phase 6: Permitting Services & Jurisdictional Submittals

Supportive Role: Because Terra serves as the "lead entity" for end-to-end permit management, PRI's hours are significantly lower here than in the CD phase. Our focus is on providing the "supplementary documentation".

Sub-Task	Principal	Senior LA	Design Staff	Total
6.1: Permit Prep & Agency Coordination: Providing landscape/exhibit sheets for Terra's submittals.	2	6	16	24
6.2: Application Management: Compiling aesthetic documentation for the final permit bound set.	2	3	6	11
6.3: Review & Resubmittals: Addressing agency comments on plantings or streetscape features.	2	5	10	17
6.4: Acquisition Support: Final compliance check for Site Plan Review and building permits.	2	4	4	10
TOTAL HOURS	10	18	36	
AGGREGATE HOURS @ RESPECTIVE HOURLY RATE	\$1,950	\$2,700	\$3,780	
PHASE 6: SUBTOTAL				\$8,430

Phase 7: Bidding & Award Services

Terra Engineering will lead the procurement process. PRI's Design Staff (30 hours) ensure that the 100% CD landscape and exhibit sheets are correctly indexed and bundled within Terra's master bid set, preventing any "missing sheet" claims during the bidding period

Sub-Task	Principal	Senior LA	Design Staff	Total
7.1: Bid Package Coordination: Strategy and assembly of aesthetic specs into bid sets.	2	6	18	26
7.2: Solicitation & RFI Support: Technical clarifications for custom exhibits/furnishings.	2	6	10	18

Sub-Task	Principal	Senior LA	Design Staff	Total
7.3: Bid Analysis & Award: Evaluating bidder qualifications for high-quality finishes.	2	4	2	8
Pre-Bid Meeting: Participation in the formal project walkthrough with potential bidders.	2	2	0	4
TOTAL HOURS	8	18	30	
AGGREGATE HOURS @ RESPECTIVE HOURLY RATE	\$1,560	\$2,700	\$3,150	
PHASE 6: SUBTOTAL				\$7,410

Detailed Hourly Breakdown Summary

This detailed hourly breakdown reflects a strategic allocation of resources designed to ensure technical viability, fiscal responsibility, and the narrative integrity of the Dr. Percy L. Julian "Outdoor Museum." By prioritizing Principal-led coordination and Senior LA stewardship, we ensure the project vision remains central as it transitions from conceptual storytelling to complex engineering.

The substantial hours dedicated to Technical Staff account for exhaustive site analysis and "ground-truthing" of the nine-block Dr. Percy L. Julian District, as well as the additional corridor requested by the Village from west of East Avenue to Kenilworth. This process—physically verifying map data against real-world conditions—is coupled with GIS integration and the precise detailing required for custom exhibit fabrications. Ultimately, these hours represent a commitment to delivering a streetscape that is historically accurate, aesthetically compelling, and engineered for long-term durability.

Task	Principal	Senior LA	Design Staff	Total
Total Hours	136	327	557	1,020
Rate	175	150	105	
Total Per Staff	\$26,520	\$49,050	\$58,485	\$134,055
Subconsultant: 106 Group				\$89,000
General Project Expenses (Adjusted)				\$1,945
BASIC SCOPE OF SERVICES TOTAL COMPENSATION				\$225,000

Projected Yearly Fee Breakdown

The following table summarizes the anticipated distribution of professional fees across the 2026 and 2027 fiscal years. This schedule aligns the "Vision & Validation" effort with the current year and reserves the "Technical Realization" production for the 2027 construction lead-up.

2026: Vision & Validation Phase	Key Deliverables	Est. Fee %
Corridor Assessment (Task 1.2)	Ground-truthing, GIS Mapping, Tree Surveys	6.6%
Concept Refinement (Phase 2)	Infrastructure Alignment & Design Synthesis	5%
Design Development (Phase 3)	DD Plan Production: Transitioning concept vision into scaled 9-block DD drawing set. <i>(Incl. East Ave to Kenilworth)</i>	15.5%
Narrative Framework (Phase 4)	Storyboarding, Copywriting, Graphic Typologies	43.9%
Stakeholder Engagement (2.5 & 2.6)	Community Meetings & Village Board Approval	3.9%
2026 TOTAL (\$169,000)		74.9%

2027: Technical Realization Phase	Key Deliverables	Est. Fee %
Construction Documentation (Phase 5)	30/60/100% CD Sets & Technical Specs	17.3%
Permitting & Agency Review (Phase 6)	Encroachment Approvals & Site Plan Review	4.5%
Bidding & Award Services (Phase 7)	Procurement Strategy, RFIs & Bid Evaluation	3.3%
2027 TOTAL (\$56,500)		25.1%

COMPENSATION & PROFESSIONAL FEE STRUCTURE

This fixed-fee budget is structured to reflect PRI leading the aesthetic, narrative, and landscape identity of the Chicago Avenue Streetscape/Dr. Percy L. Julian District corridor, with 106 Group integrated as a specialized subconsultant for the "Outdoor Museum" curation. Given the high-intensity nature of interpretive exhibit design, a professional fee of **\$225,500.00** reflects the level of effort and technical precision required by the PRI team for a scope of this complexity. Additionally, this fee ensures the project is supported by the specialized expertise necessary to establish a world-class cultural district for the Chicago Avenue Streetscape/Dr Percy L. Julian District.

Compensation

The following professional fees and scope of services can be adjusted with the Village of Oak Park's input to reach a mutually agreeable project approach.

Fee Summary by Project Phase

Phase 1 – Project Initiation	\$ 15,000.00
Phase 2 – Concept Plan Refinement	\$ 20,000.00
Phase 3 – Design Development & Cost Estimation	\$ 35,000.00
Phase 4 – Outdoor Museum Exhibit & Narrative Framework Development	\$ 99,000.00
Phase 5 – Construction Documents & Bid Deliverables	\$ 39,000.00
Phase 6 – Permitting Services & Jurisdictional Submittals	\$ 8,500.00
Phase 7 – Bidding & Award Services	<u>\$ 7,500.00</u>
Sub Total	\$224,000.00

Phases 1-7: Professional Fee Breakdown

Planning Resources Inc.	\$135,000.00
106 Group	\$89,000.00
Production and General Project Expenses	<u>\$ 1,500.00</u>

Basic Scope of Services Total Compensation	\$225,500.00
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Meeting Summary

PRI will participate in a total of **9 engagement meetings**. The 9 meetings are categorized under the following tasks:

- **Public & Business Outreach (Task 2.5):**
 - (3) Community Open House Meetings:
 - (3) Business District Engagement Sessions: (no additional preparation required).
- **Governmental Coordination (Task 2.6):**
 - (1) Village Board Meeting:

- **Targeted Stakeholder Engagement (Task 4.3):**
 - **(2) Stakeholder Meetings:** Meetings with community institutions and organizations focused specifically on the Outdoor Museum Exhibits and \

Additional Meetings: Compensation for additional meetings with the VOP’s staff Village Board, or public, shall be performed by PRI Principal and/or the Project Manager at \$500.00 per meeting/person.

Additional Meetings: Compensation for additional meetings and hearings not specified herein shall be on an hourly basis. The hourly rates for these services are as follows:

Landscape Architecture Studio

Principal, Director of Landscape Architecture	195.00
Asst. Director of Landscape Architecture	175.00
Landscape Architect III (<i>Senior Landscape Architect</i>)	150.00
Landscape Architect II (<i>Mid-Level Associate</i>)	105.00
Landscape Architect I (<i>Junior Associate</i>)	95.00
Landscape Designer	85.00

General Services

Public Involvement/Survey Support	75.00
Administrative Assistant	70.00

Reimbursable Expenses (Travel)

Principal, Director of Landscape Architecture	75.00
Asst. Director of Landscape Architecture	60.00
Landscape Architect III (<i>Senior Landscape Architect</i>)	50.00
Landscape Architect II (<i>Mid-Level Associate</i>)	45.00
Landscape Architect I (<i>Junior Associate</i>)	40.00
Landscape Designer	35.00

Grand Total Basic Services and Supplemental Services Consulting Services Fee:

The cost of the Basic Services/Supplemental Services portion of the project as described herein for all Direct Costs and Labor Costs shall be performed per industry standards for a grand total professional fee of **\$225,500.00**. The landscape architect shall submit monthly invoices for Labor, Direct Costs and Additional Services. Accounts are payable on receipt of the invoice.

SERVICES NOT INCLUDED IN BASIC SERVICES:

The Consultant will not be responsible for the following items or work:

- Augmented Reality Consultation
- Accessible Feature Add-ons
- Contract Administration/Construction Observation
- Value Engineering
- “As-built drawings”
- Tree Survey
- Irrigation Drawings, or
- Subsurface Conditions

TERMS OF AGREEMENT

See Attached

This proposal shall remain open for a period of thirty (30) days from the date of issuance. If the proposal is not accepted and returned to Planning Resources Inc. within thirty (30) days, then the proposal shall automatically terminate without further notice.

Accepted



Darrell E. Garrison
Planning Resources Inc

Village of Oak Park

Principal

Title

Title

April 14, 2026

Date

Date



STANDARD TERMS AND CONDITIONS

I. Standards of Performance

- A. The standard of care for all professional landscape, architectural, engineering, and related services performed or furnished by PRI under this Agreement will be the care and skill ordinarily used by members of PRI's professional practicing under similar circumstances at the same time and in the same locality. PRI makes no warranties, express or implied, under this Agreement or otherwise, in connection with its services.
- B. PRI shall be responsible for the technical accuracy of its services and documents resulting there from, and CLIENT shall not be responsible for discovering deficiencies therein. PRI shall correct such deficiencies without additional compensation except to the extent such action is directly attributable to deficiencies in CLIENT-furnished information.
- C. PRI may employ such Consultants as PRI deems necessary and with CLIENT's approval, to assist in the performance or furnishing of the services. PRI shall not be required to employ any Consultants unacceptable to PRI.
- D. PRI and CLIENT shall comply with applicable Laws and Regulations and CLIENT-mandated standards. This Agreement is based on these requirements as of its Effective Date. Changes to these requirements after the Effective Date of this Agreement may be the basis for modifications to CLIENT's responsibilities or to PRI's scope of services, times of performance, or compensation.
- E. CLIENT shall be responsible for, and PRI may rely upon, the accuracy and completeness of all requirements, programs, instructions, reports, data, and other information furnished by CLIENT to PRI pursuant to this Agreement. PRI may use such requirements, reports, data, and information in performing or furnishing services under this Agreement.
- F. CLIENT shall make decisions and carry out its other responsibilities in a timely manner and shall bear all cost incident thereto so as not to delay the services of PRI.
- G. PRI shall not be required to sign any documents, no matter by whom requested, that would result in PRI's having to certify, guarantee or warrant the existence of conditions whose existence PRI cannot ascertain. CLIENT agrees not to make resolution of any dispute with PRI or payment of any amount due to PRI in any way contingent upon PRI's signing any such certifications.
- H. During the Construction Phase, PRI shall not supervise, direct, or have control over Contractor's work, or shall PRI have authority over or responsibility for the means, methods, techniques, sequences, or procedures of construction selected by Contractor, or safety precautions and programs incident to the Contractor's work in progress, nor for any failure of Contractor to comply with Laws and Regulations applicable to Contractor's furnishing and performing the Work.
- I. PRI neither guarantees the performances of any Contractor nor assumes responsibility for any Contractor's failure to furnish and perform the Work in accordance with the Contract Documents.
- J. PRI shall not be responsible for the acts or omissions of any Contractor(s), subcontractor or supplier, or of any of the Contractor's agents or employees or any other persons (except PRI's own employees and subconsultants) at the Site or otherwise furnishing or performing any of the contractor's work; or for any decision made on interpretations or clarifications of the Contract Documents given by CLIENT without consultation and advice of PRI.

II. Authorized Project Representative

- A. Contemporaneous with the execution of this Agreement, PRI and CLIENT shall designate specific individuals to act as PRI's and CLIENT's representatives with respect to the services to be performed or furnished by PRI and responsibilities of CLIENT under this Agreement. Such individuals shall have authority to transmit instructions, receive information, and render decisions relative to the Project on behalf of each respective party.

III. Permits

Unless specifically described in PRI's Basic Services, CLIENT agrees to obtain and pay for all necessary permits from authorities with jurisdictions over the Project.

IV. Delay

CLIENT agrees to render decisions in a timely manner so as not to delay the orderly and sequential progress of our services.

V. Maintenance

CLIENT agrees that proper project maintenance is required after the project is complete and that a lack of or improper maintenance may result in damage to property or persons. CLIENT further agrees that PRI is not responsible for the results related to any lack of or improper maintenance.

VI. Use of Documents

- A. All Documents are instruments of service in respect to this Project, and PRI and CLIENT shall retain an ownership and property interest therein (including the right of reuse at the discretion of PRI) whether or not the Project is completed.
- B. Copies of CLIENT-furnished data that may be relied upon by PRI are limited to the printed copies (also known as hard copies) that are delivered to PRI. Files in electronic media format of text, data, graphics, or of other types that are furnished by CLIENT to PRI are only for convenience of PRI.

- C. Copies of Documents that may be relied upon by CLIENT are limited to the printed copies (also known as hard copies) that are signed or sealed by PRI. Files in electronic media format of text, data, graphics, or of other types that are furnished by PRI to CLIENT are only for convenience of CLIENT. Any conclusion or information obtained or derived from such electronic files will be at the CLIENT's sole risk.
- D. Because data stored in electronic media format can deteriorate or be modified inadvertently or otherwise without authorization of the data's creator, the party receiving electronic files agrees that it will perform acceptance tests or procedures with 60 days, after which the receiving party shall be deemed to have accepted the data thus transferred. The party delivering the electronic files will correct any errors detected within the 60-day acceptance period. PRI will not be responsible to maintain documents stored in electronic media format after acceptance by CLIENT.
- E. When transferring documents in electronic media form, PRI makes no representations as to long term capability, usability, readability of documents resulting from the use of software application packages, operating systems, or computer hardware differing from those used by PRI at the beginning of this Project.
- F. CLIENT may make and retain copies of Documents for information and reference in connection with use of the Project by CLIENT. Such Documents are not intended or represented to be suitable for reuse by CLIENT or others on extensions of the Project or on any other project. Any such reuse or modification without written verifications or adaptation by PRI, as appropriate for the specific purpose intended, will be CLIENT's sole risk and without liability or legal exposure to PRI or PRI's Consultants. CLIENT shall indemnify and hold harmless PRI and PRI's Consultants from all claims, damages, losses, and expense, including attorney's fees arising out of or resulting there from.
- G. If there is a discrepancy between the electronic files and the hard copies, the hard copies govern.

VI. Insurance

- A. PRI agrees to maintain at its own expense, Worker's Compensation insurance, Comprehensive General Liability insurance, Excess Liability (Umbrella) and Professional Errors and Omissions Liability Insurance and will, upon request furnish insurance certifications to CLIENT naming CLIENT as additional insured. PRI agrees to purchase whatever additional insurance is requested by CLIENT (presuming such insurance is available, from carriers acceptable to PRI providing the premiums for additional insurance are reimbursed by the CLIENT).
- B. CLIENT shall procure and maintain similar insurance and shall cause PRI and PRI's Consultants to be listed as additional insured on any general liability or property insurance policies carried by CLIENT which are applicable to the Project.
- C. CLIENT shall require Contractor to purchase and maintain General Liability and other insurance as specified in the Contract Documents and to cause PRI and PRI's Consultants to be listed as additional insured with respect to such liability and other insurance purchases and maintained by Contractor for the Project.
- D. CLIENT and PRI shall each deliver to the other certifications of insurance evidencing the coverages indicated above. Such certificates shall be furnished prior to commencement of PRI's services and at renewals thereafter during the life of the Agreement.
- E. All policies of property insurance shall contain provisions to the effect that PRI's and PRI's Consultants' interests are covered and that in the event of payment of any loss or damage the insurers will have no rights of recovery against any of the insured or additional insured thereunder.
- F. At any time, CLIENT may request that PRI, at CLIENT's sole expense, provide additional insurance coverage, increased limits, or revised deductibles that are more protective than those specified. If so, requested by CLIENT, with the concurrence of PRI, and if commercially

available, PRI shall obtain and shall require PRI's Consultants to obtain such additional insurance coverage, different limits, or revised deductibles for such periods of time as requested by CLIENT.

VIII. Termination

- A. The obligation to provide further services under this Agreement may be terminated by CLIENT effective upon the receipt of notice by PRI.
- B. Failure of the CLIENT to make payments to the Architect in accordance with the Agreement shall be considered substantial nonperformance and cause for termination by PRI.
- C. In the event of termination not the fault of PRI, PRI shall be compensated for services performed prior to termination, together with Reimbursable Expenses then due.

IX. Controlling Law

- A. This Agreement is to be governed by the law of the state of Illinois.

X. Payment

- A. Invoices – Each month, or at appropriate intervals, PRI will provide an invoice by email to you and your accounting professional, which describes the invoice period, the services rendered, fees and expenses due, payment due date, billing history and other appropriate information. Invoices for fixed fees will describe the percentage of the services completed. Invoices for hourly fees will describe the tasks, hours and hourly rates for the services completed.
- B. Progress Payments – CLIENT agrees to promptly review PRI invoices and make full payment for Authorized Scope of Services, Authorized Additional Services and Reimbursable Expenses. Payment of each invoice is due upon receipt and will be past due if not paid in full within 30 days of the invoice date. If CLIENT objects to any portion of the invoice, CLIENT agrees

- to notify PRI, in writing, within 7 days of receipt regarding the CLIENT's objection and pay the undisputed invoice amount in accordance with this Agreement.
- C. Interest and Collection Costs – CLIENT agrees to pay a finance charge of 1.5% per month on unpaid account balances that are past due. If PRI must retain an attorney to enforce CLIENT's payment obligations, CLIENT agrees to pay PRI's reasonable attorneys' fees and costs, regardless of whether suit is filed.
- F. Changed Conditions – CLIENT agrees to promptly notify PRI in writing of any condition, event or circumstance that may affect the performance of our services.
- G. Quantity and Cost Opinion – PRI has no control over the cost of labor, materials, and equipment or the services of others. PRI provide quantity summaries and opinions of probable cost based on its professional judgment, familiarity with the construction industry, and on recent, comparable bidding result. Consequently, PRI does not guarantee the accuracy or thoroughness of its quantity summaries or opinions of probable cost. PRI approximates certain quantities and/or costs for CLIENT's convenience. The Contractor is responsible for determining actual quantities and providing sufficient labor, services, equipment, and materials to complete the work as drawn and specified. Contractor is responsible for determining actual quantities and providing sufficient labor, services, equipment, and materials to complete the work as drawn and specified.

XI. Client's Responsibilities

- A. Representation - CLIENT agrees to designate a representative authorized to act on its behalf. PRI will direct communications to CLIENT through its designated representative. CLIENT agrees to communicate with PRI's project manager in a timely manner to expediently advance PRI services.
- B. Program Requirements – CLIENT agrees to provide customary program requirements for the project, including objectives, standards and criteria, schedule, process, communications, and budget.
- C. Existing Conditions – CLIENT agrees to provide current information regarding the existing conditions for the project area, including: boundary, legal description, ownership, easements and restrictions; topography and benchmark; soils, utilities, hydrology/wetlands, vegetation, land uses, archeology, traffic. PRI is entitled to rely on the accuracy and completeness of the information provided.
- D. Access – CLIENT agrees to provide PRI and its sub consultants access to the property for observation.
- E. Specialized Consultation – CLIENT agrees to provide the services of specialized consultants, not identified on the Project Team, when they are needed to meet CLIENT's project program requirements.
- H. Construction Phase Limitations – PRI will not supervise, direct, or control the Contractor's work. PRI has no authority or responsibility for the methods, techniques, or sequencing of construction, or for the safety or welfare of the Contractor's forces. Accordingly, PRI does not guarantee the performance of the Contractor. PRI will provide Certification or other opinions of the Contractor's work based on PRI's observations and data supplied to us by the Contractor. Client acknowledges that PRI will not make continuous or exhaustive observations of the work and that PRI's recommendations for preliminary acceptance of partially or substantially completed work do not assure the final acceptance of work that may, subsequently, found to be defective.
- I. Third Party Approvals – PRI will work diligently to help CLIENT secure approvals

from the appropriate regulatory authorities related to the services specified in this Agreement. However, PRI cannot guarantee the approval of the project by any regulatory agency or third party. Client agrees to compensate PRI for our professional services regardless of the outcome of CLIENT's applications for approval by others.

XII. Successors, Assignees, and Beneficiaries

The CLIENT and PRI each binds itself, its partners, successors, legal representatives, and assignees to the other and neither the CLIENT nor PRI shall assign nor transfer its interest in this Agreement without the other's written consent.

XIII. Dispute Resolution

In an effort to resolve any conflicts that arise during the design or construction of the project or following the completion of the project, the CLIENT and PRI agree that all disputes between them arising out of or relating to the Agreement shall be submitted to non-binding mediation unless the parties mutually agree otherwise.

XIV. Allocation of Risks

A. Indemnification

1. To the fullest extent permitted by law, PRI shall indemnify and hold harmless CLIENT, CLIENT's officers, directors, partners, and employees from and against any and all costs, losses, and damages (including but not limited to all fees and charges of engineers, architect, attorney's and other professionals, and all court or arbitration or other dispute resolution costs) caused solely by the negligent acts or omissions of PRI or PRI's officers, directors, partners, employees, and PRI's Consultants in the performance and furnishing of PRI's services under this Agreement.
2. To the fullest extent permitted by the law, CLIENT, shall indemnify and hold harmless PRI, PRI's officers, director's partners, employees, and GF's Consultants from and against any and

all costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorney's and other professionals, and all court or arbitration or other dispute resolution costs) caused solely by the negligent acts or omissions of CLIENT or CLIENT's officers, directors, partners, employees, and CLIENT's Consultants with respect to this Agreement or the Project.

3. To the fullest extent permitted by the law, PRI's total liability to CLIENT and anyone claiming by, through, or under CLIENT for any cost, loss, or damages caused in part by the negligence of PRI and in part by the negligence of CLIENT or any other negligent entity or individual, shall not exceed the percentage share that PRI's negligence bears to the total negligence of CLIENT, PRI, and all other negligent entities and individuals. Notwithstanding any other provision of the Agreement, neither party shall be liable to the other for any consequential damages incurred due to the fault of the other party, regardless of the nature of this fault of the other party, regardless of the nature of this fault or whether it was committed by the CLIENT or PRI, their employees, agents, subconsultants or subcontractors. Consequential damages include, but are not limited to, loss of use and loss of profits.

XV. Notices

Any notice required under this Agreement will be in writing, addressed to the appropriate party at its address on the signature page and given personally, or by registered or certified mail postage prepaid, or by a commercial courier service. All notices shall be effective upon the date of receipt.

XVI. Survival

All express representatives, indemnifications, or limitations of liability included in this Agreement will survive its completion or termination for any reason.

XVII. Severability

Any provision or part of the Agreement held to be void or unenforceable under any Laws or Regulations shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon CLIENT and PRI, who agree that the Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

XVIII. Waiver

Non-enforcement of any provision by either party shall not constitute a waiver of that provision, nor shall it affect the enforceability of that provision or of the remainder of this Agreement.