

September 26, 2016

LAKE STREET STREETScape DESIGN

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Proposal for Professional Landscape Architecture/Design/Planning
Services for the Lake Street Streetscape and Resurfacing Project

PROJECT SCOPE:

The Lakota Group is pleased to present our work scope and approach to develop detailed schematic/design development, and construction documents for streetscape improvements on Lake Street in downtown Oak Park, Illinois. The following work scope is a continuation of the previous Village-approved *Unified Design of Downtown Streetscape Master Plan* report drafted by Lakota (dated May 11, 2015). The master plan establishes a design approach for the streetscape and provides information for planning and budgeting of a phased implementation strategy. The character of this plan follows the footprint and success of the Marion Street and the Pleasant District and builds upon strong community support for this infrastructure investment. The focus of our work will primarily focus on the portion of that Lake Street right-of-way from Harlem east to Euclid Avenue with a smaller scope of work on the far eastern portion of the corridor near Austin. It is also assumed that North Marion Street will be redesigned between Lake and Ontario Streets as part of this effort. Lakota understands that we will coordinate on other sections of Lake Street with the team civil engineer (Thomas Engineering Group, LLC) that will only be undergoing additional street resurfacing or utility infrastructure components. We also understand that the starting point scope and budget for this design work is found in the "Preferred Plan" as presented to the Village Board on November 2, 2015.

PHASE I: Schematic Design and Design Development Detailed Site Plan Refinement

The first part of this process will begin with the completion of the Schematic Design Phase, and approval of the general design direction by the Streetscape Advisory Committee (Advisory Committee) and staff. This portion of work will focus on the specialty lighting elements and gateways and will be done independently by Lakota, working with Village planning and engineering staff and presenting to the Advisory Committee. Lakota will coordinate our work with the engineering team, led by Thomas Engineering, to ensure a smooth transition into more detailed Design Development.

Our team will further design and develop specific site plan features of the Lake Street Streetscape and adjacent streetscape study areas in the next step Design Development phase. This set of further refined drawings will bring additional detail, dimensions, and quantities to the specific site features as well as provide a basis for establishing more detailed budget numbers. Several team-working meetings are including as part of this work scope. Please note that this level of design is assumed to be a continuation and completion of the approved schematic design intent established with the Advisory Committee. If the general design direction is changed due to Village requests and goals or unforeseen due to site encumbrances not determined in the schematic design phase, Lakota will revise our Phase 1 work scope/fee estimate accordingly. Minor design changes and revisions are included in this scope fee proposal.

Task 1: Project Start/Team Regroup Meeting w/Village Steering Committee & Staff (Meeting #1)

Meet with Village staff and Steering Committee to review design goals, gather additional current input and issues, and set final design direction. Our team will prepare base maps from surveys provided by the team civil engineer.

Task 2: Risk Assessment Workshop (Meeting #2)(COMPLETED)

Attend and help facilitate discussions regarding the streetscape design at a two-day risk assessment workshop involving Village departments.

Task 3: Refine Preliminary Plan Components

Refine Site Plan direction and begin developing more refined detailed plans and preliminary sketch details for selected site areas and features. Develop new and alternate design options for specific elements of the plan as requested. Areas to be addressed may include, but are not limited to:

- Hardscape paving materials layouts/transitions (Vehicular/Pedestrian)
- Streetscape Furniture Options
- Signage Features (locations only; to be coordinated with concurrent downtown signage planning)
- Curbs and Planters
- Street Lighting Alignments and layouts
- Crosswalks
- Special Lighting Features
- Special Gateway Features
- General Landscape Layouts and Preliminary Plant Palette
- Bollards, Tree grates and Movable Planters

Task 4: Preliminary Engineering Review and Layout

Coordinate site and feature layouts with the team civil engineer's preliminary site plan design and preliminary grading and drainage plans. Coordinate existing utility lines/vaults, streetscape/curb conditions, business doorway elevations, and irrigation with team civil engineer. Review site condition impacts and make recommendations to site plan modifications or design alternates. ***Grading, drainage, and utility plans will be completed by the team civil engineer and is included in our fees as an allowance only at this time.***

Task 5: Preliminary Structural Review and Specialty Element Study (Structural Engineer)

As required by the design direction, review special feature, gateways, or lighting elements for structural design integrity. Make recommendations to design intent based on structural review. Structural review is to be completed by a structural engineer and a budget allowance is included for this consultant.

Task 6: Preliminary Site Lighting Layout and Specialty Lighting Area Goals

Develop a simple Site Lighting Schematic layout indicating general light types and locations. Identify selected Site Lighting requirements, styles, and desired lighting character. Evaluate General Photometric and Electrical Distribution Layout, as coordinated with electrical engineer and/or lighting supplier/manufacturer.

Task 7: Preliminary Site Electric Needs and Location Analysis

Develop a simple schematic electrical needs plan, which is intended to identify exterior outlet/power sources as well as other site electrical needs (personal amplification, holiday lighting, emergency call box, internet/cable ports, signage etc.).

Task 8: Preliminary Irrigation System Review and Expansion

Review existing irrigation system components on Marion and evaluate the potential for add-on within the existing Lake Street street infrastructure. Evaluate proposed planting scheme water and drainage needs.

Task 9: Preliminary Planting Palette

The team will develop an overall Preliminary Planting Scheme and Plant Palette. The Overall Plant Palette will identify a range of plant materials species and size ranges which may be used in identified locations throughout the plan. More specific planting schemes will be developed in an enlarged format for areas such as:

- Tree Grate Locations
- Raised Curb planters/Street tree condition
- Movable Planters and Key Color Pockets
- Raised Curb Planters/Perennial Color Pockets
- Existing mature tree preservation, transplants, and removals
- Street tree locations
- Parking Buffer/Perimeter Planting

Task 10: Existing Tree Preservation Plan and Tree Care Program

Inventory and assess the quality and general character of all existing trees to be removed, relocated, and preserved. Prepare a simple Tree Preservation Plan for all on-site preserved and relocated trees.

Task 11: Preliminary Budget Analysis

During the course of Phase 1-Design Development work scope, the team will review actual quantities of selected site features, preliminary grading, and utility requirements to further refine the preliminary site development budget costs with the team civil engineering consultant. The team will review budget numbers with staff to set more refined cost parameters and to modify the Design Development direction as required. Staff will provide the team with final design budget direction, and/or those site features which may be selected site “add-ons” or potential “future components” such as sculptures, signage, or other community approved art.

Task 12: On-going Team Review Meetings (Meetings #2-6)

During the course of the Design Development Phase, the team anticipates at least 5 working meetings with Village staff and steering committee to review progress and design direction/budgets. In addition, our team will review plans, concepts, and costs on a regular basis via phone, email, and one or more internal review meetings.

Task 13: Site Reconnaissance/Field Work

Several site reconnaissance visits are also envisioned throughout the work process to verify conditions and understand local issues.

Task 14: Outline Specification and Design Development Workbook Preparation

The team will develop a simple outline specification for selected site features, design materials/elements for review, and develop preliminary budget numbers. In addition to the specifications outline, a Design Development Workbook will be prepared identifying the overall plan details, highlight specific design features, and illustrate the key design details, materials, and character. The workbook is envisioned as a tool for staff to maintain continuous communication of design progress with Village Boards and Commissions. General acceptance/approval of the design details identified in the workbook by staff and commissions/council will allow the team to move forward with the final working documents portion of the project. (Meeting #7)

Task 15: Municipal/State Reviews (N.I.C)

As identified by our project engineer, if there are permits required for this project. The team engineer will further research these requirements to identify any critical path issues or timelines with the Village or State.

Task 16: General Administration and Project Management

Our team has identified required time commitments to allow for general administrative and project management tasks, such as general communications, plan distributions and handling, meeting summaries, and material/product sample acquisitions.

Phase 1 Estimated Timeframe: To align with the schedule developed by the project team and Village staff (Assumes 4 to 5 months)

PHASE II: Construction Documentation (NOT INCLUDED – ADD. SERVICES)

Following final approval of the Overall Lake Street Streetscape Plan and its related features in the Design Development Phase, the team will begin development on a set of working drawings necessary for bidding and implementing the project.

At this time, the Lakota team assumes its role as the urban design and landscape design lead focusing on specialty items/features, hardscape area designs and treatments, landscape, lighting character (not engineering), and wayfinding signage coordination (design by others) and documentation into the plan. This will include Tree Preservation Plan, layout and dimensioning of site features and hardscape, irrigation, site elements/furniture selection, location and specifications, hardscape details, and landscape plans.

Task 17: Recap Meeting with Staff/Project Team (Meetings #8-9)

Meet with Village Staff/Project Team to discuss next step direction, anticipated timeframe, and project milestones for Construction Documents phase. Coordinate with team civil engineer and other necessary consultants based on final design direction and budget.

Task 18: Develop Final Overall Site Plan

Refine Final Site Plan design based on approved staff and council direction from Design Development set. Clarify budget limitations and opportunities for specific site features/value engineering.

Task 19: Develop Final Site Plan - Enlarged Area Plans:

One overall final site/streetscape plan and several enlarged areas plan are envisioned as part of the Construction Documents set of drawings. These enlarged areas will be developed to further detail and specify the design intent for such key target areas as:

- Key intersections
- Street cross-sections
- Enlarged Planter Areas
- Gateway areas

Task 20: Develop Final Overall Landscape Plans

Prepare an overall Final Landscape Plan for the entire site at an appropriate scale that details all required plant materials (species, size, and quantities) to be provided as part of the approved plan. This plan may be broken down into one or more drawings for clarification.

Task 21: Develop Final Landscape Plans – Enlarged Area Plans

As noted under Task 19, the team will prepare detailed landscape plan for several key target areas at an enlarged scale. These enlarged plans will provide more detail of specific landscape areas with multiple landscape layers such as color pockets, specialty gardens or planters, and movable planters.

Task 22: Develop Site Layout & Dimensioning Plans

Working with the team civil engineer, one or more detailed geometric layout plans will be developed illustrating and identifying specific layout and dimensions of site features such as: hardscape areas, specialty

gateways, or key site feature locations. ***Geometrics of the roadway alignment will be part of the engineer's scope and is not included in this proposal.***

Task 23: Develop Site Phasing or Demolition Plan (Coordination Only – To be done by Team Civil Engineer)

As directed by staff and overall plan direction and budget, coordinate with the team civil engineer to develop one or more drawings, which illustrate the existing conditions and required removals, relocations, and site preparation (pre-construction activities) that will be required to further implement the project.

Task 24: Coordinate Final Site Engineering Plans (Coordinate w/Team Engineer)

Coordinate overall grading and drainage, cross-sections, utilities, and underdrainage with the team civil engineer. Actual engineering drawings are not part of this proposed scope.

Task 25: Site Irrigation Plan and Details (Coordinate w/Team Engineer)

As directed by staff, site irrigation plans and details will be prepared and executed as required per the design development budget direction. We will coordinate with the team engineer regarding utilities, water sources, etc.

Task 26: Coordinate Site Lighting Elements/Locations

Lakota will coordinate site lighting elements, electrical needs, and light locations with the team electrical engineer. Lakota will lay out landscape lighting locations. ***All lighting and electrical engineering is considered part of team engineer's scope and is not included in this work scope.***

Task 27: Structural Review /Design and Detailing

Coordinate specialty features, such as gateway elements or lighting elements with our team structural engineer. We have included a structural review fee allowance as part of this scope which may change depending upon final direction of design, character, and quantity of elements.

Task 28: Site Details Package

As required by the project design, develop all the required site details and design drawings necessary to fabricate and implement the accepted, and approved design scope direction for the streetscape study area.

Task 29: Appropriate Site Specifications

As required by the project design direction, and standards set forth by the Village, we will prepare all the required design specifications for hardscape, landscape, and specialty items necessary to bid and implement the accepted and approved design.

Task 30: Final Cost Estimates/Value Engineering

We will develop detailed final site construction cost estimates and quantities for the Overall approved site/streetscape plan direction based upon cost assumptions established with the Village during the SD/DD Budget preparation. Our team will work closely with staff to refine the final design budgets and "value engineer" components of the plan, as deemed necessary by staff to adhere to the approved Village budget.

Task 31: Preparation of 75-95% Complete Plan Sets

As customary to a detailed design process, our team will develop partially completed detailed design set to be reviewed internally, with staff, engineering team and outside vendors for budget conformance. The team and staff will establish mutually acceptable and realistically achievable milestone dates for these sets. We assume that the lead engineering consultant will be responsible for packaging and submitting plans to IDOT or other agencies as part of the overall document set.

Task 32: On-going Staff and team Internal Review Meetings (Meetings #10-15)

We have allocated at least 6 team/staff coordination review meetings to address the above tasks and detailed design issues outlined in this proposal (estimated at one per month). In addition, we have included regular internal team meetings and calls in this scope.

Task 33: Municipal/State Review/Permit Requirements (N.I.C)

As identified by our project engineer, there may be one or more permits required for this project. This work will be undertaken by the engineer and is not included in this scope.

Task 34: Final Plan Set Refinements/Bid Set Preparation

Following staff, or other detailed review of all documents and costs associated with the project, and pending any required municipal /permit requirements, we will refine the final drawings set for bid package use and distribution. ***Any substantial changes to the design direction or project study limits, not previously discussed with the team will be considered outside of this design work scope and will be considered an additional service. The team will provide the Village with written and verbal acknowledgment of such scope change and prepare an additional service work order/fee estimate for the required services to be performed. Additional work scope services will be provided at the team's attached hourly rate schedule, as appropriate and mutually agreed to by the Village and team.***

Task 35: General Administration and Project Management

Our team has identified required time commitments to allow for general administrative and project management tasks, such as general communications, plan distributions and handling, meeting summaries, and material/product sample acquisitions.

Phase II Timeline: To be determined with project team and Village staff

PHASE III: Bid and Review Services (NOT INCLUDED – ADD. SERVICES)

The team civil engineer will be responsible for submitting the plans for bid through IDOT. Lakota will only be involved to review bids for related landscape and hardscape components of the plan.

Task 36: Staff Review Meeting (Meeting #16)

Meet with Village staff and team to review final bids prior to award of construction contract. This task also includes coordination with team and Village staff and project management within this phase of work.

Phase III Timeframe: (4-5 Weeks)

PHASE IV: Construction Observation and Coordination (NOT INCLUDED – ADD. SERVICES)

Given our experience with the Marion Street and Pleasant District Streetscape projects, we understand the detailed nature and hands on approach needed during the construction process for this level of high-quality streetscape. We used our history and those experiences as a gauge for estimating the number of site visits/meetings and level of involvement. **This portion of the work is not included in this fee proposal.**

Task 37: Construction Site Observation Visits

Provide on-site observation of landscape/streetscape construction related to the construction documents set. Visit site at intervals appropriate to the stage of site/landscape/streetscape construction to review construction methods. The duration of landscape/streetscape construction for the project will be determined as the project details and Village timeline are established. Based on our assumption, we believe at least two to

three weekly site visits will be required throughout the duration of the project at key milestone points. We have allocated **(40) construction site observation visits** in this fee estimate.

Task 38: Site Observation Reports

Make written reports regarding site/streetscape/landscape construction progress following regular site visits throughout the duration of the project.

Task 39: Plant Material Tagging

Make visits to plant nurseries located by contractor to approve selected plant materials. We have allocated **(3) nursery tree tagging visits** in this fee estimate.

Task 40: Contractor Requests for information

Provide interpretations and clarifications for the construction documents as needed. Review and respond to contractor's requests for information.

Task 41: Shop Drawing Sample Submission Reviews

Review and approve samples of landscape/site furnishing materials, specialty elements and features, shop drawings, or testing results and assess any site/landscape/streetscape change order requests.

Task 42: Requests for Payment

Review all site/landscape contractors' request for payments.

Task 43: Final Walk thru and Acceptance

Conduct a final on-site observation of substantially completed site work and landscape construction with client and contractor. **Assumes (2) additional site visits will be required.** Prepare a final punch list prior to final acceptance of job. **Assumes (1) additional site visit** will be required.

Please Note: Our team will coordinate and work with any wayfinding sign element installation(s) that are considered a part of this Lake Street implementation at the time of construction. We understand wayfinding will be implemented in phases throughout a portion of the community for several years. Future phases will be coordinated by the Village as required.

Our work will include planning, locating, and documentation of a previously designed, engineered, and fabricated signage or wayfinding element.

Project Terms

The Lakota team's professional fees and reimbursable expenses for the overall project as defined in Phases 1 through 4 will be:

PHASE I Fees - Schematic Design and Design Development	\$ 94,300
PHASE II Fees – Construction Documentation	\$ NIC
PHASE III Fees – Bid and Review Services	\$ NIC
<u>PHASE IV Fees – Construction Observation (TBD)</u>	<u>\$ NIC</u>
Professional Fees Subtotal:	\$ 94,300
Irrigation Consultant (Allowance/Budget-NEXT PHASE)	\$ NIC
Structural Consultant (Allowance/Budget-NEXT PHASE)	\$ NIC
<u>Reimbursable Expenses (5%)</u>	<u>\$ 4,700</u>
Total Project Cost:	\$ 99,000

This Phase 1-4 assignment does not represent:

- Real estate market analysis (by real estate analyst if needed).
- Civil, electrical, or structural engineering (by team/Village engineers).
- Financial feasibility or fiscal impact studies (by real estate analyst as needed).
- Soils, Utility investigations, or environmental studies/engineering (by engineers as needed).
- Building Design or construction documents (by architects as needed).
- Property surveys (by surveyors as needed).
- Legal reviews or codes changes/writing (by attorney as needed).

PROFESSIONAL FEES/EXPENSES

If additional services are requested, they will be billed hourly at Lakota current hourly rates. If requested, a fee estimate will be provided for a task or an assignment based on a defined work scope

THE LAKOTA GROUP, INC. (2016)

Principal	\$255
Associate Principal	\$220
Senior Associate	\$190
Project Manager	\$170
Senior Planner/Urban Designer/Landscape Architect	\$140
Planner/Urban Designer/Landscape Architect	\$110-130
Research/Drafting Staff	\$85
Administrative/Operations Staff	\$70

Reimbursable expenses will be billed at 1.1 times direct expense to cover administration and will include:

- **Travel** (mileage/tolls/parking/cabs/airfare/out-of-region meals & lodging)
- **Delivery** (faxes/postage/messenger/express/shipping)
- **Photography** (film/processing)
- **Copying/Reproduction**
- **Computer Plots**
- **Long Distance Communication**
- **Economic and Demographic Data** (as necessary)
- **Perspectives/Renderings/Models** (if requested by client)
- **Special Supplies** (if extra markers/graphic tape/pantone needed)
- **Miscellaneous** (municipal documents, special reports, data, material samples)

The Lakota Group appreciates the opportunity to provide the Village of Oak Park Illinois with Professional Landscape Architectural Design Services.

Scott Freres, RLA, ASLA
Principal

Signature

Bill McKenna

Title
Village Engineer
Village of Oak Park, Illinois
Oak Park, Illinois

Date

Lake Street Streetscape Design Plan Budget		LAKOTA				IRRIGATION CONSULTANT		STRUCTURAL CONSULTANT	
Wednesday, September 14, 2016									
Work Scope/Phases/Tasks/Hours/Fees		Staff Hours				Staff Hours		Staff Hours	
PHASE 1: Schematic Design and Design Development Detailed Site Plan Refinement		A	B	C	D	A	B	A	B
TASK 1: PROJECT START/TEAM REGROUP MEETING W/VILLAGE STEERING COMMITTEE & STAFF (Meeting #1)		2	2						
TASK 2: RISK ASSESSMENT WORKSHOP (Meeting #2) (COMPLETED)		8	8						
TASK 3: REFINE PRELIMINARY PLAN COMPONENTS		8	16	36	60				
TASK 4: PRELIMINARY ENGINEERING REVIEW AND LAYOUT			8	16	12				
TASK 5: PRELIMINARY STRUCTURAL REVIEW AND SPECIALTY ELEMENT STUDY (Structural Engineer)									
TASK 6: PRELIMINARY SITE LIGHTING LAYOUT AND SPECIALTY LIGHTING AREA GOALS		2	8	8	8				
TASK 7: PRELIMINARY SITE ELECTRIC NEEDS AND LOCATION ANALYSIS			4	12	6				
TASK 8: PRELIMINARY IRRIGATION SYSTEM REVIEW AND EXPANSION									
TASK 9: PRELIMINARY PLANTING PALETTE		4	6	8	4				
TASK 10: EXISTING TREE PRESERVATION PLAN AND TREE CARE PROGRAM				4	8				
TASK 11: PRELIMINARY BUDGET ANALYSIS		2	6	12	24				
TASK 12: ON-GOING TEAM REVIEW MEETINGS (Meetings #3-6)		8	8	8	2				
TASK 13: SITE RECONNAISSANCE/FIELD WORK			8	12	24				
TASK 14: OUTLINE SPECIFICATION AND DESIGN DEVELOPMENT WORKBOOK PREPARATION (Meeting #7)			14	20	120				
TASK 15: MUNICIPAL/STATE REVIEWS (N.I.C)									
TASK 16: GENERAL ADMINISTRATION AND PROJECT MANAGEMENT		6	20	14					
Subtotal Hours	566	40	108	150	268	0	0	0	0
Subtotal Fees		\$10,200	\$23,760	\$25,500	\$34,840	\$0	\$0	\$0	\$0
Subtotal Fees		\$94,300				\$0		\$0	
Total Phase 1 Fee: \$94,300									
PHASE 2: CONSTRUCTION DOCUMENTATION		A	B	C	D				
TASK 17: RECAP MEETING WITH STAFF/PROJECT TEAM (Meetings #8-9)		4	4	4					
TASK 18: DEVELOP FINAL OVERALL SITE PLAN			16	48	24				
TASK 19: DEVELOP FINAL SITE PLAN - ENLARGED AREA PLANS			4	48	12				
TASK 20: DEVELOP FINAL OVERALL LANDSCAPE PLANS			8	36	12				
TASK 21: DEVELOP FINAL LANDSCAPE PLANS - ENLARGED AREA PLANS			4	48	12				
TASK 22: DEVELOP SITE LAYOUT & DIMENSIONING PLANS				30	36				
TASK 23: DEVELOP SITE PHASING OR DEMOLITION PLAN (Coordinate w/Team Engineer)				8	4				
TASK 24: COORDINATE FINAL SITE ENGINEERING PLANS (Coordinate w/Team Engineer)				8	4				
TASK 25: SITE IRRIGATION PLAN AND DETAILS (Coordinate w/Team Engineer)				8	4				
TASK 26: COORDINATE SITE LIGHTING ELEMENTS/LOCATIONS				12	8				
TASK 27: STRUCTURAL REVIEW/DESIGN AND DETAILING				8	4				
TASK 28: SITE DETAILS PACKAGE			12	48	80				
TASK 29: APPROPRIATE SITE SPECIFICATIONS			8	16	24				
TASK 30: FINAL COST ESTIMATES/VALUE ENGINEERING			8	12	16				
TASK 31: PREPARATION OF 75-95% COMPLETE PLAN SETS			12	86	120				
TASK 32: ON-GOING STAFF AND TEAM INTERNAL REVIEW MEETINGS (Meetings #10-15)		10	10	10	.				
TASK 33: MUNICIPAL/STATE REVIEW/PERMIT REQUIREMENTS (N.I.C)									
TASK 34: FINAL PLAN SET REFINEMENTS/BID SET PREPARATION			14	40	60				
TASK 35: GENERAL ADMINISTRATION AND PROJECT MANAGEMENT		6	20	10					
Subtotal Hours	1040	20	120	480	420	0	0	0	0
Subtotal Fees		\$5,100	\$26,400	\$81,600	\$54,600	\$0	\$0	\$0	\$0
Total Phase 2 Fee by Firm		\$167,700				\$23,000		\$20,000	
Total Phase 2 Fee: \$210,700									
PHASE 3: BID AND REVIEW SERVICES		A	B	C	D				
TASK 36: STAFF REVIEW MEETING (Meeting #16)				20					
Subtotal Hours	20	0	0	20	0				
Subtotal Fees		\$0	\$0	\$3,400	\$0				
Total Phase 3 Fee by Firm		\$3,400							
Total Phase 3 Fee: \$3,400									
PHASE 4: CONSTRUCTION OBSERVATION AND COORDINATION (Additional Services - Not Included)		A	B	C	D				
TASK 37: CONSTRUCTION SITE OBSERVATION VISITS									
TASK 38: SITE OBSERVATION REPORTS									
TASK 39: PLANT MATERIAL TAGGING									
TASK 40: CONTRACTOR REQUESTS FOR INFORMATION									
TASK 41: SHOPT DRAWING SAMPLE SUBMISSION REVIEWS									
TASK 42: REQUESTS FOR PAYMENT									
TASK 43: FINAL WALK THRU AND ACCEPTANCE									
Subtotal Hours		0	0	0	0				
Subtotal Fees		\$0	\$0	\$0	\$0				
Total Phase 4 Fee by Firm		\$0							
Total Phase 4 Fee: \$0									
Total Hours by Staff		60	228	650	688	0	0	0	0
Subtotal Fee by Staff		\$15,300	\$50,160	\$110,500	\$89,440	\$0	\$0	\$0	\$0
Total Fee by Firm		\$265,400				\$23,000		\$20,000	
Project Fee Total = \$308,400		Staff Categories							
Expense Estimate (5% of Fee) = \$15,420		A. Principal							
Total Project Budget = \$323,820		B. Associate Principal							
		D. Senior Associate/Project Manager							
		E. Landscape Architect							

From: [McKenna, Bill](#)
To: ["Scott Freres"](#)
Subject: RE: lake street design
Date: Monday, July 18, 2016 8:18:22 AM

In general your work would have some level of stakeholder involvement or finalizing the conceptual plan including the specialty features, gateway monuments, etc. Then it would be working with staff & Thomas to develop preliminary plans, cost estimates, etc for submitting a phase 1 package to IDOT, then full blown design and specs for phase 2 submittal. I am assuming once we are close to submitting the phase 1 we would present recommended project to the Board for their input since we would then have some good cost and a schedule info and fairly well developed final conceptual of the gateway/specialty stuff. You'll also have to work with the Village and our consultant on incorporating their wayfinding signage along Lake St into the project. We are having a lot of assuming for this part but you can assume you would get some conceptual level info from them on the wayfinding signs with general locations, you will determine final exact placement of signs so they work with the streetscape design and other areas just along Lake Street, and then refine their concept (working with them hopefully for spec development) to some degree so it can be just added as a pay item by Thomas.

Bill McKenna, P.E.
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