



Village of Oak Park

RFP Response for
Architectural Design Review
Professional Consultant

July 19, 2021



Table of Contents

1. Cover Letter
2. Firm Capabilities & Availability
3. Key Personnel
4. Firm Experience
5. Approach



Wight & Company
wightco.com

211 North Clinton Street,
Ste 300N
Chicago, IL 60661

P 312.261.5700
F 630.969.7979

July 19, 2021

Mr. Craig Failor
Village Planner
Village of Oak Park
Oak Park, IL 60302

RE: Village of Oak Park, Illinois
Architectural Design Review Professional Consultant Services

Dear Mr. Failor:

We are pleased to offer our response to the June 30, 2021 Village RFP for Architectural Design Review Professional Consultant Services.

We understand the scope of work as stated in the RFP and the draft Agreement, as well as from our firm's past consulting with the Village of Oak Park.

We are proposing the two principal consultants for this scope to be Rich Van Zeyl and Floyd Anderson. Rich and Floyd are both residents of Oak Park. They have a keen understanding of the Village's goals and objectives regarding architectural design. Attached for your review is a copy of Wight & Company's relevant experience, as well as CV's for Rich and Floyd.

Wight would be honored to continue our consulting relationship with the Village. Rich and Floyd are available to answer any questions regarding our submittal, at your convenience.

WIGHT & COMPANY

A handwritten signature in red ink, appearing to read "Floyd D. Anderson".

Floyd D. Anderson, AIA, NCARB
Principal

Wight & Company
312.261.5708

ENCLOSURE
cc: File

A handwritten signature in red ink, appearing to read "Richard Van Zeyl".

Richard Van Zeyl, AIA
Associate Principal

Wight & Company
312.261.5732





TRANSFORMING
COMMUNITIES,
ONE SPACE AT A TIME



At Wight & Company, we believe in the power that exceptionally designed and built spaces have to enrich people's lives—where they live, learn, work, and play.

For more than 75 years, the professionals at Wight have helped clients create exceptional, enduring buildings and spaces that provide new learning opportunities, healthy work environments, and engaging places to play—bringing new life and new opportunities to communities.

Sustainability is an element in everything that we do. As the designer and builder of one of the first buildings in the world to earn LEED Platinum certification, and the architect of more than 80 LEED certified or registered projects, we're committed to creating vibrant, high-performing environments in which people can thrive.



FIRM CAPABILITIES & AVAILABILITY

2





DESIGN & DELIVERY

An Established Business. A Wide Range Of Services.

More than 25 years ago, our third-generation family-owned firm realized that there was a better way to design and deliver projects for our clients...a way to dramatically improve their experience with the process, while simultaneously delivering spaces that exceeded their expectations in terms of design, functionality, time frame, and cost.

To accomplish this, we created an environment where the top professionals in architecture, engineering, and construction could work shoulder-to-shoulder as one team, with you and your project as their focus. Within this environment, we instilled a collaborative culture built on excellence...a culture that continually drives us to innovate, whether in the form of helping you accelerate your project through our proprietary SPARK Session process, developing inspired solutions to complex logistical or schedule challenges, or employing the latest technology to provide you with an opportunity to experience your space before it's built.

Today at Wight, we continue to pioneer new ways to meld our world-class capabilities to create exceptional, enduring spaces for our clients. If you're seeking a partner who will work with you—from first sketch to ribbon-cutting—to ensure that you're delighted by both the result and your experience in getting to it, then Wight is your firm.

SELECT PUBLIC CLIENTS

City of Aurora
City of Chicago
City of Joliet
City of Naperville
Frankfort Township
Lemont Township
Village of Elwood
Village of Hampshire
Village of Homer Glen
Village of Lemont

Village of Mundelein
Village of Oak Park
Village of Romeoville
DuPage Health Department
DuPage County
Grundy County
Kane County
Lake County
Will County

SERVICES

DESIGN

Architecture
Design-Build
Engineering
Integrated Services
Interior Design
Landscape Architecture
Planning
Sustainable Design

DELIVERY

Construction Management
Design-Build
General Contracting
Integrated Services
Job Order Contracting
Resident Engineering
Support Services
Sustainable Construction

AVAILABILITY

Our firm, and specifically your project team of Floyd D. Anderson, AIA and Richard Van Zeyl, AIA, LEED AP, are fully committed to performing the work sought, have abundant prior experience in similar projects, bring deep experience, and have been recognized both nationally and locally.

All team members listed are committed and available to begin work on this project in earnest immediately.

60
LEED AP

185
PROFESSIONALS

80+
LEED CERTIFIED
OR REGISTERED PROJECTS

KEY PERSONNEL

3



Floyd D. Anderson, AIA, NCARB

Principal



Education Professional Diploma of Interior Design and Technical Instructor, Harrington Institute
Bachelor of Architecture and Environmental Design, Kent State University

Registrations Registered Architect – IL, MI, VA, WI

Affiliations American Institute of Architects (AIA), Member
American Library Association (ALA), Member
Executives' Club of Chicago, Member
Executives' Club of Chicago Real Estate Committee, Member
Illinois Library Association (ILA), Member
Oak Park Public Library Building Committee of the Board, Previous
Village of Oak Park, IL, Design Commission Jurore

Floyd is a Principal at Wight and the Director of Wight's Chicago office, responsible for long-term development. His approach to design goes well beyond the fundamentals to meet his client's needs and objectives. He believes that for good design to evolve, one must understand what is important to a community, an owner, and the building's end users.

In his 40 years of architectural experience, Floyd has developed a philosophy and work ethic that is very personal, proactive, and client-focused. He has proven to be a successful director of design projects that are both large-in-scale and complex.



ORLAND PARK LIBRARY – ORLAND PARK, ILLINOIS



THE OAKS STUDENT RESIDENCES – CARTHAGE COLLEGE, WI



DOWNTOWN REDEVELOPMENT URBAN IMPROVEMENTS – DES PLAINES, IL



FBI CHICAGO FIELD OFFICE – CHICAGO, IL



FBI SAN JUAN FIELD OFFICE – SAN JUAN, PUERTO RICO



FOUR SEASONS HOTEL – MUMBAI, INDIA



THE DUBAI WAVE – DUBAI, UAE



CROWNE PLAZA HOTEL – JEDDAH, SAUDI ARABIA



HYATT REGENCY PUNE – PUNE, INDIA

Richard Van Zeyl, AIA, LEED AP

Associate Principal



Richard is a Senior Design Architect with over 20 years of experience in project leadership – through design and implementation – for various projects types, including multi-family residential, hospitality, laboratories and testing centers, educational facilities, office renovations, new retail buildings, and recreation centers. He previously worked at the Chicago offices of Solomon Cordwell Buenz (SCB), Lucien LaGrange Architects (LLA), and Partners By Design (PBD).

As a Associate Principal, his responsibilities include developing the early concepts for a project through site and zoning analysis, and developing the entitlement documents during the planned development process. He believes meeting with clients, city officials, zoning attorneys, and other stakeholders early in the process to gain consensus is critical to the success of a project. After successful zoning approval, he coordinates with internal and external project teams, and provides design oversight, documentation, and construction administration. He is a LEED AP and active member of the Urban Land Institute.

Education

Master of Architecture,
Georgia Institute of
Technology

Bachelor of Science in
Architectural Studies,
University of Illinois at
Urbana-Champaign

One-Year Study Abroad
Program, L'Ecole
d'Architecture de Versailles

Registrations

Registered Architect – IL



FBI SAN JUAN FIELD OFFICE – SAN JUAN, PUERTO RICO



1640 WEST FULTON – CHICAGO, IL



STUDENT HEALTH, COUNSELING, AND WELLNESS CENTER – UNIVERSITY OF CHICAGO, IL

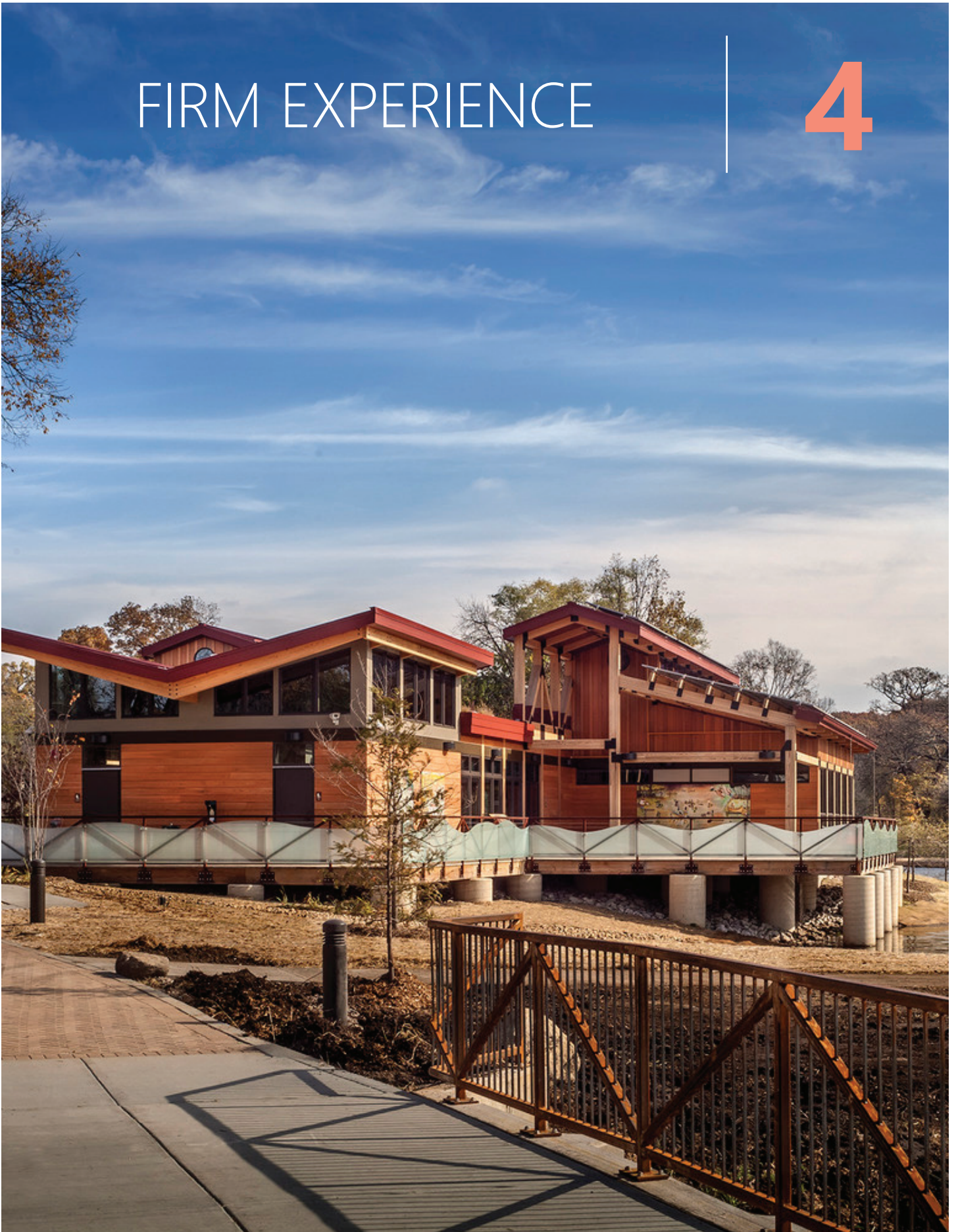


ORLAND PARK TRIANGLE - ORLAND PARK, IL



FIRM EXPERIENCE

4





Will County Joliet, Illinois

Owner Contact

Honorable Richard C. Schoenstedt
Chief Judge, Illinois 12th Judicial
Circuit Court
Will County, Illinois

Services Provided

Architecture
Engineering

Project Data

Size: 369,000 sf
Start Date: 2017
End Date: 2020

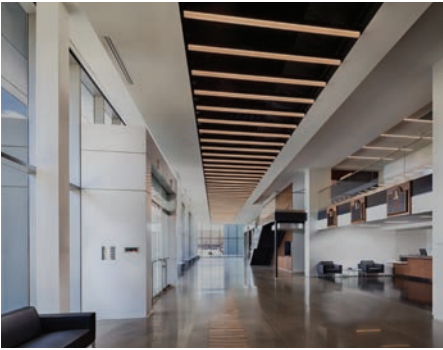
Will County Courthouse

Transforming the Perception of Justice

A pivotal project in the rejuvenation of downtown Joliet, this new courthouse replaces an existing facility with a modern, secure complex that engages the public with a welcoming landscaped plaza that expresses a new perspective on justice.

The new courthouse conveys the notion of “transparency in justice” through the generous use of glass in all public areas. Beginning with the entrance lobby and proceeding through all public interfacing destinations, access to daylight and respite areas were provided to mitigate the stressful nature of the justice experience.

The building massing and organization communicates programmatic clarity and differentiation of public, private, and secure program components. Green roofs and terraces, accessible for jurors breaks, extend the ground level landscape theme into upper level public areas.



IBEW LOCAL 134

Chicago, Illinois

OWNER CONTACT

Tim Fitzgibbons
Special Assistant to the
Business Manager
312.454.1340

SERVICES PROVIDED

Architecture
Construction Management

PROJECT DATA

Size: 70,000 sf (48,000 sf renovation;
22,000 new construction)
End Date: March 2018

IBEW Local 134 Union Hall

Showcasing Strength and Inclusivity

Wight provided integrated Design & Delivery services to IBEW Local 134 for their new headquarters building in the Bronzeville neighborhood of Chicago.

An existing 1960s elementary school building on the original site was completely transformed by demolishing the building down to its structure, then re-cladding it and attaching a new addition.

The program includes a Union Hall with seating for 1,000 members, offices for business agents and executive directors, a community gymnasium, and other amenities to service the union and the community. A unique exterior design emphasizes the strength of the union by portraying a sense of mass and solidity. In contrast, the transparent lobby is intended to show the gathering of members in the massive and opaque hall, a symbol of the union as a large and powerful entity comprised of individuals. The overall concept for the project is to make a bold statement within the community, both architecturally and functionally.

Our integrated approach used by Wight had a positive impact at every stage of the project. The lack of existing drawings for the school building resulted in many unknown site conditions. However, the construction team was able to verify many of these conditions on-site to increase the design team's knowledge of the current site environment. Additionally, subcontractors in key trades were invited to brainstorm with the design team on solutions to address the design expectation of the union, and to further align the budget and timeline of the construction phase. The design and construction team collaborated on a schedule planning workshop that incorporated the Lean pull-planning process, in order to meet the project's exceptionally aggressive schedule.



Ravinia Festival Highland Park, Illinois

OWNER CONTACT

Wetz Kauffman
President & CEO
Highland Park, IL
wetz@ravinia.org

SERVICES PROVIDED

Architecture

PROJECT DATA

Size: 43,000 sf
End Date: Phase I – June 2018

Ravinia Festival Dining Pavilion Appealing to a New Generation

The two-story, 43,000-sf Dining Pavilion is nestled among a stand of mature trees on the grounds of Ravinia Festival, the summer home of the Chicago Symphony Orchestra. The original Ravinia Dining Pavilion, completed for the 2007 season, was designed by Lohan Anderson (now a part of Wight & Company) to address the growing demand for quality food service at Ravinia. Wight was reengaged to build upon the success of the Dining Pavilion by designing an expansion to include an outdoor dining veranda, as well as a new building to be known as The Music Experience.

In deference to Ravinia's park-like setting, the design of the original building was sensitively handled by breaking down the apparent bulk of the new building. This was achieved through pronounced layered steps in the façade, a recess of the ground floor, the introduction of a second-floor dining terrace above a one-story extension to the south, and the use of natural material and transparency. The façade on the park side is predominantly glass to provide extensive views of the beautiful landscape and festival activities from within the building. The only other material used on the façade is weather treated mahogany, selected for its warm color and sympathetic relationship with the landscape context.

Ravinia's objectives in seeking modifications to the original building, completed for the 2018 summer concert season, were to increase the opportunity for guests to dine outdoors in connection to the Dining Pavilion, and to update the restaurant venues. Their objective for the new building is to introduce a new performance and exhibits venue, which is intended to increase the awareness and appreciation of classical music. Working collaboratively with exhibit designers and acousticians, Wight has designed the new facility to feature a dynamic multimedia experiential theater and exhibits gallery that will open in 2019.



Public Building Commission of Chicago
Chicago, Illinois

OWNER CONTACT

Andrea Telli
Assistant Commissioner
Chicago Public Library
312.747.4212
atelli@chipublib.org

SERVICES PROVIDED

Architecture
Construction Management
Sustainability

PROJECT DATA

Size: 16,000 sf
End Date: August 2015



Chicago Public Library, Chinatown Branch Creating a Community Gathering Place for All Ages

Wight provided design construction manager at-risk services with design partner Skidmore, Owings & Merrill for the Chinatown Branch Library, a new civic, educational, and social hub. This followed the building program for the branch developed earlier by Wight (Lohan Anderson).

The Chinatown Branch Library is the symbolic heart of the community—at night, the building presents the image of a glowing lantern. The interior includes a community meeting area, children's zone, and a connected atrium that references a traditional Chinese courtyard, to respond to the building's cultural context.

All spaces connect to a central atrium, providing clear orientation and spatial cohesion, while minimizing the building's total footprint. The community meeting area and children's zone occupy the ground level, while the teen and adult zones are on the second level. Minimization of enclosed spaces ensures maximum flexibility. Furnishings and storage solutions, including eye-level shelving and community worktables, are similarly flexible so as to accommodate multiple uses and arrangements. The building features numerous sustainable elements and has achieved LEED Platinum status.

Our integrated approach utilized the expertise of three Chinese-American professionals who were active in the community. Each of these leaders contributed their knowledge of the balance and harmony of Chinese culture in an American context, which is reflected in this new facility.



University of Chicago Chicago, Illinois

Owner Contact

Art Del Muro
Director, Construction Management,
Capital Project Delivery
5235 South Harper Court, Suite 1000
Chicago, IL 60615
773.834.0399
adelmuro@uchicago.edu

Services Provided

Architecture
Engineering
Construction Management
Sustainability Consulting

Project Data

Size: 30,000 sf
End Date: Autumn 2020

Student Health, Counseling, and Wellness Center Taking an Integrative Approach to Student Health

The University of Chicago is an urban research university that is considered one of the leading institutions in the world. The University's facilities include a campus that covers 217 acres and includes more than 100 buildings.

As part of Campus and Student Life, the University's Student Health and Counseling Services (SHCS) operation provides students with access to physical, mental, and social health resources. SHCS is comprised of three departments: Student Health Service, Student Counseling Service, and Health Promotion and Wellness. Historically, these departments and their services have operated independently and were housed in different locations on campus.

With the goal of taking a more holistic, integrative approach to providing health services to their students, the University sought a partner who could help them create a facility that would bring these three departments and their services together to enhance student care. Critical to their search was identifying a firm with integrated project delivery experience, to enable them to meet their aggressive project schedule and optimize their budget. The University selected Wight & Company based on Wight's multiple decades of proven architect-led design-build experience.

The new Student Health, Counseling, and Wellness Center will be located in an existing building, which will be renovated in keeping with its historic context. A new addition to the building, which will connect the Center to a historic entrance colonnade, will juxtapose elements from different eras in a cohesive, contemporary manner.

The facility will incorporate principles of health and wellness, sustainability, and best practices for medical planning, delivering a new level of student care in a welcoming, secure, and private environment.

The facility is currently scheduled to be completed in autumn of 2020, two years ahead of schedule.



Orland Park Public Library

Orland Park, Illinois

Owner Contact

Mary Weimar
Library Director
708.428.5203
mweimar@orlandparklibrary.org

Services Provided

Master Plan
Programming/Planning
Architecture

Project Data

Size: 96,000 sf
End Date: 2004 (original building);
2014 (lobby renovation);
2018 (master plan)

Awards

2006 Chicago Building Congress Merit Award
2007 AIA Frank Lloyd Wright Award

Orland Park Public Library

A Space for the Community

The Village of Orland Park faced an aging library building that had become too small to adequately service its community. Due to its location outside of the central downtown area, the building also left the Village without a centrally located space in which the community could gather.

Wight was engaged to design a new 96,000-sf building, doubling the square footage of the previous library, and incorporating it into the downtown fabric of Orland Park.

Prior to beginning the design process, Wight staff collaborated with library staff to define the needs of the space. We then met with both the staff and the surrounding community to determine exactly what the people of Orland Park wanted and needed in a library building. This input, coupled with early design presentations at community outreach meetings, assured public support for the referendum funding needed to build the new library. As a result, the Orland Park Library has both intentional spaces for community activities, and an open, airy layout for more traditional library functions.

The first floor of the Library is filled with natural daylight, and has a simple, inviting design. It houses the circulation desk, outreach and technical services, computer access, youth services, and public meeting rooms. Wight designers made additional updates to the main lobby, including new LED light fixtures, in 2014.



The second floor of the Library provides a warm, contemplative atmosphere and features:

- A series of north facing, clerestory windows at the top of the second floor reading room, which flood the room with natural light while protecting the stacks from UV damage
- A natural stone fireplace and surrounding seating area, offering patrons a place to relax and linger
- Adult services, teen services, administrative offices, and study rooms for individual and group work

Constructed in concrete, the library is wrapped in brick, with an artful aluminum and glass curtain wall overlooking the nearby wooded wetlands. The Orland Park Library's interior welcomes patrons, while the striking exterior gives the building a proud civic presence within the village center.

In 2018, Wight was tasked to assist the Library with a master plan renovation study of the existing facility to renew, reinvigorate, and improve the function of public spaces for Library patrons. Our team worked with Library staff, the Library board, and Library patrons in a comprehensive needs assessment process to determine the possible scope of renovation work required. The plan also included a preliminary conceptual budget.





The Hatchery

Chicago, Illinois

OWNER CONTACT

Rich Wallach
333 South Wabash Avenue
Suite 2800
Chicago, IL 60604
312.596.5135
rwallach@iff.org

Services Provided

Architecture
Construction Management
Sustainability

PROJECT DATA

Size: 67,000 sf
End Date: January 2019

The Hatchery

Reinvigorating a Chicago Neighborhood

Wight has partnered with IFF/Accion/ICNC to build a new food and beverage incubator called “The Hatchery” in the East Garfield Park area of Chicago. The facility will focus on being an innovative space for local food and beverage entrepreneurs, and will be designed with flexibility to adapt to market demands over time. Approximately 67,000 sf of flexible new space is planned—food grade space for approximately 100 start-up or early stage food entrepreneurs, shared kitchens, storage, and office space, plus areas for workforce training sessions and community meetings.

As design architect, Wight’s optimal building design will focus on sustainable strategies that lower operating costs through possible alternative energy, recycling, and/or energy conservation. Nearly 10,000 sf is designated for Accion Chicago, who will relocate its headquarters to The Hatchery. It was the vision of both Accion, a nonprofit microlender, and the Industrial Council of Northwest Chicago, that successfully convinced the Garfield Park Community Council to embrace this unique and exciting project. IFF, whose mission is to help communities thrive by creating opportunities in low-income areas, is the project’s developer and a trusted partner with Wight on many assignments.

This \$30M development, expected to be completed in 2018, will also offer event spaces, mentoring programs, and an expanded Garfield Park Neighborhood Market.



City of Des Plaines
Des Plaines, IL

OWNER CONTACT

Holly Sorensen
Director
847.827.5551
hsorensen@dppl.org

SERVICES PROVIDED

Architecture

PROJECT DATA

Size: 82,000 sf
End Date: August 2000



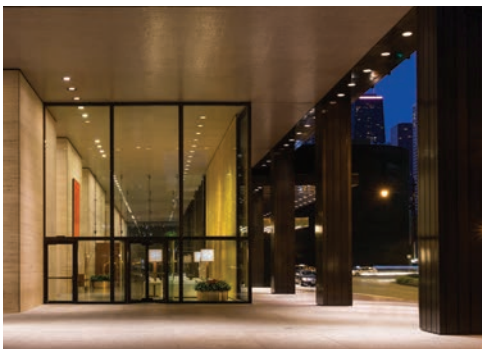
Des Plaines Public Library & Downtown Redevelopment Phased Renovations

The Des Plaines Public Library was an integral part of a Master Plan for redevelopment of the city's central business district. The Plan's goals were to revitalize a neglected downtown block, to improve the perception of the city, and re-energize downtown development. The Master Plan placed the new Library at the center of the site, effectively creating an anchor for the rest of downtown. Wight developed the Master Plan with the City, and designed the Library, site improvements, and the retail buildings.

The primary goal for the new Library was to provide a building with modern technology and about 80,000-sf of flexible space. The design of the building incorporates a sky-lit atrium over the entry lobby, providing patrons a visible and psychological connection between the four levels of space. Spatially open collections areas and state-of-the-art data distribution offer a flexible facility.

The Library has been a successful catalyst in the revitalization of the surrounding downtown. As the construction of the Library began, commercial and residential development in and around downtown increased, and the community's pride in their city improved.

With its location directly across from the city's commuter train station, the Library has provided the community of Des Plaines with a civic landmark to be proud of. As an anchor in the downtown area, the Library and its landscaped plaza have already come to be the setting for several community events and ceremonies.



Langham Hospitality Group Chicago, Illinois

OWNER CONTACT

Robert Schofield
Managing Director
The Langham
312.923.9988

SERVICES PROVIDED

Architecture
Interior Design

PROJECT DATA

Size: 4,200 sf
End Date: 2013

AWARDS

2017 US News and World Report –
#1 in Best US Hotels

2016 Rated No. 12 – Travel + Leisure:
The World's Best Hotel Brands
in 2016

2015 AIA Design Excellence Awards

The Langham Chicago Mies Landmark Remade

The IBM Building 330 North Wabash is a modernist masterpiece by Mies van de Rohe completed in 1973 and located at the riverfront in the heart of Chicago. After his death, his grandson Dirk Lohan completed the project at the start of his career.

The Langham Hospitality Group commissioned Wight to complete a refurbishment and conversion of floors two through 13 of the original landmark building into a luxury hotel. The interior architecture beautifully integrates The Langham's exclusive and elegant design sensibility with the mid-century modern Miesian character of the building. As part of the building's repositioning, Dirk Lohan was commissioned to design the new ground floor lobby and canopy for The Langham. The lobby features custom furniture, unique lighting, and major works of art by noted Chicago artists.



Mesirow Stein Real Estate Chicago, Illinois

OWNER CONTACT
MICHAEL SZKATULSKI
SENIOR MANAGING DIRECTOR
MESIROW FINANCIAL REAL ESTATE
312.595.7860

SERVICES PROVIDED
Design Architect

PROJECT DATA
Size: 1,400,000 sf; 45 stories
End Date: 2009

AWARDS
LEED Gold Certification

353 North Clark Street Stunning and Efficient New Office Building

Rising 45 stories in an astounding, yet elegant composition of articulated glass and steel, 353 North Clark defined a new standard of excellence in Chicago's business landscape. This singular office building offers an unprecedented combination of Class A office and retail space, immediate access to the bustling River North neighborhood, and a dedicated level of service unseen in office environments.

A unique opportunity presented itself when two distinguished companies, both needing a significant amount of space agreed to fill two-thirds of this downtown tower. For Jenner & Block and Mesirow Financial, they saw it as an opportunity to capitalize on their synergies and combined strength to seek space that fit their needs, while negotiating a favorable lease.

Together, the companies needed over 700,000 sf of state-of-the-art, class A+ office space designed according to their needs for efficiency, environmental comfort, location, and amenities. The building was designed to have input from both tenants so that a custom-designed business solution could be developed to address their respective facilities requirements.

Beyond the architectural expression, design criteria demanded by the tenants included:

Efficient mechanical systems that maintain a comfortable environment for the tenants while reducing energy costs

Proven efficiency of floor plate size and open-to-closed office space ratios

A high level of security for tenant safety and business protection without disrupting client interaction

An infrastructure for technology maximization and adaptability for future advances



Orland Triangle District
Orland Park, IL
Structured Development



Orland Park Triangle
Redefining the suburban main street

Orland Triangle District creates a new gateway to the downtown district in the heart of the Village of Orland Park. The mixed-use development centered around the existing Metra Station and Crescent Park will provide residents and visitors with an environment that is urban-inspired, pedestrian friendly, and transit-oriented. A variety of residential unit types, commercial offices, retail, restaurants, fitness, and entertainment uses will make the district a great place for the entire community to gather, live, work, and shop.

APPROACH

5



APPROACH

As stated in the cover letter, the two key individuals being proposed for this consulting assignment are Floyd D. Anderson, AIA and Rich Van Zeyl, AIA. Mr. Anderson is a Principal in the firm and has over 40 years of experience. Mr. Van Zeyl, an Associate Principal in the firm, has over 20 years of experience. As individuals and as a part of Wight & Company, Messrs. Anderson and Van Zeyl have executed a wide variety of project types including residential, office, retail, and hospitality. Generally, with each new assignment, one individual will take the lead while keeping the other informed. This approach provides flexibility in having enough familiarity with review assignments when scheduling meetings or appearances at the Plan Commission or Village Board.

Additionally, Wight is a multi-disciplined firm of over 200 people whose disciplines include architecture, structural engineering, MEP engineering, landscaping design, civil engineering, estimating, and construction management. This diverse group of professionals give Messrs. Anderson and Van Zeyl additional talent to consult with if an assignment would be helped by such advice.

APPROACH – Design Philosophy

What constitutes good design and what is appropriate for Oak Park? This is a question that would undoubtedly receive a wide variety of answers. What most residents and Village officials would probably agree on is that much of the new development, until perhaps 10 years ago, resulted in poor and uninspired architecture. The current Design standards for Commercial Development in the Zoning Ordinance has helped set new standards for quality; however, regulatory standards cannot insure great design, they can only mitigate poor design. The current idea of having a consulting architect to augment village staff reviews of new development is an excellent additional step in improving architectural design in Oak Park.

We embrace this idea of a peer review dialogue with architects that are part of Development Teams seeking to build new projects in the Village. To make it as successful as possible, we advocate being brought into the process as early as possible. This may include, in some instances, being a part of the conversation on a Village owned development parcel, at the time an RFP is being started, but before developer's are competing. Additionally, once a developer is chosen, we recommend being involved in conversations with their team as soon as possible, perhaps even before designs are started, so we can help make it extremely clear the importance that the Village places on having the best design possible.

APPROACH - Project Understanding

Our role in providing Architectural Design Review Consulting services consists of the following tasks:

1. Meeting with potential developers for Planned Developments in the Village to review initial design concepts. Continue to review and provide comments as the design progresses in advance of their formal submittal. Provide a written memo summarizing the design review process, present at the Plan Commission hearing, and answer any questions or provide additional commentary to assist the Plan Commission members.
2. Review the building permit drawings for approved Planned Developments to ensure that the proposed construction documents are in compliance with the design that was approved by the Plan Commission and City Council.
3. Review the design of commercial projects that are not seeking Planned Development approval for compliance with the design standards in the Zoning Ordinance.
4. Review the design of single-family home additions and new houses for compliance with the design standards in the Zoning Ordinance.

APPROACH – Fees

In our experience on assignments such as this one, it is not possible to establish a fixed fee. The number of meetings and reviews, as well as the number of developments, can and will vary widely from year to year. Therefore, we believe the fairest approach regarding fees is hourly against a not-to-exceed amount. As the RFP outlines, the tasks the Consultant may undertake has expanded as compared to previous years. In addition to the Primary Work Product, there is now a requirement to review Commercial Building Permit applications against the in-place Ordinance and soon there will be similar permit reviews for some design standards for residential projects.

Based on the above analysis, we propose billing hourly against the to be determined not-to-exceed *annual* amount. Attached are our current 2021 billing rates for architectural services on the following page. Hourly rates for other disciplines in the firm can be provided upon request and may change from year to year. *Note that we have offered discounted rates for Messrs. Anderson and Van Zeyl.* Direct expenses would also be charged as reimbursables against this not-to-exceed number. Reimbursables are defined as travel and printing expenses, and would be billed without a mark-up.





211 North Clinton Street, Ste 300N
Chicago, IL 60661
312.261.5700

2500 North Frontage Road
Darien, IL 60561
630.969.7000

8181 Arista Place, Ste 100
Broomfield, CO 80021
720.432.4435

wightco.com