

VILLAGE OF BRADLEY

RESOLUTION NO. R-12-24-02

AGREEMENT WITH RAMAKER AND ASSOCIATES, INC. TO PROVIDE
ARCHITECTURAL & ENGINEERING SERVICES FOR THE BRADLEY INDOOR
WATERPARK

ADOPTED BY THE
BOARD OF TRUSTEES OF THE
VILLAGE OF BRADLEY

THIS 23rd DAY OF December, 2024

Published in pamphlet form by the authority of the Board of Trustees of the Village of Bradley,
Kankakee County, Illinois this 23rd day of December, 2024.

RESOLUTION NO. R-12-24-02

AGREEMENT WITH RAMAKER AND ASSOCIATES, INC. TO PROVIDE
ARCHITECTURAL & ENGINEERING SERVICES FOR THE BRADLEY INDOOR
WATERPARK

WHEREAS, the Village of Bradley is not a home rule municipality within Article VII, Section 6A of the Illinois Constitution and, pursuant to the powers granted to it under 65 ILCS 5/1-1 et seq.; and,

WHEREAS, Village Staff reviewed qualifications of Ramaker and Associates, Inc. and;

WHEREAS, Ramaker and Associates, Inc. has specialized experience working on municipal projects; and

WHEREAS, the Corporate Authorities of the Village have determined that the Village has an existing and satisfactory relationship with Ramaker and Associates, Inc.; and

WHEREAS, the Village Board has determined that it is in the best public interest to enter into a contract not to exceed two million six hundred thousand dollars and 00/100 (\$2,600,000.00) plus reimbursable expenses with Ramaker and Associates, Inc. to provide architectural & engineering services for the Village of Bradley indoor waterpark; and

WHEREAS, the Village Board finds that this Resolution protects and promotes public welfare, safety, health and morals.

NOW THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS, PURSUANT TO ITS STATUTORY AUTHORITY, AS FOLLOWS:

SECTION 1. ARCHITECTURAL & CIVIL ENGINEERING AUTHORIZED

The Village President is authorized and directed to execute an agreement with Ramaker and Associates, Inc. to provide architectural & civil engineering for the Bradley indoor waterpark in accordance with the scope of services as Exhibit A, subject to such modifications as shall be acceptable to him. The Village President shall further be authorized and directed to execute any related or supplemental documents, including approval of scopes of work, project timelines or revisions thereto, or related documents. The Village President shall further be authorized to execute agreements relating to supplemental work from Ramaker and Associates, Inc. provided that the total cost authorized for project purchase and implementation shall not exceed two million six hundred thousand dollars and 00/100 (\$2,600,000.00) plus reimbursable expenses.

SECTION 2. The Corporate Authorities hereby find that all of the recitals contained in the preamble to this Resolution are true, correct, and complete and are hereby incorporated by reference hereto and made a part hereof.

SECTION 3. The Corporate Authorities of the Village hereby declare that the terms and provisions of the Agreement, attached hereto as Exhibit A and fully incorporated herein, are reasonable and acceptable to the Village and that said Agreement is hereby approved in form and substance.

SECTION 4. In the event that any provision or provisions, portion or portions, or clause or clauses of this Resolution shall be declared to be invalid or unenforceable by a Court of competent jurisdiction, such adjudication shall in no way affect or impair the validity or enforceability of any of the remaining provisions, portions, or clauses of this Resolution that may be given effect without such invalid or unenforceable provision or provisions, portion or portions, or clause or clauses.

SECTION 5. All ordinances, resolutions, motions, or parts thereof, conflicting with any of the provisions of this Resolution, are hereby repealed to the extent of the conflict.

SECTION 6. The Village Clerk is hereby directed to publish this Resolution in pamphlet form.

SECTION 7. This Resolution shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

PASSED by the Board of Trustees on a roll call vote on the 23rd day of December, 2024.

TRUSTEES:

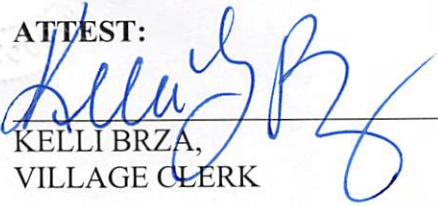
RYAN LEBRAN	Aye – <input checked="" type="checkbox"/>	Nay – <input type="checkbox"/>	Absent – <input type="checkbox"/>
BRIAN BILLINGSLEY	Aye – <input checked="" type="checkbox"/>	Nay – <input type="checkbox"/>	Absent – <input type="checkbox"/>
DARREN WESTPHAL	Aye – <input checked="" type="checkbox"/>	Nay – <input type="checkbox"/>	Absent – <input type="checkbox"/>
BRIAN TIERI	Aye – <input checked="" type="checkbox"/>	Nay – <input type="checkbox"/>	Absent – <input type="checkbox"/>
GRANT D. VANDENHOUT	Aye – <input checked="" type="checkbox"/>	Nay – <input type="checkbox"/>	Absent – <input type="checkbox"/>
GENE JORDAN	Aye – <input checked="" type="checkbox"/>	Nay – <input type="checkbox"/>	Absent – <input type="checkbox"/>

VILLAGE PRESIDENT:

MICHAEL WATSON Aye – Nay – Absent – Non-voting X

TOTALS: Aye – 6 Nay – 0 Absent – 0

ATTEST:


KELLI BRZA,
VILLAGE CLERK

APPROVED this 23rd day of December, 2024.

Michael Watson
MICHAEL WATSON,
VILLAGE PRESIDENT

ATTEST:

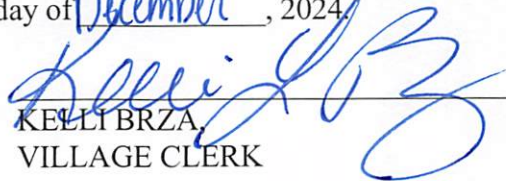
Kelli Brza
KELLI BRZA,
VILLAGE CLERK



STATE OF ILLINOIS)
) §§
COUNTY OF KANKAKEE)

I, KELLI BRZA Village Clerk for the Village of Bradley, County of Kankakee and State of Illinois, DO HEREBY CERTIFY that the attached is a true, perfect, and complete copy of Resolution number R-12-24-02 "AGREEMENT WITH RAMAKER AND ASSOCIATES, INC. TO PROVIDE ARCHITECTURAL & CIVIL ENGINEERING SERVICES FOR THE BRADLEY INDOOR WATERPARK " which was adopted by the Village President and Board of Trustees at a meeting held on the 23rd day of December, 2024.

IN WITNESS WHEREOF, I have hereunto set my hand in the Village of Bradley, County of Kankakee and State of Illinois, on this 23rd day of December, 2024.



KELLI BRZA
VILLAGE CLERK



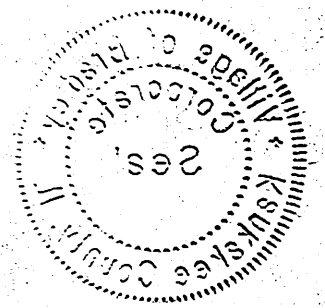
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EXHIBT A



INDOOR WATERPARK DEVELOPMENT

VILLAGE OF BRADLEY, IL

PROPOSAL FOR ARCHITECTURAL + ENGINEERING SERVICES
OCTOBER 11, 2024
PROJECT NUMBER 58765

RAMAKER

PREPARED FOR // **VILLAGE OF BRADLEY, IL**



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01

PROPOSED SERVICES

PROJECT DESCRIPTION

General Description

The Village of Bradley, IL desires to continue working with Ramaker for design and construction documents to develop an indoor waterpark as an attachment to Northfield Square Mall. Through master planning efforts between the Village and Ramaker, it has been determined that OpenAire will supply a +/- 65,000 SF aluminum structure to house the indoor waterpark. The OpenAire structure will include glass sidewalls along with a translucent and operable roof.

Development of the indoor waterpark is anticipated to occur in one phase along with renovations to the existing mall. There will be options for future expansion within the mall and surrounding areas based on client desires, operational considerations, revenue, and profit opportunities. The intent is to develop the property in a manner complimentary to the nearby outdoor athletic complex currently being developed north of the mall.

The waterpark master planning process identified two preferred locations for the waterpark to integrate with the existing mall structure.

- ▶ East connection – replacing the existing Carson building.
- ▶ South connection – replacing the existing JCPenney building.

In both locations, space can be allocated for a future outdoor waterpark area, future indoor waterpark expansion, and a future hotel development with direct connection to the mall.

Both locations concentrate development at the south end of the mall to prioritize redevelopment near the existing hotels south of Ken Hayes Drive and to maintain visibility from the interstate.

It is expected that approximately 38,000 SF of the mall will be developed as support spaces for the waterpark addition. The waterpark support spaces will include waterpark retail, arcade/family entertainment, restrooms and changing areas, a waterpark restaurant, rentable party rooms, rentable lockers, back of house staff areas, and equipment spaces, summarized as follows:

- ▶ +/- 25,500 SF mall renovation in existing lease areas.
- ▶ +/- 7,500 SF building for waterpark and OpenAire mechanical, electrical, and plumbing equipment.
- ▶ +/- 5,000 SF connection structure between the mall and the proposed waterpark.

The preferred waterpark layout developed during master planning includes a 65-foot slide tower with 6 slides, surf feature, activity pool, swim up bar pool/leisure pool, lazy river, splash pad, multi-level play structure, tot pool with slides, rental cabanas, and a bar. The overall construction budget for the waterpark and mall renovation is estimated at \$75 million without land or site development costs.

SUMMARY OF SERVICES

Below is a summary of anticipated required services for project development. Ramaker has relationships with numerous consultants for many of the listed additional anticipated services that may or may not be required through the course of the project. We will recommend if/when to bring those consultants on board. We are happy to integrate client-recommended consultants into the project team, as well.

Anticipated Services Provided by Ramaker

- ▶ Facility Programming
- ▶ Architectural Design
- ▶ Aquatic Engineering
- ▶ Interior Design
- ▶ Mechanical Engineering
- ▶ Electrical Engineering
- ▶ Plumbing Engineering
- ▶ Structural Engineering (excluding OpenAire waterpark building shell)
- ▶ Artistic Renderings, Marketing and Presentation Materials
- ▶ Lighting Design Consultant (outside consulting firm)

Anticipated Services Addressed by Design/Build Contractors

- ▶ Waterpark Building Structure (OpenAire)
- ▶ Waterpark Features – waterslides, play structures, wave generation, surf feature and similar
- ▶ Waterpark Theming
- ▶ Fire Protection Systems Design

Coordinated Services

These services, if required, can be addressed under direct contract with the Village of Bradley or through Ramaker in a manner to best serve the project intent with appropriate project scope and fee adjustments.

- ▶ Construction Cost Estimating
- ▶ Surveying – Property, ALTA, Topographic & Existing Conditions
- ▶ Civil Engineering – Site Engineering
- ▶ Landscape Design
- ▶ Geotechnical Borings and Evaluation
- ▶ Branding Consultant
- ▶ Audio/Visual Engineering
- ▶ Feasibility Consultant
- ▶ Environmental Consultant
- ▶ Commercial Laundry Design
- ▶ Food Service Design
- ▶ FF&E Procurement
- ▶ FEC Games and Feature Supplier
- ▶ Telecommunication/Data/IT Design
- ▶ Security Design
- ▶ Commissioning Services
- ▶ Lifeguard Staffing and Waterpark Operations Consultant(s)
- ▶ Sponsorship Consultants
- ▶ Legal Counsel
- ▶ Public Relations/Marketing Consultant
- ▶ Construction Testing Services
- ▶ Construction Staking Services



SUMMARY OF SERVICES

Assumptions

Our proposal is based on the following assumptions about the project conditions. These apply to all disciplines discussed herein.

1. We assume any required, but excluded services, will be provided by the Client, other consultants, and/or the selected construction contractors, sub-contractors, and suppliers. Ramaker will coordinate our work with the work of other consultants and contractors.
2. Significant design changes to the documents required or requested by the Client after completion of Design Development may result in an adjustment to the schedule and compensation.
3. A qualified contractor will be selected to provide, and be responsible for, all cost estimating, project implementation scheduling, purchasing, construction, and all construction coordination services.
4. We anticipate all client-contracted consultants will be qualified and accredited as well as licensed to perform their work, and their design work will be provided in sequence and in time as required by Ramaker.
5. Ramaker will evaluate value engineering ideas for feasibility intent only. Costs associated with making value engineering changes will be addressed as additional services.
6. Engineering required to address poor soil conditions or high water levels shall be addressed as additional services.

Ramaker's approach to projects is straightforward: we want to see your project succeed, and will do what it takes for your success.

01

Identify and define the overall needs, desires, and end goal for this project.

02

Create an optimal design solution.

03

Develop the design into an economically constructible outcome.

04

Refine as necessary to meet budget and time frame needs.

05

Produce a complete set of Contract Documents that can be used for construction.



BRADLEY WATERPARK

GENERAL OVERVIEW

General Overview

Ramaker will provide overall design and coordination for all elements of the project from preliminary review of scope, to creating the initial visual concept to developing each component of the overall vision and ultimately documents for construction. Our staff will review codes, regulations, and standards, and prepare and manage submittals for regulatory approval. This will culminate in a deliverable to the Client as a complete set of contract and construction documents suitable for regulatory agency approval, bidding, and construction.

- ▶ Collaborate with all Client's consultants to provide seamless project delivery.
 - ▶ Introduce Project team; analyze program requirements; understand Client's business model, goals, and budget requirements; and confirm Team member responsibilities.
 - ▶ In collaboration with the Client, develop a Responsibility Matrix to define design, engineering, fabrication, supply, installation, and construction responsibilities.
 - ▶ Provide input, guidance, information, and models responsive to the Client's program and budget.
 - ▶ Prepare construction documents (including appropriate plans and specifications) for the project aligned with design intent.
- ▶ Provide documentation to show project compliance with applicable ADA, local, state, and federal ordinances, codes, and regulations.
 - ▶ Participate in review meetings with regulatory officials for general project review and address required approvals and permits for the project.
 - ▶ Manage and coordinate consultant team meetings including generation of agendas, minutes, and action items throughout all phases of the project.



BRADLEY WATERPARK

SCHEMATIC DESIGN

Schematic Design

During Schematic Design (SD), we will work with the Village and other project team members to explore alternatives for addressing the building and site programming. Schematic Design services will end with a presentation of floor plans for each floor level, major elevations, written descriptions and/or outline specifications describing major structural components and equipment systems, and other information needed to describe how the design will meet your project program and goals.

Following client approval of SD materials, we will collaborate with Client for selection of a qualified General Contractor or Construction Manager at Risk. GC/CMAR selection is required to facilitate the purchase of waterpark features and long lead items for incorporation into the design and project schedule.



General

- ▶ Meet with Team to review precedent information, project development considerations, and design coordination.
- ▶ Explore the character of the property and the neighboring environment.
- ▶ Provide fundamental information addressing development considerations, site and building programming, style, and features.
- ▶ Define general area requirements and patron capacities.
- ▶ Address rough order of magnitude construction budget information.
- ▶ Facilitate design charrettes. Present ideas and design considerations for Client review and Team input.
- ▶ In collaboration with the Client waterpark operator, incorporate revenue opportunities and operational considerations into the design.
- ▶ Provide Outline Specifications describing materials and construction systems.
- ▶ Prepare Schematic Designs for the waterpark and mall renovation. Up to three Client-directed floor planning studies has been anticipated for design evolution.
- ▶ Provide renderings for marketing and sales purposes.

BRADLEY WATERPARK

SCHEMATIC DESIGN

Architectural

- ▶ Define general layout and programming including building footprints.
- ▶ Develop preliminary floor plans for the waterpark support spaces within the existing mall structure.
- ▶ Identify theming and lighting opportunities.
- ▶ Produce schematic building floor plans along with building elevations and sections, and detailed sketches of unique design elements.



Aquatics

- ▶ Estimate required utility demands for pool water heating loads and pump/motor electrical loads associated with the pool equipment. Provide a schedule of these estimated loads to local utility for coordination of required site electrical upgrades.
- ▶ Determine the potable water and sanitary plumbing service requirements to accommodate the pool basin requirements for fill and filter backwash needs.
- ▶ Coordinate with slide and MLPS suppliers to refine 3D concept models and construction estimates for the proposed features.
- ▶ Prepare schematic drawings showing the pool basin plan views, pool deck equipment, pool equipment room layout, and pool equipment list.



BRADLEY WATERPARK

SCHEMATIC DESIGN

Mechanical/Electrical/Plumbing

- ▶ Prepare MEP description of concept of the mechanical, electrical, and plumbing systems. Development of the initial schematic designs will include:
 - Initial mechanical system plans.
 - Initial plumbing system plans.
 - Initial electrical power and lighting plans.
 - Initial building exterior and site lighting plans.
- ▶ Start the development of calculations for the selection of major equipment components.

Structural

- ▶ Review the Client-provided Geotechnical Report, including recommendations for building foundations.
- ▶ Evaluate alternate building structural systems for the pool equipment building. Review selection considerations with the Village and other design team members.
- ▶ The understood intent is that an OpenAire building structure is proposed for the indoor waterpark. Accordingly, all structural engineering for this building will be addressed by OpenAire with Ramaker providing waterpark building foundation engineering based on loads provided by OpenAire.

Deliverables

- ▶ Schematic floor plans.
- ▶ Building elevation views and sections.
- ▶ Tabulations of gross floor areas.
- ▶ Create individual color and material boards that describe the major interior design themes of each area.
- ▶ Indication of exterior finish materials in outline format.
- ▶ Pool plan views and recirculation equipment layout
- ▶ Provide a Schematic Design Summary for Client acceptance. This Summary will serve as the basis for the creation of the Design Development Documents.
- ▶ Schematic Design deliverables will be used in selection of a General Contractor/CMAR.



BRADLEY WATERPARK

DESIGN DEVELOPMENT

Design Development

Following the Schematic Design approval, we will further develop the design to show the extents of all areas, systems, and finishes. The resulting documents will include all scope items, be dimensioned and illustrated, and suitable for setting detailed budgets for the project. We will provide this information and documentation for Client review and approval.

General

- ▶ Meet with Team to review project development considerations and design coordination. Debrief from preliminary regulatory review and discuss implementation into the design.
- ▶ Review documents with the Project team regarding constructibility and code compliance.
- ▶ Issue Design Development drawings and preliminary specifications sets at 50% and 100% completion of phase milestones.
- ▶ Participate in Client-requested value engineering (VE) and budget meetings. Provide design revisions as directed. It is anticipated that value engineering shall be completed in advance of the start of the Construction Documents phase to allow the project design team ample time to incorporate accepted VE items into the Construction Documents.

Architectural

- ▶ Continue to develop 3D model as well as additional sketches and details that demonstrate the further development of the design intent.
- ▶ Collaborate with OpenAire for Waterpark Building for design evolution.
- ▶ Collaborate with Client's kitchen consultant for layout of food & beverage components.
- ▶ Collaborate with Client's FEC feature and games supplier for room layout and operational components. Client shall select FEC features.
- ▶ Finalize Waterpark and Support Building floor plans.
- ▶ Define interior finish selections.

Aquatics

- ▶ Prepare design development drawings showing pool basin plan and section views, pool deck equipment, pool equipment room layout, and preliminary pool piping plan.
- ▶ Prepare typical pool construction details.
- ▶ Coordinate with selected feature supplier for design details related to building penetration locations, feature flow and head requirements, and overall feature layout considerations.
- ▶ Finalized pool equipment selections with input from the construction team.



BRADLEY WATERPARK

DESIGN DEVELOPMENT

Structural

- ▶ Obtain footing/foundation requirements from OpenAire.
- ▶ Develop design/structural engineering for Waterpark Building footings/foundations.
- ▶ Develop structural design of foundation and framing plans and associated details for the Support Buildings.
- ▶ Foundation design is based on a shallow foundation system.

Mechanical/Electrical/Plumbing

- ▶ Prepare MEP design development plans for all mechanical, electrical, and plumbing systems. Continue the development of the MEP construction plan set, which will include:
 - Mechanical system plans, details, schedules, and instrumentation diagram(s)
 - Plumbing plans, schedules, and piping schematics
 - Electrical power distribution, interior and exterior lighting, life/safety
 - Building exterior and site lighting
- ▶ Select major equipment components such as hot water boilers, air handling, and electrical components.
- ▶ Continue preparation of MEP calculations, design and construction documents.

Deliverables

- ▶ Full building sections and exterior elevations.
- ▶ General floor plans for all levels.
- ▶ Windows and exterior wall sections. Design profiles only.
- ▶ Large scale key exterior details to a concept level.
- ▶ Enlarged building plans.
- ▶ Door and window schedules along with general details.
- ▶ Enlarged partial building sections to a detailed level.
- ▶ Floor covering plans indicating primary finishes, materials, and transition details.
- ▶ Electrical and power location plans based on the interior layouts and known equipment requirements.
- ▶ Ceiling plans indicating nominal ceiling heights, ceiling finishes, and lighting layouts.
- ▶ Plumbing fixture schedules.



BRADLEY WATERPARK

CONSTRUCTION DOCUMENTS

Construction Documents

This phase includes the preparation of refined details describing the interface of systems, assemblies, materials, and finishes, within their respective extents. Deliverables upon the completion of this phase will consist of the Contract Documents suitable for bidding, permitting, and construction. We will provide them for Client review and approval.

General

- ▶ Meet with Team to review project development considerations and design coordination.
- ▶ Coordinate work with all consultants, as necessary.
- ▶ Generate draft Construction Documents for project team review, to ensure that the design intent is maintained. Provide review sets at 50% and 95% completion of phase milestones.
- ▶ Issue Construction Plans and Specifications at 50% completion as a 'Pricing Check-set', and a second set at 95% completion as a 'Permit Set'. Upon Authority Having Jurisdiction (AHJ) approval, incorporate permit comments.
- ▶ Issue a 100% Construction Documents Plans and Specifications set.

Architectural

- ▶ Address final layout, finishes, furnishings, and equipment selections with the Client.
- ▶ Prepare Construction Documents to include (not limited to): Floor Plans, Reflected Ceiling Plans, Enlarged Plans (as needed), Elevations (Exterior & Interior as needed), Sections, Material Finish Schedules, Details, Door Scheduling
- ▶ Collaborate with the Waterpark building structure/shell supplier for final design.
- ▶ Finalize floor plan food & beverage components based on information from the kitchen equipment supplier.
- ▶ Collaborate with Client's finalized FEC feature and games supplier for room layout and operational components based on information provided by the Client's FEC feature supplier.
- ▶ Finalize all Interiors material selections - color, type, location, etc.



BRADLEY WATERPARK

CONSTRUCTION DOCUMENTS

Aquatics

- ▶ Finalize the pool designs and prepare pool construction documents.
- ▶ Develop scope plans and outline specifications defining regulatory signs as required by the State pool code for aquatic facilities. The Client shall be responsible for review of regulatory signage with their insurance agent and local inspectors, as appropriate after permitting and issuance of construction documents.
- ▶ Provide outline specifications for life safety equipment required by the State pool codes. The Client shall be responsible for review of required life safety equipment with their insurance agent.
- ▶ Develop construction documents for themed rock work that is constructed integral with or immediately adjacent to pool basins. Themed elements beyond pool edges shall be by the Theming Consultant/Contractor. Design of the water supply to themed items is included based on head and flow parameters defined by the Theming Contractor.
- ▶ Waterslide and MLPS flume, tower, support columns and foundation design and associated structural engineering shall be by the Waterslide and MLPS supplier(s). Design and engineering of the Surf Feature shall be by the Feature Supplier. Provide vessel and water treatment equipment design.

Structural

- ▶ Complete structural plan and associated details development for waterpark building footings/foundations.
- ▶ Complete structural design of foundation and framing plans and associated details for the support building.
- ▶ Prepare structural calculations and construction documents for regulatory agency submittal.

Mechanical/Electrical/Plumbing

- ▶ Complete MEP construction plans for all mechanical, electrical, and plumbing systems in the proposed building. The MEP construction plan set will include:
 - ▶ Ventilating system plans, details, schedules, and instrumentation diagram(s)
 - ▶ Plumbing plans, schedules, and piping schematics
 - ▶ Electrical power distribution, interior and exterior lighting, life/safety
 - ▶ Building exterior and site lighting
- ▶ Document major equipment components such as hot water heaters, air handling, and electrical components.
- ▶ Finalize MEP calculations and construction documents.



BRADLEY WATERPARK

CONSTRUCTION ADMINISTRATION

Construction Administration

Ramaker's standard services provided during construction include answering contractors' and vendors' questions; scheduling site visits at appropriate times to observe construction activities and work progress; and reviewing submittals from vendors and material suppliers for integration into the project. These services will be invoiced on an hourly basis.

For this project a 20 month construction period has been assumed for the basis of this proposal.

General

- ▶ Provide timely answers to questions or issues raised during the bid process, at two intervals to provide equal, efficient access to all question responses. Written responses will be provided for incorporation into project addenda.

- ▶ Participate in a Pre-Construction meeting with selected contractors.
- ▶ Respond to Contractor's Requests for Information (RFIs).
- ▶ Review shop drawings for general design compliance.
- ▶ Conduct up to 20 site visits (approximately monthly) for periodic construction observation to determine general conformance with the plans and specifications. These site visits shall be scheduled and coordinated through the Client.
- ▶ Conduct a final site visit to determine conformance with the approved construction plans.



The background of the slide is a photograph of an indoor water park. In the upper portion, several colorful water slides (green, blue, and orange) are visible, curving through a metal framework. In the lower portion, two young girls are in a pool of water. The girl on the left is smiling at the camera, while the girl on the right is laughing with her mouth open. The pool area has a rocky wall in the background.

02

PROJECT SCHEDULE, COMPENSATION, AND CLIENT ACCEPTANCE

Proposed Project Schedule

Ramaker is ready and able to provide Architectural + Engineering services. We have available staff prepared to engage in the work of this contract and will begin upon receipt of a notice to proceed. The anticipated project schedule is:

Authorization to Proceed.....October 2024
 Schematic Design/Design Development/Construction Documents.....+/- 10 Months
 Regulatory Agency Review Process.....As required
 ConstructionWinter 2025 through Summer 2027

Proposed Compensation

The Fee amounts to provide the defined Scope of Services shall be:

Schematic Design/Design Development/Construction Documents

Fixed Fee Amount to be Invoiced Monthly on a Percent Complete Basis

\$2,600,000

Bidding and Construction Administration

Estimated Fee will be determined after the selection of a GC or CMAR.

TBD

Reimbursable expenses (e.g., regulatory agency fees, reproductions, shipping, postage, travel, lodging, meals, etc.) have not been included and will be invoiced as incurred. The Client shall be responsible for all taxes levied on services provided. If the Client is a tax-exempt entity, it is the Client's responsibility to provide Ramaker proper documentation of tax-exempt status. The proposed fees are based upon the anticipated project schedule defined above. If the project schedule changes, adjustment to the fee may be necessary. Additional services requested shall be performed in accordance with Ramaker's billing rate schedule at the time of services.

Billing Rate Schedule

To follow are our standard staff hourly billing rates to be utilized if additional services are required. * Relevant billing rate information will be provided for CA services during the year(s) those services are provided

Market Leader/Engineer	\$240	Project Manager	\$160
Service Group Leader/Engineer	\$200	Senior Engineer/Architect Technician	\$150
Senior Licensed Engineer/Architect	\$180	Mid-Level Engineer/Architect Technician	\$140
Mid-Level Licensed Engineer/Architect	\$160	Engineer/Architect Technician	\$120
Licensed Engineer/Architect	\$140	Administration	\$100

*Ramaker reserves the right to adjust these billing rates as necessary at certain intervals of the calendar year. A written notification will be provided to the Client if such changes occur.



Proposal Acceptance/Consultant Agreement

Please sign and return this Proposal if acceptable. Upon Proposal acceptance, we will proceed with the execution of an AIA Standard Form of Agreement.

Client

Date

If we are given verbal or other written notification to proceed, it will be mutually understood that both parties will nonetheless be contractually bound by this proposal, even in the absence of written acceptance. In any case, a signed original copy of the Agreement must be returned to Ramaker before we will submit a written report of our work. Ramaker reserves the right to suspend all work on this project if payment of invoices exceeds 45 days from the date of the invoice.

We are excited for the opportunity to continue working with the Village of Bradley, IL on this project!





THANK YOU

FOR YOUR CONSIDERATION

WE LOOK FORWARD TO WORKING WITH YOU.

RAMAKER

(608) 643-4100

ramaker.com