



Illinois Department of Transportation

2300 South Dirksen Parkway / Springfield, Illinois / 62764

April 19, 2023

Ms. Stacy A. Sigman
Village Clerk
361 Happ Road
Northfield, Illinois 60093

Subject: Village: Northfield
Section: 16-00054-00-PV
Project: 4PYG(881)
Job: D-91-047-22 ***REVISED***
Preliminary Engineering Agreement
Consultant: Patrick Engineering, Inc.
\$955,509.96 (federal share \$455,000.00) - Corrected Amount

Dear Ms. Sigman:

The enclosed agreement is hereby approved by the department. The approved amount will be used as the upper limit of reimbursement for the project.

The corrected amount is based on the following:

Cera Solutions: Proposed overhead is reduced by \$8,066.04 due to limiting rate to 100.09% for FYE 12/31/2021.

Please contact Mohammed Hameed (Mohammed.Hameed@illinois.gov) if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Gregory S. Lupton".

Gregory S. Lupton, P.E.
Local Project Implementation Engineer

Enclosure

cc: Michael Nystrand, Public Works Director
Jose Rios - Region 1 Attn: Chad Riddle - District 1
Attn: Project Control
Patrick Engineering, Inc.



Local Public Agency Engineering Services Agreement

Using Federal Funds? Yes No

 Agreement For

 Agreement Type

LOCAL PUBLIC AGENCY

Local Public Agency		County	Section Number	Job Number
<input type="text" value="Village of Northfield"/>		<input type="text" value="Cook"/>	<input type="text" value="16-00054-00-PV"/>	<input type="text" value="D-91-047-22"/>
Project Number	Contact Name	Phone Number	Email	
<input type="text" value="D-91-047-22"/>	<input type="text" value="Stacy Sigman"/>	<input type="text" value="(847) 446-9200"/>	<input type="text" value="ssigman@northfieldil.org"/>	

SECTION PROVISIONS

Local Street/Road Name	Key Route	Length	Structure Number
<input type="text" value="Happ Road"/>	<input type="text" value="FAU 1242"/>	<input type="text" value="3,330'"/>	<input type="text" value="N/A"/>
Location Termini			<input type="button" value="Add Location"/>
<input type="text" value="Winnetka Road to Willow Road"/>			<input type="button" value="Remove Location"/>

Project Description

Engineering Funding: Federal MFT/TBP State Other

Anticipated Construction Funding: Federal MFT/TBP State Other

AGREEMENT FOR

Phase I - Preliminary Engineering
 Phase II - Design Engineering

CONSULTANT

Consultant (Firm) Name	Contact Name	Phone Number	Email	
<input type="text" value="Patrick Engineering Inc."/>	<input type="text" value="Jarrod Cebulski"/>	<input type="text" value="(630) 795-7468"/>	<input type="text" value="jcebulski@patrickco.com"/>	
Address	City	State	Zip Code	
<input type="text" value="4970 Varsity Drive"/>	<input type="text" value="Lisle"/>	<input type="text" value="IL"/>	<input type="text" value="60532"/>	

THIS AGREEMENT IS MADE between the above Local Public Agency (LPA) and Consultant (ENGINEER) and covers certain professional engineering services in connection with the improvement of the above SECTION. Project funding allotted to the LPA by the State of Illinois under the general supervision of the State Department of Transportation, hereinafter called the "DEPARTMENT," will be used entirely or in part to finance ENGINEERING services as described under AGREEMENT PROVISIONS.

Since the services contemplated under the AGREEMENT are professional in nature, it is understood that the ENGINEER, acting as an individual, partnership, firm or legal entity, qualifies for professional status and will be governed by professional ethics in its relationship to the LPA and the DEPARTMENT. The LPA acknowledges the professional and ethical status of the ENGINEER by entering into an AGREEMENT on the basis of its qualifications and experience and determining its compensation by mutually satisfactory negotiations.

WHEREVER IN THIS AGREEMENT or attached exhibits the following terms are used, they shall be interpreted to mean:

Regional Engineer	Deputy Director, Office of Highways Project Implementation, Regional Engineer, Department of Transportation
Resident Construction Supervisor	Authorized representative of the LPA in immediate charge of the engineering details of the construction PROJECT
In Responsible Charge Contractor	A full time LPA employee authorized to administer inherently governmental PROJECT activities Company or Companies to which the construction contract was awarded

AGREEMENT EXHIBITS

The following EXHIBITS are attached hereto and made a part of hereof this AGREEMENT:

- EXHIBIT A: Scope of Services
- EXHIBIT B: Project Schedule
- EXHIBIT C: Direct Costs Check Sheet
- EXHIBIT D: Qualification Based Selection (QBS) Checklist
- EXHIBIT E: Cost Plus Fixed Fee Cost Estimate of Consultant Services Worksheet (BLR 05513 or BLR 05514)
- _____
- _____
- _____

I. THE ENGINEER AGREES,

1. To perform or be responsible for the performance of the Scope of Services presented in EXHIBIT A for the LPA in connection with the proposed improvements herein before described.
2. The Classifications of the employees used in the work shall be consistent with the employee classifications and estimated staff hours. If higher-salaried personnel of the firm, including the Principal Engineer, perform services that are to be performed by lesser-salaried personnel, the wage rate billed for such services shall be commensurate with the payroll rate for the work performed.
3. That the ENGINEER shall be responsible for the accuracy of the work and shall promptly make necessary revisions or corrections required as a result of the ENGINEER'S error, omissions or negligent acts without additional compensation. Acceptance of work by the LPA or DEPARTMENT will not relieve the ENGINEER of the responsibility to make subsequent correction of any such errors or omissions or the responsibility for clarifying ambiguities.
4. That the ENGINEER will comply with applicable Federal laws and regulations, State of Illinois Statutes, and the local laws or ordinances of the LPA.
5. To pay its subconsultants for satisfactory performance no later than 30 days from receipt of each payment from the LPA.
6. To invoice the LPA for Preliminary and/or Design Engineering: The ENGINEER shall submit all invoices to the LPA within three months of the completion of the work called for in the AGREEMENT or any subsequent Amendment or Supplement.
7. To submit a completed BLR 05613, Engineering Payment Report, to the DEPARTMENT within three months of the completion of the work called for in this AGREEMENT or any subsequent Amendment or Supplement. The form shall be submitted with the final invoice.
8. The ENGINEER or subconsultant shall not discriminate on the basis of race, color, national origin or sex in the performance of this AGREEMENT. The ENGINEER shall carry out applicable requirements of 49 CFR part 26 in the administration of United States Department of Transportation (US DOT) assisted contract. Failure by the Engineer to carry out these requirements is a material breach of this AGREEMENT, which may result in the termination of this AGREEMENT or such other remedy as the LPA deems appropriate.
9. That none of the services to be furnished by the ENGINEER shall be sublet assigned or transferred to any other party or parties without written consent of the LPA. The consent to sublet, assign or otherwise transfer any portion of the services to be furnished by the ENGINEER shall be construed to relieve the ENGINEER of any responsibility for the fulfillment of this AGREEMENT.
10. For Preliminary Engineering Contracts:
 - (a) To attend meetings and visit the site of the proposed improvement when requested to do so by representatives of the LPA or the DEPARTMENT, as defined in Exhibit A (Scope of Services).
 - (b) That all plans and other documents furnished by the ENGINEER pursuant to the AGREEMENT will be endorsed by the ENGINEER and affix the ENGINEER's professional seal when such seal is required by law. Such endorsements must be made by a person, duly licensed or registered in the appropriate category by the Department of Professional Regulation of the State of Illinois. It will be the ENGINEER's responsibility to affix the proper seal as required by the Bureau of Local Roads and Streets manual published by the DEPARTMENT.
 - (c) That the ENGINEER is qualified technically and is thoroughly conversant with the design standards and policies applicable for the PROJECT; and that the ENGINEER has sufficient properly trained, organized and experienced personnel to perform the services enumerated in Exhibit A (Scope of Services).
11. That the engineering services shall include all equipment, instruments, supplies, transportation and personnel required to perform the duties of the ENGINEER in connection with this AGREEMENT (See Exhibit C).

II. THE LPA AGREES,

1. To certify by execution of this AGREEMENT that the selection of the ENGINEER was performed in accordance with the following:
 - (a) Professional Services Selection Act (50 ILCS 510), The Brooks Act (40 USC 11), and the Procurement, Management, and Administration of Engineering, and Design Related Services (23 CFR part 172). Exhibit D is required to be completed with this AGREEMENT.
2. To furnish the ENGINEER all presently available survey data, plans, specifications, and project information.

3. To pay the ENGINEER:

(a) For progressive payments - Upon receipt of monthly invoices from the ENGINEER and the approval thereof by the LPA, monthly payments for the work performed shall be due and payable to the ENGINEER, such payments to be equal to the value of the partially completed work minus all previous partial payments made to the ENGINEER.

(b) Final payment - Upon approval of the work by the LPA but not later than 60 days after the work is completed and reports have been made and accepted by the LPA and DEPARTMENT a sum of money equal to the basic fee as determined in this AGREEMENT less the total of the amount of partial payments previously paid to the ENGINEER shall be due and payable to the ENGINEER.

4. To pay the ENGINEER as compensation for all services rendered in accordance with the AGREEMENT on the basis of the following compensation method as discussed in 5-5.10 of the BLR Manual.

Method of Compensation:

Lump Sum

Specific Rate

Cost plus Fixed Fee: Fixed

Total Compensation = DL + DC + OH + FF

Where:

DL is the total Direct Labor,

DC is the total Direct Cost,

OH is the firm's overhead rate applied to their DL and

FF is the Fixed Fee.

Where FF = (0.33 + R) DL + %SubDL, where R is the advertised Complexity Factor and %SubDL is 10% profit allowed on the direct labor of the subconsultants.

The Fixed Fee cannot exceed 15% of the DL + OH.

5. The recipient shall not discriminate on the basis of race, color, national origin or sex in the award and performance of any US DOT assisted contract or in the administration of its DBE program or the requirements of 49 CFR part 26. The recipient shall take all necessary and reasonable steps under 49 CFR part 26 to ensure nondiscrimination in the award and administration of US DOT-assisted contracts. The recipient's DBE program, as required by 49 CFR part 26 and as approved by US DOT, is incorporated by reference in this agreement. Implementation of this program is a legal obligation and failure to carry out its terms shall be treated as violation of this AGREEMENT. Upon notification to the recipient of its failure to carry out its approved program, the Department may impose sanctions as provided for under part 26 and may, in appropriate cases, refer the matter for enforcement under 18 U.S.C. 1001 and/or the Program Fraud Civil Remedies Act of 1986 (31 U.S.C 3801 et seq.).

6. To certify by execution of the AGREEMENT that the selection of the ENGINEER was performed in accordance with the Local Government Professional Services Selection Act 50 ILCS 510, the Brooks Act 40 USC 11, and Procurement, Management, and Administration of Engineering and Design related Services (23 CFR part 172). Exhibit C is required to be completed with this agreement.

III. IT IS MUTUALLY AGREED,

1. No work shall be commenced by the ENGINEER prior to issuance by the IDOT of a written Notice to Proceed.

2. To maintain, for a minimum of 3 years after the completion of the contract, adequate books, records and supporting documents to verify the amount, recipients and uses of all disbursements of funds passing in conjunction with the contract; the contract and all books records and supporting documents related to the contract shall be available for review and audit by the Auditor General, and the DEPARTMENT: the Federal Highways Administration (FHWA) or any authorized representative of the federal government, and to provide full access to all relevant materials. Failure to maintain the books, records and supporting documents required by this section shall establish a presumption in favor of the DEPARTMENT for the recovery of any funds paid by the DEPARTMENT under the contract for which adequate books, records and supporting documentation are not available to support their purported disbursement.

3. That the ENGINEER shall be responsible for any and all damages to property or persons arising out of an error, omission and/or negligent act in the prosecution of the ENGINEER's work and shall indemnify and save harmless the LPA, the DEPARTMENT, and their officers, agents, and employees from all suits, claims, actions or damage liabilities, costs or damages of any nature whatsoever resulting there from. These indemnities shall not be limited by the listing of any insurance policy.

The LPA will notify the ENGINEER of any error or omission believed by the LPA to be caused by the negligence of the ENGINEER as soon as practicable after the discovery. The LPA reserves the right to take immediate action to remedy any error or omission if notification is not successful; if the ENGINEER fails to reply to a notification; or if the conditions created by the error or omission are in need of urgent correction to avoid accumulation of additional construction costs or damages to property and reasonable notice is not practicable.

4. This AGREEMENT may be terminated by the LPA upon giving notice in writing to the ENGINEER at the ENGINEER's last known post office address. Upon such termination, the ENGINEER shall cause to be delivered to the LPA all drawings, plats, surveys, reports, permits, agreements, soils and foundation analysis, provisions, specifications, partial and completed estimates and data, if any from soil survey and subsurface investigation with the understanding that all such material becomes the property of the LPA. The LPA will be responsible for reimbursement of all eligible expenses incurred under the terms of this AGREEMENT up to the date of the written notice of termination.

5. In the event that the DEPARTMENT stops payment to the LPA, the LPA may suspend work on the project. If this agreement is suspended by the LPA for more than thirty (30) calendar days, consecutive or in aggregate, over the term of this

AGREEMENT, the ENGINEER shall be compensated for all services performed and reimbursable expenses incurred as a result of the suspension and resumption of its services, and the ENGINEER's schedule and fees for the remainder of the project shall be equitably adjusted.

6. THIS AGREEMENT shall be subject to the terms and conditions of the contract and the obligations of the contractor shall survive the termination of this contract.

- (3) Any available drug counseling, rehabilitation and employee assistance program; and
- (4) The penalties that may be imposed upon an employee for drug violations.
- (c) Providing a copy of the statement required by subparagraph (a) to each employee engaged in the performance of the contract or grant and to post the statement in a prominent place in the workplace.
- (d) Notifying the contracting, or granting agency within ten (10) days after receiving notice under part (b) of paragraph (3) of subsection (a) above from an employee or otherwise, receiving actual notice of such conviction.
- (e) Imposing a sanction on, or requiring the satisfactory participation in a drug abuse assistance or rehabilitation program.
- (f) Assisting employees in selecting a course of action in the event drug counseling, treatment and rehabilitation is required and indicating that a trained referral team is in place.

Making a good faith effort to continue to maintain a drug free workplace through implementation of the Drug Free Workplace Act, the ENGINEER, LPA and the Department agree to meet the PROJECT SCHEDULE outlined in EXHIBIT B. Time is of the essence on this project and the ENGINEER's ability to meet the PROJECT SCHEDULE will be a factor in the LPA selecting the ENGINEER for future project. The ENGINEER will submit progress reports with each invoice showing work that was completed during the last reporting period and work they expect to accomplish during the following period.

11. Due to the physical location of the project, certain work classifications may be subject to the Prevailing Wage Act (820 ILCS 130/0.01 et seq.).

12. For Preliminary Engineering Contracts:

(a) That tracing, plans, specifications, estimates, maps and other documents prepared by the ENGINEER in accordance with this AGREEMENT shall be delivered to and become the property of the LPA and that basic survey notes, sketches, charts, CADD files, related electronic files, and other data prepared or obtained in accordance with this AGREEMENT shall be made available, upon request to the LPA or to the DEPARTMENT, without restriction or limitation as to their use. Any re-use of these documents without the ENGINEER involvement shall be at the LPA's sole risk and will not impose liability upon the ENGINEER.

(b) That all reports, plans, estimates and special provisions furnished by the ENGINEER shall conform to the current Standard Specifications for Road and Bridge Construction, Bureau of Local Roads and Streets Manual or any other applicable requirements of the DEPARTMENT, it being understood that all such furnished documents shall be approved by the LPA and the DEPARTMENT before final acceptance. During the performance of the engineering services herein provided for, the ENGINEER shall be responsible for any loss or damage to the documents herein enumerated while they are in the ENGINEER's possession and any such loss or damage shall be restored at the ENGINEER's expense.

AGREEMENT SUMMARY

Prime Consultant	TIN/FEIN/SS Number	Agreement Amount
Patrick Engineering Inc.	36-3008281	\$583,727.00

Subconsultants	TIN/FEIN/SS Number	Agreement Amount
- Gewalt Hamilton	36-3426053	\$78,768.00
- Teska	36-305-1497	\$39,550.00
- CERA Solutions	83-0645194	\$58,364.00
- Kimley- Horn	56-0885615	\$56,367.00
- Santacruz	36-3851733	\$146,800.00
Subconsultant Total		\$379,849.00
Prime Consultant Total		\$583,727.00
Total for all work		\$963,576.00

Add Subconsultants

For the Village of Northfield

Signature:



By: *VILLAGE MANAGER / VILLAGE CLERK*

Title: *STACY SIGMAN*

Date: *12-1-22*

For Patrick Engineering Inc.

Signature:



By: Robert G. Brunetti

Title: Sr. Vice President, Authorized Representative

Date: Nov. 25, 2022

AGREEMENT SIGNATURES

Executed by the LPA:

Local Public Agency Type Name of Local Public Agency

Attest:

The Village of Northfield

By (Signature & Date)

[Signature] 2-15-22

Name of Local Public Agency Local Public Agency Type

Northfield Village Clerk

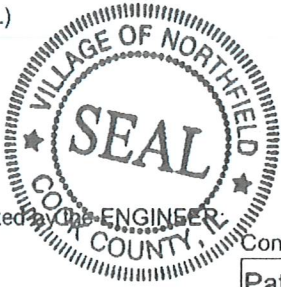
By (Signature & Date)

[Signature] 2-15-22

Title

President

(SEAL)



Executed by the CONSULTANT (Firm) Name

Attest:

Patrick Engineering Inc.

By (Signature & Date)

Jarrod J. Celubek 2/15/22

Title

Director of Delivery

By (Signature & Date)

Patrick A. Cooney 2/15/22

Title

President

Local Public Agency

Village of Northfield

County

Cook

Section Number

16-00054-00-PV

AVERAGE HOURLY PROJECT RATES

Exhibit E Cost Estimate of Consultant Services Worksheet Fixed Raise

SHEET 2 OF 3

PAYROLL CLASSIFICATION	AVG HOURLY RATES	Signals and Lighting			Permitting			ROW Services			Utility Coordination			Aesthetics			Coordination		
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Project Manager	78.00	24	7.89%	6.16	8	4.82%	3.76	8	33.33%	26.00	12	5.45%	4.25	6	50.00%	39.00	92	42.50%	33.22
Project Engineer 3/4	65.86	12	3.95%	2.60	84	50.60%	33.33				54	24.55%	16.17				48	22.22%	14.64
Project Engineer 1/2	49.14	100	32.89%	16.16							78	35.45%	17.42						
Staff Engineer 3	45.79				28	16.87%	7.72	16	66.67%	30.53				6	50.00%	22.89	40	18.52%	8.48
Staff Engineer 2	40.03				22	13.25%	5.31										36	16.67%	6.67
Staff Engineer 1	34.12	64	21.05%	7.18	16	9.64%	3.29				32	14.55%	4.96						
CAD Designer	34.12				8	4.82%	1.64				44	20.00%	8.82						
Technical Specialist	47.59	104	34.21%	16.28															
Technician	23.76																		
Administrative Assistant	30.52																		
TOTALS		304.0	100%	\$48.39	166.0	100%	\$55.05	24.0	100%	\$56.53	220.0	100%	\$49.63	12.0	100%	\$61.89	218.0	100%	\$63.01

Local Public Agency

County

Section Number

Village of Northfield

Cook

16-00054-00-PV

**Exhibit C
Direct Costs Check Sheet**

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

Item	Allowable	Quantit	Contract Rate	Total
<input type="checkbox"/> Lodging (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual cost (Up to state rate maximum)			\$0.00
<input type="checkbox"/> Lodging Taxes and Fees (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual Cost			\$0.00
<input type="checkbox"/> Air Fare	Coach rate, actual cost, requires minimum two weeks' notice, with prior IDOT approval			\$0.00
<input checked="" type="checkbox"/> Vehicle Mileage (per GOVERNOR'S TRAVEL CONTROL BOARD)	Up to state rate maximum	1880	\$0.57	\$1,081.00
<input checked="" type="checkbox"/> Vehicle Owned or Leased	\$32.50/half day (4 hours or less) or \$65/full day	42	\$65.00	\$2,730.00
<input type="checkbox"/> Vehicle Rental	Actual cost (Up to \$55/day)			\$0.00
<input type="checkbox"/> Tolls	Actual cost			\$0.00
<input type="checkbox"/> Parking	Actual cost			\$0.00
<input type="checkbox"/> Overtime	Premium portion (Submit supporting documentation)			\$0.00
<input type="checkbox"/> Shift Differential	Actual cost (Based on firm's policy)			\$0.00
<input checked="" type="checkbox"/> Overnight Delivery/Postage/Courier Service	Actual cost (Submit supporting documentation)	22	\$20.00	\$440.00
<input checked="" type="checkbox"/> Copies of Deliverables/MyIars (In-house)	Actual cost (Submit supporting documentation)	110	\$5.00	\$550.00
<input checked="" type="checkbox"/> Copies of Deliverables/MyIars (Outside)	Actual cost (Submit supporting documentation)	10	\$50.00	\$500.00
<input type="checkbox"/> Project Specific Insurance	Actual Cost			\$0.00
<input type="checkbox"/> Monuments (Permanent)	Actual Cost			\$0.00
<input type="checkbox"/> Photo Processing	Actual Cost			\$0.00
<input type="checkbox"/> 2-Way Radio (Survey or Phase III Only)	Actual Cost			\$0.00
<input type="checkbox"/> Telephone Usage (Traffic System Monitoring Only)	Actual Cost			\$0.00
<input type="checkbox"/> CADD	Actual cost (Max \$15/hour)			\$0.00
<input type="checkbox"/> Web Site	Actual cost (Submit supporting documentation)			\$0.00
<input type="checkbox"/> Advertisements	Actual cost (Submit supporting documentation)			\$0.00
<input type="checkbox"/> Public Meeting Facility Rental	Actual cost (Submit supporting documentation)			\$0.00
<input type="checkbox"/> Public Meeting Exhibits/Renderings & Equipment	Actual cost (Submit supporting documentation)			\$0.00
<input type="checkbox"/> Recording Fees	Actual Cost			\$0.00
<input type="checkbox"/> Transcriptions (specific to project)	Actual Cost			\$0.00
<input type="checkbox"/> Courthouse Fees	Actual Cost			\$0.00
<input type="checkbox"/> Storm Sewer Cleaning and Televising	Actual cost (Requires 2-3 quotes with IDOT approval)			\$0.00
<input type="checkbox"/> Traffic Control and Protection	Actual cost (Requires 2-3 quotes with IDOT approval)			\$0.00
<input type="checkbox"/> Aerial Photography and Mapping	Actual cost (Requires 2-3 quotes with IDOT approval)			\$0.00
<input type="checkbox"/> Utility Exploratory Trenching	Actual cost (Requires 2-3 quotes with IDOT approval)			\$0.00
<input type="checkbox"/> Testing of Soil Samples	Actual Cost			\$0.00
<input checked="" type="checkbox"/> Lab Services	Actual Cost (Provide breakdown of each cost)	1	\$19,800.00	\$19,800.00
<input type="checkbox"/> Equipment and/or Specialized Equipment Rental	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
<input checked="" type="checkbox"/> Reproduction (8.5x11)		2600	\$0.10	\$260.00
<input checked="" type="checkbox"/> Reproduction (11x17)		3100	\$0.25	\$775.00
<input checked="" type="checkbox"/> Reproduction (24x36)		300	\$1.00	\$300.00
<input checked="" type="checkbox"/> Title Commitments	Actual Cost	18	\$850.00	\$15,300.00
<input checked="" type="checkbox"/> Overnight Delivery	Actual Cost	10	\$30.00	\$300.00
Total Direct Costs				\$42,036.00

Local Public Agency

Village of Northfield

County

Cook

Section Number

16-00054-00-PV

AVERAGE HOURLY PROJECT RATES

Exhibit E Cost Estimate of Consultants Services Worksheet Fixed Raise

SHEET 1 OF 1

PAYROLL CLASSIFICATION	AVG HOURLY RATES	TOTAL PROJ. RATES			Supplemental Topographic & ROW Survey			Plat of Highways			Utility Coordination			SCAT Assistance			Hours	% Part.	Wgt'd Avg
		Hours	% Part.	Wgt'd Avg	Hours	% Part.	Wgt'd Avg	Hours	% Part.	Wgt'd Avg	Hours	% Part.	Wgt'd Avg	Hours	% Part.	Wgt'd Avg			
Advising Principal	71.12	0.0																	
Principal	78.00	0.0																	
CE VI	75.49	0.0																	
CE V	71.42	14.0	2.81%	2.01	2	1.45%	1.04	6	2.40%	1.71	2	3.23%	2.30	4	8.33%	5.95			
CE IV	59.06	64.0	12.85%	7.59							20	32.26%	19.05	44	91.67%	54.14			
CE III	49.53	0.0																	
CE II	37.37	0.0																	
CE I	31.32	0.0																	
LS IV	51.82	162.0	32.53%	16.86	16	11.59%	6.01	148	58.40%	30.28									
LS II	41.03	78.0	15.26%	6.26	60	43.48%	17.84	16	6.40%	2.63									
GISP III	56.90	0.0																	
AICP II	33.02	0.0																	
ET V	61.68	0.0																	
ET IV	41.52	0.0																	
ET III	32.30	142.0	28.51%	9.21	60	43.48%	14.04	82	32.80%	10.59									
ET II	30.05	0.0																	
ET I	23.32	0.0																	
AD I	25.45	40.0	8.03%	2.04							40	64.52%	16.42						
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
TOTALS		498.0	100%	\$43.97	138.0	100.00%	\$38.92	250.0	100%	\$45.20	62.0	100%	\$37.78	48.0	100%	\$60.09	0.0	0%	\$0.00



Strata Earth Services, LLC
530 W. Colfax Street
Palatine, Illinois 60067
sara.knight@strataearth.com

DRILLING PROPOSAL

PROPOSAL NO: 2545

JOB NAME: IDOT Happ Rd Coring
LOCATION: Northbrook
DATE: 4/5/2022
Client: Patrick Engineering - Steve Kroll

SCOPE:

1. 2 days of coring to be performed
 - a. Assume Geoprobe to be used
 - b. Assume no deeper than 14 inches of concrete
 - c. Assume PA or split spoons taken to 5 ft
2. Patrick Eng to handle all onsite coordination
3. Strata to do a Julie ticket, Patrick to clear private utilities
4. Patrick to handle all permitting
5. Assume PW
6. Assume work hours shall be M-F, daytime, onsite up to 8 hours per day
7. Patrick to provide traffic control

DESCRIPTION	UNITS	UNIT COST	Total
Drilling Manager	1	\$ 145.00	\$ 145.00
Crew Daily Rate	2	\$ 4,720.00	\$ 9,440.00
Sakrete/ Bag	6	\$ 20.00	\$ 120.00
Crew Overtime / HR (Greater than 8 onsite)		\$ 460.00	\$ -
		TOTAL	\$ 9,705.00

**2020 SCHEDULE OF FEES
SOIL LABORATORY TESTING**

CODE	TEST DESCRIPTION	AASHTO	ASTM	COST	NOTES	TURN AROUND working days
<i>Soil Index Tests</i>						
L 101	Water Content	T265	D2216	\$10.50 test		2
L 102	Unit Weight (Density)	--	D7263	\$38.00 test		2
L 103	Specific Gravity	T100	D854	\$69.00 test	may require L135	3
L 104	Void Ratio, Porosity, and Saturation	--	--	\$120.00 test	includes L101 to L103	4
L 105	pH of Soil	--	D4972	\$62.00 test		2
L 106	Organic Content by LOI	T267	D2974	\$63.00 test		2
L 107	Organic Content by Wet Combustion	T194	--	\$140.00 test		5
<i>Particle Size Distribution</i>						
L 108	Sieve Analysis	T88	D422	\$80.00 test	may require L135	3
L 109	Hydrometer Analysis	T88	D422	\$85.00 test	may require L135	4
L 110	Combined Sieve and Hydrometer	T88	D422	\$129.00 test	may require L135	5
L 111	Percent Finer than No. 200 Sieve	--	D1140	\$53.00 test		3
<i>Atterberg Limits</i>						
L 112	Liquid and Plastic Limits	T89, T90	D4318	\$80.00 test	9 tests	4 \$720
L 113	Shrinkage Factors	T92	D427	\$95.00 test		3
<i>Classification of Soils</i>						
L 114	Visual Manual		D2488	\$20.00 sample		2
L 115	Unified Soil Classification System	--	D2487	\$205.00 sample	includes L110 and L112	20 tests \$4,100
L 116	AASHTO Classification	M143	--	\$205.00 sample	includes L110 and L112	5
L 117	USDA Classification	--	--	\$129.00 sample	includes L110	5
<i>Soil Settlement, Swelling, and Collapse Potential</i>						
L 118	One-Dimensional Consolidation	T216	D2435	\$585.00 test	may require L136 and L138	16
L 119	One-Dimensional Swell	--	D4546	\$567.00 test	may require L136 and L138	16
L 120	Collapse Potential	--	D5333	\$315.00 test	may require L136 and L138	10
<i>Shear-Compressive Strength</i>						
L 121	Hand Penetrometer			\$5.00 test		2
L 122	Rimac Unconfined Compressive Strength	--	--	\$16.00 test		2
L 123	Unconfined Compressive Strength	T208	D2166	\$85.00 test	may require L136 and L138	13 tests \$1,105
L 124	Direct Shear of Soils (3 points)	T236	D3080	\$750.00 test	may require L136 and L138	5
L 125	UU Triaxial Compression (3 points)	T296	D2850	\$352.00 test	may require L136 and L138	5
L 126	CU Triaxial Compression (3 points)	T297	D4767	\$1,160.00 test	may require L136 and L138	12
L 127	CD Triaxial Compression (3 points)	T297	D4767	\$1,160.00 test	may require L136 and L138	12
L 128	Compressive Strength of Rock		D7012	\$172.00 test		5
<i>Laboratory Compaction Tests</i>						
L 129	Moisture-Density of Soils (Standard Effort)	T199	D698	\$210.00 test		4
L 130	Moisture-Density of Soils (Modified Effort)	T180	D1557	\$220.00 test		4
L 131	Illinois Bearing Ratio	T193	--	\$975.00 test	includes L129 or L130	9
L 132	California Bearing Ratio (3 points)	T193	D1883	\$975.00 test	includes L129 or L130	9

TOTAL = \$5,925

CODE	TEST DESCRIPTION	AASHTO	ASTM	COST	NOTES	TURN AROUND
<i>Coefficient of Permeability</i>						
L 133	Hydraulic Conductivity (Constant Head)	T215	D2434	\$475.00	test	4
L 134	Hydraulic Conductivity (Flexible Wall)	--	D5084	\$500.00	test <i>may require L136 and L138</i>	7
<i>Additional Sample Preparation Procedures</i>						
L 135	Removal of Organic Matter	--	--	\$92.00	sample	2
L 136	Extrusion & Preservation of Undisturbed Samples	--	--	\$30.00	sample	2
L 137	Logging & Classification of Undisturbed Samples	--	--	\$68.00	sample <i>includes L101 L114 L21 L36</i>	2
L 138	Remolding and Trimming of Samples	--	--	\$65.00	sample	2
<i>Corrosion Testing</i>						
L 139	Corrosion Package (Resistivity, Chlorides, pH, Redox, and Sulfates)			\$350.00	Test	10
<i>Planting Soil Mix Testing</i>						
Chemical Analyses & Mitigation Recommendations (300 g sample required)						10
L 140	pH, CEC, Soluble Salts, OM, P, K, Other Nutrients			\$120.00	Test	
L 141	Residual Chemicals, Herbicides Full Screen			\$680.00	Test	
Mechanical Analyses & Mitigation Recommendations (1,000 g sample required)						
L 142	Combined Sieve and Hydrometer			\$129.00	Test	
<i>Analytical Laboratory Services - for CCDD</i>						
L 143	Volatile Organic Components (VOC)	0 No		\$54.00	Each	7
L 144	SemiVOC including PNA's	0 No		\$107.00	Each	
L 145	PCB	0 No		\$60.00	Each	
L 146	Total Metals	0 No		\$48.00	Each	
L 147	PH Determination	0 No		\$8.00	Each	
<i>Other Direct Costs</i>						
O 101	Field Vehicle (over 100 miles per day)			\$0.535	mile	
O 102	Field Vehicle (less than 100 miles per day)			\$65.00	day	
O 103	Out-of-town Expenses (lodging, per diem)			\$132.00	day	
O 104	Sample Pickup (less than 100 miles round trip)			\$350.00	trip	

Contaminated Samples – The unit prices will be increased with at least 15% for testing of contaminated samples. The increase will be evaluated for each project separately and will depend on the nature and level of soil contamination. Upon completion of testing, it is the responsibility of the Client to take possession of and properly dispose of contaminated samples.

Samples Retention – Samples will be stored by us for 30 days after the test completion unless a written request and agreement for storage is made by the Client. After 30 days, Wang Engineering will dispose the samples at its discretion.

Rush Orders – We provide quick turn-around time for soil testing. However, a 15% fee increase will be applied for testing results that can be

Teska

Local Public Agency
Village of Northfield

County
Cook

Section Number
16-00054-00-PV

COST ESTIMATE WORKSHEET

Exhibit E Cost Estimate of Consultant Services Worksheet Fixed Raise

OVERHEAD RATE COMPLEXITY FACTOR

TASK	STAFF HOURS	PAYROLL	OVERHEAD & FRINGE BENEFITS	DIRECT COSTS	FIXED FEE	SERVICES BY OTHERS	TOTAL	% OF GRAND TOTAL
Preliminary Plans	90	3,836	5,486		1,266		10,588	26.77%
Pre-Final Plans	74	3,101	4,435		1,023		8,559	21.64%
Final Plans	102	4,307	6,159		1,421		11,887	30.06%
Meetings	68	2,958	4,230	352	976		8,516	21.53%
Subconsultant DL								
TOTALS	334	14,202	20,310	352	4,686		39,550	100.00%



COMPANY NAME: **Teska Associates**

PTB NUMBER **Happ Road**

TODAY'S DATE **5/31/2021**

ITEM	ALLOWABLE	UNIT PRICE W.O. ONLY	QUANTITY J.S. ONLY	CONTRACT RATE	TOTAL
Per Diem (per GOVERNOR'S TRAVEL CONTROL BOARD)	Up to state rate maximum			\$0.00	\$0.00
Lodging (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual cost (Up to state rate maximum)			\$0.00	\$0.00
Lodging Taxes and Fees (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual cost			\$0.00	\$0.00
Air Fare	Coach rate, actual cost, requires minimum two weeks' notice, with prior IDOT approval			\$0.00	\$0.00
Vehicle Mileage (per GOVERNOR'S TRAVEL CONTROL BOARD)	Up to state rate maximum			\$0.000	\$0.00
Vehicle Owned or Leased	\$32.50/half day (4 hours or less) or \$65/full day			\$85.00	\$0.00
Vehicle Rental	Actual cost (Up to \$55/day)			\$0.00	\$0.00
Tolls	Actual cost			\$0.00	\$0.00
Parking	Actual cost		2	\$1.00	\$2.00
Overtime	Premium portion (Submit supporting documentation)			\$0.00	\$0.00
Shift Differential	Actual cost (Based on firm's policy)			\$0.00	\$0.00
Overnight Delivery/Postage/Courier Service	Actual cost (Submit supporting documentation)			\$0.00	\$0.00
Copies of Deliverables/Mytars (In-house)	Actual cost (Submit supporting documentation)		175	\$2.00	\$350.00
Copies of Deliverables/Mytars (Outside)	Actual cost (Submit supporting documentation) - Public Meeting Exhibits			\$0.00	\$0.00
Project Specific Insurance	Actual cost			\$0.00	\$0.00
Monuments (Permanent)	Actual cost			\$0.00	\$0.00
Photo Processing	Actual cost			\$0.00	\$0.00
2-Way Radio (Survey or Phase III Only)	Actual cost			\$0.00	\$0.00
Telephone Usage (Traffic System Monitoring Only)	Actual cost			\$0.00	\$0.00
CADD	Actual cost (Max \$15/hour)			\$0.00	\$0.00
Web Site	Actual cost (Submit supporting documentation)			\$0.00	\$0.00
Advertisements	Actual cost (Submit supporting documentation)			\$0.00	\$0.00
Public Meeting Facility Rental	Actual cost (Submit supporting documentation)			\$0.00	\$0.00
Public Meeting Exhibits/Renderings & Equipment	Actual cost (Submit supporting documentation)			\$0.00	\$0.00
Recording Fees	Actual cost			\$0.00	\$0.00
Transcriptions (specific to project)	Actual cost			\$0.00	\$0.00
Courthouse Fees	Actual cost			\$0.00	\$0.00
Storm Sewer Cleaning and Televising	Actual cost (Requires 2-3 quotes with IDOT approval)			\$0.00	\$0.00
Traffic Control and Protection	Actual cost (Requires 2-3 quotes with IDOT approval)			\$0.00	\$0.00
Aerial Photography and Mapping	Actual cost (Requires 2-3 quotes with IDOT approval)			\$0.00	\$0.00
Utility Exploratory Trenching	Actual cost (Requires 2-3 quotes with IDOT approval)			\$0.00	\$0.00
Testing of Soil Samples*	Actual cost			\$0.00	\$0.00
Lab Services*	Actual cost (Provide breakdown of each cost)			\$0.00	\$0.00
Equipment and/or Specialized Equipment Rental*	Actual cost (Requires 2-3 quotes with IDOT approval)			\$0.00	\$0.00
Reproduction (8-1/2x11)	Actual Cost			\$0.10	\$0.00
Reproduction (11x17)	Actual Cost			\$0.25	\$0.00
Exhibits	Actual Cost			\$15.00	\$0.00
				\$0.00	\$0.00
				\$0.00	\$0.00
				\$0.00	\$0.00
				\$0.00	\$0.00
				\$0.00	\$0.00
				\$0.00	\$0.00
TOTAL DIRECT COST					\$352.00

*If other allowable costs are needed and not listed, please add in the above spaces provided

LEGEND

W.O. = Work Order

J.S. = Job Specific



Illinois Department of Transportation

2300 South Dirksen Parkway / Springfield, Illinois / 62764

March 2, 2023

Subject: PRELIMINARY ENGINEERING
Consultant Unit
Prequalification File

Stephen Vaughn
CERA Solutions
125 S. Wacker Drive
#300
Chicago, IL 60606

Dear Stephen Vaughn,

We have completed our review of your "Statement of Experience and Financial Condition" (SEFC) which you submitted for the fiscal year ending Dec 31, 2021. Your firm's total annual transportation fee capacity will be \$2,400,000.

Your firm's payroll burden and fringe expense rate and general and administrative expense rate totaling 100.09% are approved on a provisional basis. The rate used in agreement negotiations may be verified by our Bureau of Investigations and Compliance in a pre-award audit. Pursuant to 23 CFR 172.11(d), we are providing notification that we will post your company's indirect cost rate to the Federal Highway Administration's Audit Exchange where it may be viewed by auditors from other State Highway Agencies.

Your firm is required to submit an amended SEFC through the Engineering Prequalification & Agreement System (EPAS) to this office to show any additions or deletions of your licensed professional staff or any other key personnel that would affect your firm's prequalification in a particular category. Changes must be submitted within 15 calendar days of the change and be submitted through the Engineering Prequalification and Agreement System (EPAS).

Your firm is prequalified until December 31, 2022. You will be given an additional six months from this date to submit the applicable portions of the "Statement of Experience and Financial Condition" (SEFC) to remain prequalified.

Sincerely,
Jack Elston, P.E.
Bureau Chief
Bureau of Design and Environment

Local Public Agency

Village of Northfield

County

Cook

Section Number

16-00054-00-PV

AVERAGE HOURLY PROJECT RATES

Exhibit E Cost Estimate of Consultants Services Worksheet Fixed Raise

SHEET 1 OF 1

PAYROLL CLASSIFICATION	AVG HOURLY RATES	TOTAL PROJ. RATES			Pavement Markings & Signage			ADA ramps								
		Hours	% Part.	Wgt'd Avg	Hours	% Part.	Wgt'd Avg	Hours	% Part.	Wgt'd Avg	Hours	% Part.	Wgt'd Avg	Hours	% Part.	Wgt'd Avg
Principal	77.11	8.0	1.41%	1.09	4	1.34%	1.04	4	1.49%	1.15						
Senior Project Manager	71.97	38.0	6.71%	4.83	20	6.71%	4.83	18	6.72%	4.83						
Engineer I	30.84	446.0	78.80%	24.31	234	78.52%	24.22	212	79.10%	24.40						
Engineer II	41.13	0.0														
Engineer IV	53.46	74.0	13.07%	6.99	40	13.42%	7.18	34	12.69%	6.78						
Technician II	41.13	0.0														
		0.0														
		0.0														
		0.0														
		0.0														
		0.0														
		0.0														
		0.0														
		0.0														
		0.0														
		0.0														
		0.0														
		0.0														
		0.0														
		0.0														
		0.0														
		0.0														
		0.0														
		0.0														
		0.0														
TOTALS		566.0	100%	\$37.22	298.0	100.00%	\$37.26	268.0	100%	\$37.17	0.0	0%	\$0.00	0.0	0%	\$0.00

Local Public Agency
 Village of Northfield

County
 Cook

Section Number
 16-0054-00-PV

AVERAGE HOURLY PROJECT RATES
 Exhibit E Cost Estimate of Consultants Services Worksheet Fixed Raise

SHEET 1 OF 1

PAYROLL CLASSIFICATION	AVG HOURLY RATES	TOTAL PROJ. RATES			1.1 - Roundabout Peer Review			1.2 - Phase II Design Develop Guidance			1.3 - Phase II Milestone Peer Reviews			2.1 - Village Meetings			2.2 - CCDOH Meetings		
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Principal	78.00	36.0	12.41%	9.68	16	36.36%	28.36	2	11.11%	8.67	8	8.70%	6.78						
Project Manager	74.76	84.0	28.97%	21.65	6	13.64%	10.19	2	11.11%	8.31	16	17.39%	13.00	12	66.67%	49.84			
Senior Project Engineer	87.50	42.0	14.48%	9.78	2	4.55%	3.07	2	11.11%	7.50	16	17.39%	11.74						
Design Engineer 1	33.24	6.0	2.07%	0.69										3	16.67%	5.54			
Design Engineer 2	35.24	8.0	2.76%	0.97							8	8.70%	3.06						
Design Engineer 3	39.37	74.0	25.52%	10.05	20	45.45%	17.89	12	66.67%	26.24	32	34.78%	13.69						
Design Engineer 4	48.07	16.0	5.52%	2.65							12	13.04%	6.27						
Senior Landscape Architec	67.75	0.0																	
Senior Designer	42.94	0.0																	
Designer	35.74	0.0																	
Admin. Assistant	37.97	21.0	7.24%	2.75										3	16.67%	6.33			
Secretary/Clerical	29.04	3.0	1.03%	0.30															
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
TOTALS		290.0	100%	\$58.52	44.0	100.00%	\$59.52	18.0	100%	\$50.72	92.0	100%	\$54.55	18.0	100%	\$61.71	0.0	0%	\$0.00

Local Public Agency

Village of Northfield

County

Cook

Section Number

16-00054-00-PV

AVERAGE HOURLY PROJECT RATES
Exhibit E Cost Estimate of Consultant Services Worksheet Fixed Raise

SHEET 2 OF 1

PAYROLL CLASSIFICATION	AVG HOURLY RATES	2.3 - IDOT Meetings			2.4 - Steering Committee Meetings			2.5 - Public Educational Workshop			2.6 - Internal Team Meetings			3.1 - Project Management			3.2 - Administration		
		Hours	% Part.	Wgt'd Avg	Hours	% Part.	Wgt'd Avg	Hours	% Part.	Wgt'd Avg	Hours	% Part.	Wgt'd Avg	Hours	% Part.	Wgt'd Avg	Hours	% Part.	Wgt'd Avg
Principal	78.00							6	16.67%	13.00				4	13.33%	10.40			
Project Manager	74.76				12	66.67%	49.84	12	33.33%	24.92	6	25.00%	18.69	12	40.00%	29.90	6	60.00%	44.85
Senior Project Engineer	67.50							8	22.22%	15.00	6	25.00%	18.88	8	26.67%	18.00			
Design Engineer 1	33.24				3	16.67%	5.54												
Design Engineer 2	35.24																		
Design Engineer 3	39.37							4	11.11%	4.37	6	25.00%	9.84						
Design Engineer 4	48.07							4	11.11%	5.34									
Senior Landscape Architect	67.75																		
Senior Designer	42.94																		
Designer	35.74																		
Admin. Assistant	37.97				3	16.67%	6.33	2	5.56%	2.11	6	25.00%	9.49	3	10.00%	3.80	4	40.00%	15.19
Secretary/Clerical	29.04													3	10.00%	2.90			
TOTALS		0.0	0%	\$0.00	18.0	100%	\$61.71	38.0	100%	\$64.74	24.0	100%	\$54.90	30.0	100%	\$65.00	10.0	100%	\$60.04



EXECUTIVE SUMMARY

Having extensive experience with right of way projects, we understand the importance of keeping on schedule. On-time lettings gives the Village of Northfield, the Local Public Agency (“LPA”) the best use of its resources and strengthens the efficiencies in the implementation of its roadway improvement program. To achieve your goals, it is critical that your land acquisition consultant understands the importance and addresses three critical issues in your acquisition of right of way:

- Deliver the right of way on-time to meet the letting
- Manage the acquisition risks, including the cost of condemnation litigation
- Compliance with land acquisition policies and procedures and FWHA policies that effect the certification and funding of your project.

CRITICAL ISSUE 1: DELIVER THE RIGHT-OF-WAY ON-TIME TO MEET LETTING

Delivery of right of way on-time keeps the project on its letting schedule. We understand that nothing is more important to the LPA. Santacruz Land Acquisitions knows delays can impact the project budget, cause scheduling conflicts with potential contractors and affect other economic factors which govern the delivery of the overall infrastructure improvement program for the LPA.

Santacruz Land Acquisitions (“Santacruz”) will work with the staff for the LPA and/or Patrick Engineering, Engineer for the LPA, (“Consultant”) to develop a land acquisition plan for the reconstruction of Happ Road from Winnetka Avenue to Willow Road (the “Project”) to assure that the goals are met.

Our solution is to assemble a team of industry leading right-of-way professionals that have years of experience working on land acquisition projects with the understanding of what needs to be done to complete an acquisition on time.

CRITICAL ISSUE 2: MANAGE THE RIGHT-OF-WAY PROCESS & RISKS

With over twenty-five years working on land acquisition projects, Santacruz Land Acquisitions understands the workload associated with this project and the level of performance the LPA is seeking with this engagement. As such, we have assembled a team of professionals with vast experience in delivering right-of-way services for IDOT, the Tollway and other such agencies on various infrastructure projects.

Equally important as the scheduled letting is the acquisition budget for the Project. Our team will suggest ways to minimize impacts and reduce costs in challenging acquisitions. We will also work with the LPA to minimize the condemnation referrals that impact the budget for this Project. At the same, our team will quickly identify parcels in the very beginning of the process that have title issues that can only be resolved through condemnation so that the team can develop strategies on moving the land acquisition process forward.

Your land acquisition consultant needs to have knowledge of the legal requirements necessary to position an agency for a successful acquisition of the right-of-way.

Our solution is to compile extensive experience in law, real estate and civil engineering which gives us the ability to recognize issues and resolve them before they create bigger problems. Santacruz has over 25 years of providing right-of-way services including managing land acquisition projects of various sizes.

CRITICAL ISSUE 3: COMPLIANCE WITH GOVERNMENT REGULATIONS

All land acquisition services must be performed in accordance with the Uniform Relocation Assistance and Real Property Act. In addition, we are familiar with IDOT's land acquisition guidelines, policies and procedures.

Our solution is to apply our team's extensive collective decades of experience complying with federal and state laws and maximizing the team's knowledge of the land acquisition policies of IDOT.

ADDITIONAL COMPONENT OF OUR PROPOSAL: BEP UTILIZATION

Santacruz is a BEP with Central Management Services, a DBE with IDOT and an MBE with Cook County and the City of Chicago.

WHY SANTACRUZ LAND ACQUISITIONS?

As you review our proposal, you will see that the team that Santacruz Land Acquisitions has assembled is versatile, experienced and qualified to deliver the full scope of the land acquisition needs for the LPA. What sets apart our team is:

- Years of successful on-time delivery of right of way land acquisition services to various other agencies
- Diverse set of real estate acquisition disciplines including backgrounds in law and civil engineering
- Extensive experience with complex valuations and acquisitions
- Title review experience, including familiarity with all types of recorded documents affecting real estate and knowledge on how to the clear title
- Experience in reviewing plats and legal descriptions, as well as an ability to review and understand roadway construction plans
- Expertise with the Uniform Relocation Assistance and Real Property Act of 1970, as amended (Uniform Act), Illinois Eminent Domain Act (735 ILCS 30), IDOT Land Acquisition Guidelines.
- Familiarity with IDOT policies and procedures related to land acquisition and appraisals.

SUMMARY

With a long history of successful delivery of a variety of right of way projects on-time, within budget and to our client's satisfaction, we look forward to the opportunity to assist the LPA with its land acquisition needs.

COMPENSATION

Santacruz shall be entitled to the compensation as shown on the attached schedule. Our cost proposal, based on eighteen (18) projected parcels of right-of-way, is as follows:

<u>APPRAISALS:</u>	<u>\$54,000.00.</u>
<u>REVIEW APPRAISALS:</u>	<u>\$27,000.00.</u>
<u>NEGOTIATIONS:</u>	<u>\$54,000.00.</u>

As directed, Santacruz shall invoice the LPA or Consultant for any fees and charges related to the acquisitions including, without limitation, (i) the cost of the later date title commitments, (ii) the cost of title insurance policies obtained on the parcels to be acquired, (iii) the cost of recording any necessary documents to complete the conveyance and obtain clear title, (iv) lender's fees related to the processing of any partial releases needed to provide clear title, and (v) land trustee processing fees. Santacruz shall include \$600.00 per parcel for these charges. Santacruz shall pay any such fees and charges in excess of the \$600.00 per parcel allowance for which Santacruz Land Acquisitions shall be entitled to additional compensation in the amount of any such payments pursuant to a separate work order issued.

In fulfillment of its project management responsibilities, Santacruz will attend and/or participate in up to four (4) hours of meetings and conference calls for consultations on the project. This will include, without limitation, kick-off meetings, planning discussions, project strategy development and review of parcels with acquisition challenges.

Based on the projected total number of parcels of right-of-way to be acquired for the Project, the land acquisition negotiation services provided herein are offered at a cost not to exceed \$146,800.00 as follows (per the pricing schedule in Exhibit 3.a.):

Land Acquisition Services	<u>\$135,000.00</u>
Project Management Services	\$1,000.00
Estimated Direct Billable Expenses	\$10,800.00

3

EXHIBITS

Compensation for Services

Appraisal Services (per parcel)

Appraisals	\$3,000.00
Revision to appraisal due to change in ROW or plans ¹	\$1,500.00 - \$4,000.00

Review Appraisal Services (per parcel)

Review Appraisals	\$1,500.00
Revision to review appraisal due to change in ROW or plans ¹	\$900.00 - \$2,000.00

Negotiation Services (per parcel)

Negotiation and acquisition services for Right of Way including, without limitation, documentation of conveyance of property interest	\$3,000.00
Additional negotiations due to change in ownership or plans ¹	\$1,900.00 - \$3,500.00

Witness Services (if applicable)

Rate for each ½ day in pretrial conference or in court for Negotiator ¹	\$1,000.00
Rate for each ½ day in pretrial conference or in court for Appraiser ¹	\$1,000.00
Hourly rate for consultation not otherwise specifically provided for herein	\$250.00

Title Services (if applicable)

Later date commitment – In addition to actual recording costs + Administrative fee	\$25.00
Title insurance policies – In addition to actual recording costs + Administrative fee	\$25.00
Recording of Documents – In addition to actual recording costs + Administrative fee	\$25.00
Copies of recorded documents – In addition to actual copying costs & research fees + Administrative fee	\$25.00

¹ May requires supplemental work order.