

ADDITIONAL SERVICES #02



RATIO DESIGN
30 W MONROE ST
SUITE 500
CHICAGO, IL 60603

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April 18, 2025

Jason Bauer
Assistant Director of Public Works
Assistant City Engineer
City of Aurora
77 S. Broadway
Aurora, IL 60605

Re: RiverEdge Park Phase II – ComEd Conflict Gate Redesign

Dear Jason:

We continue to be excited about the progress of the RiverEdge Park Phase II project and appreciate the opportunity to provide the above-mentioned additional services. This letter will amend our Prime Agreement signed 9/20/2024. Except as expressly modified and supplemented by this proposal, all other terms of the prime agreement remain in full force and effect.

While preparing the site, R.C. Wegman informed RATIO of a ComEd high voltage line located along the east edge of the site's ROW boundary and provided a sketch of its path on January 28, 2025. This line conflicted with the planned South Gate Building foundations. Following coordination with the Contractor, Owner, and ComEd, the design team was directed to revise the Gate Building plans to avoid the utility conflict by shifting the canopy and Will Call back from the Broadway ROW. RATIO advised during the February 4 OAC meeting that this redesign would constitute an Additional Service and, due to the critical construction timeline, began work in advance of formal proposal.

This Additional Service arises from newly discovered site conditions not shown in the site survey provided by the Owner's consultant. In accordance with Sections 3.1.2 and 5.4 of the Prime Agreement, the Architect has appropriately relied on the accuracy and completeness of the survey and below-grade utility data furnished by the Owner and its consultants. As such, redesign efforts required to resolve the resulting utility conflict constitute services beyond the original scope.

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SCOPE OF ADDITIONAL SERVICES

As a part of this Additional Service proposal, RATIO has provided the following services; RATIO coordinated with its design team to adjust the layout of the Gate building and Canopy, reducing the footprint and avoiding the ComEd line as indicated. These adjustments involved:

- Reviewing ComEd's markings of their underground lines on site.
- Utilizing measurements provided by the Contractor and information from ComEd to gain a better understanding of the existing line at the south end of the site.
- Reviewing potential design solutions for Owner signoff.
- Redesigning the footprint of the Gate building and surrounding site area to relocate the Gate structure, thereby avoiding the existing ComEd utility lines.
- Coordinating building redesign with consultants.
- Expanding the scope of work to reroute an existing path to the south of the Gate building and redesigning the grading around the building.
- Printing and resubmission preparation for permitting and Contractor use

These adjustments necessitated the shifting of mechanical systems, electrical power, and lighting, security, and telecom elements to align with the new location of the enclosed Gate Building Will Call structure. Additionally, RATIO handled printing and resubmission of documents for permitting and Contractor use.

Due to the project schedule, RATIO expedited the critical elements of scope, including revised architectural layout plans, civil plans, and structural and foundation drawings, which were included within the Bulletin #5 documents, sent to the Owner and the Contractor on February 14th, 2025. Additional adjustments were noted at the time to clean up details on architectural, MEP, security, and telecom sheets for the building shift, which followed in Bulletin #7, issued March 13th, 2025.

ASSUMPTIONS AND CLARIFICATIONS

The following assumptions/clarifications are included as a part of this proposal:

- The location of the high voltage line is based on the Contractor's measurements of ComEd's site markings.
- Per Jonathan Ruminski's (ComEd) email on February 6th, the line is believed to be housed in a 6" pipe and buried about 3' deep.
- Distance requirements for excavation and hand digging (within 1' of ComEd line) were assumed to be the same as the ComEd line at the future Restroom Building.

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- The design team reworked the Gate building layout, understanding that, similar to the agreement with ComEd to build within the easement at the Beverage Pavilion and Restroom Building, ComEd would accept construction within their easement if it was meeting the required clearances for excavation and hand digging.
- No additional unknown utilities or conflicts have been identified at this time.

COMPENSATION

In consideration of the above scope, we offer a lump sum of Twenty-Nine Thousand Five Hundred Twenty Dollars (\$29,520) for work already completed. This amount reflects services performed on an expedited schedule to support the project timeline and will be billed in full as a lump sum.

SERVICES	FEE
RATIO	\$14,320
DMA Structural	\$4,500
DMA Civil	\$3,500
MEPIS MEP	\$4,500
SMW Security & Telecom	\$2,700
TOTAL	\$29,520

Please review this proposal, and if everything is in order, return an executed original for our records. This proposal is valid for sixty (60) days from the date of issuance and, upon execution, will provide instruction to commence services while the Agreement is finalized. If you have any questions, do not hesitate to contact me directly. Thank you for considering RATIO.

Please see next page for signature page.

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All the best,



Scott Sarver, AIA
Principal, Chicago Studio
RATIO States, LLC d/b/a RATIO States, PLLC

cc: Erin C. Sánchez
Contracts@RATIOdesign.com

AUTHORIZATION TO PROCEED

Printed Name, Title
Company Name

Date

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