



Using Federal Funds? ☐ Yes ☒ No

Using State Funds (Non-MFT)? ☐ Yes ☒ No

Agreement For

MFT-PE

Agreement Type

Supplement

Number

1

LOCAL PUBLIC AGENCY

Local Public Agency

Aurora

County

Kane

Section Number

21-00344-00-WR

Job Number

Project Number

Contact Name

Timothy V. Weidner, P.E.

Phone Number

(630) 256-3202

Email

WeidnerT@aurora.il.us

SECTION PROVISIONS

Local Street/Road Name

Sullivan Road

Key Route

FAU 1502

Length

3300

Structure Number

Location Termini

Edgelawn to Golden Oaks Parkway

Add Location

Remove Location

Project Description

Reconstruction and Traffic Signal Modernization from Edgelawn Dr to Golden Oaks Parkway

Engineering Funding

☒ MFT/TBP ☐ State ☒ Other

REBUILD Illinois Bond Funds

Anticipated Construction Funding ☒ Federal ☒ MFT/TBP ☐ State ☒ Other

REBUILD Illinois Bond Funds

AGREEMENT FOR

☐ Phase I - Preliminary Engineering ☒ Phase II - Design Engineering

CONSULTANT

Prime Consultant (Firm) Name

Crawford, Murphy & Tilly, Inc.

Contact Name

Tice Cole

Phone Number

(630) 907-7059

Email

ccole@cmtengr.com

Address

550 N. Commons Drive, Suite 116

City

Aurora

State

IL

Zip Code

60504

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

## 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: Qualification Based Selection (QBS) Checklist
- ☒ EXHIBIT D: Cost Estimate of Consultant Services (BLR 05513 or BLR 05514 )
- ☐ EXHIBIT \_\_\_\_ : Direct Costs Summary Sheet
- ☐ \_\_\_\_\_
- ☐ \_\_\_\_\_
- ☐ \_\_\_\_\_

### 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, 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. 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 US 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.
8. 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.
9. 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 affixed 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).
10. 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 DIRECT COST tab in BLR 05513 or BLR 05514).

### II. THE LPA AGREES,

1. To certify by execution of this AGREEMENT that the selection of the ENGINEER was performed in accordance with the Professional Services Selection Act (50 ILCS 510) (Exhibit C).
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.

(c) For Non-Federal County Projects - (605 ILCS 5/5-409)

- (1) 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 in all previous partial payments made to the ENGINEER.
- (2) 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 STATE, a sum of money equal to the basic fee as determined in the 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:

- ☐ Percent
- ☐ 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.).

### III. IT IS MUTUALLY AGREED,

1. 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.
2. That the ENGINEER shall be responsible for any all damages to property or persons 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 damages 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.
3. 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 materials 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.

4. 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 prior to receipt of notice of suspension. In addition, upon the resumption of services the LPA shall compensate the ENGINEER, for 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.
5. This AGREEMENT shall continue as an open contract and the obligations created herein shall remain in full force and effect until the completion of construction of any phase of professional services performed by others based upon the service provided herein. All obligations of the ENGINEER accepted under this AGREEMENT shall cease if construction or subsequent professional services are not commenced within 5 years after final payment by the LPA.
6. 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 have harmless the LPA, the DEPARTMENT, and their officers, employees from all suits, claims, actions or damages liabilities, costs or damages of any nature whatsoever resulting there from. These indemnities shall not be limited by the listing of any insurance policy.
7. The ENGINEER and LPA certify that their respective firm or agency:
  - (a) has not employed or retained for commission, percentage, brokerage, contingent fee or other considerations, any firm or person (other than a bona fide employee working solely for the LPA or the ENGINEER) to solicit or secure this AGREEMENT,
  - (b) has not agreed, as an express or implied condition for obtaining this AGREEMENT, to employ or retain the services of any firm or person in connection with carrying out the AGREEMENT or
  - (c) has not paid, or agreed to pay any firm, organization or person (other than a bona fide employee working solely for the LPA or the ENGINEER) any fee, contribution, donation or consideration of any kind for, or in connection with, procuring or carrying out the AGREEMENT.
  - (d) that neither the ENGINEER nor the LPA is/are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from covered transactions by any Federal department or agency,
  - (e) has not within a three-year period preceding the AGREEMENT been convicted of or had a civil judgment rendered against them for commission of fraud or criminal offense in connection with obtaining, attempting to obtain or performing a public (Federal, State or local) transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements or receiving stolen property.
  - (f) are not presently indicated for or otherwise criminally or civilly charged by a government entity (Federal, State, or local) with commission of any of the offenses enumerated in paragraph and
  - (g) has not within a three-year period preceding this AGREEMENT had one or more public transaction (Federal, State, local) terminated for cause or default.

Where the ENGINEER or LPA is unable to certify to any of the above statements in this clarification, an explanation shall be attached to this AGREEMENT.

8. In the event of delays due to unforeseeable causes beyond the control of and without fault or negligence of the ENGINEER no claim for damages shall be made by either party. Termination of the AGREEMENT or adjustment of the fee for the remaining services may be requested by either party if the overall delay from the unforeseen causes prevents completion of the work within six months after the specified completion date. Examples of unforeseen causes included but are not limited to: acts of God or a public enemy; acts of the LPA, DEPARTMENT, or other approving party not resulting from the ENGINEER's unacceptable services; fire; strikes; and floods.

If delays occur due to any cause preventing compliance with the PROJECT SCHEDULE, the ENGINEER shall apply in writing to the LPA for an extension of time. If approved, the PROJECT SCHEDULE shall be revised accordingly.

9. By execution of this AGREEMENT the LPA and ENGINEER certify compliance with the Drug Free Workplace (30 ILCS 580). The Drug Free Workplace Act requires that no grantee or contractor shall receive a grant or be considered for the purpose of being awarded a contract for the procurement of any property or service from the DEPARTMENT unless that grantee or contractor will provide a drug free workplace. False certification or violation of the certification may result in sanctions including, but not limited to suspension of contract on grant payments, termination of a contract or grant and debarment of the contracting or grant opportunities with the DEPARTMENT for at least one (1) year but not more than (5) years.

For the purpose of this certification, "grantee" or "Contractor" means a corporation, partnership or an entity with twenty-five (25) or more employees at the time of issuing the grant or a department, division or other unit thereof, directly responsible for the specific performance under contract or grant of \$5,000 or more from the DEPARTMENT, as defined the Act.

The contractor/grantee certifies and agrees that it will provide a drug free workplace by:

- (a) Publishing a statement:
  - (1) Notifying employees that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance, including cannabis, is prohibited in the grantee's or contractor's workplace.
  - (2) Specifying actions that will be taken against employees for violations of such prohibition.
  - (3) Notifying the employee that, as a condition of employment on such contract or grant, the employee will:
    - (a) abide by the terms of the statement; and
    - (b) notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than (5) days after such conviction.
- (b) Establishing a drug free awareness program to inform employees about:
  - (1) The dangers of drug abuse in the workplace;

- (2) The grantee's or contractor's policy to maintain a drug free workplace;
- (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 and LPA 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 projects. 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.

- 10. 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.).
- 11. 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 (Firm) Name	TIN/FEIN/SS Number	Agreement Amount
Crawford, Murphy & Tilly, Inc.	37-0844662	\$239,431.00
Subconsultants	TIN/FEIN/SS Number	Agreement Amount
Subconsultant Total		
Prime Consultant Total		\$239,431.00
Total for all work		\$239,431.00

### AGREEMENT SIGNATURES

Executed by the LPA:

Attest: The 

Local Public Agency Type
City

 of 

Local Public Agency
Aurora

By (Signature & Date)

--

By (Signature & Date)

--

Local Public Agency	Local Public Agency Type	
Aurora	City	Clerk

Title
Director of Purchasing

(SEAL)

Executed by the ENGINEER:

Attest: 

Prime Consultant (Firm) Name
Crawford, Murphy & Tilly, Inc.

By (Signature & Date)

 12/4/25
--

Title
Vice President

By (Signature & Date)

 12/4/25
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Title
VICE PRESIDENT

For information about IDOTs collection and use of confidential information review the department's [Identity Protection Policy](#).

Local Public Agency	Prime Consultant (Firm) Name	County	Section Number
Aurora	Crawford, Murphy & Tilly, Inc.	Kane	21-00344-00-WR

**EXHIBIT A**  
**SCOPE OF SERVICES**

To perform or be responsible for the performance of the engineering services for the LPA, in connection with the PROJECT herein before described and enumerated below

See attached

Local Public Agency	Prime Consultant (Firm) Name	County	Section Number
Aurora	Crawford, Murphy & Tilly, Inc.	Kane	21-00344-00-WR

**EXHIBIT B  
PROJECT SCHEDULE**

See Exhibit A.



Local Public Agency	Prime Consultant (Firm) Name	County	Section Number
Aurora	Crawford, Murphy & Tilly, Inc.	Kane	21-00344-00-WR

**Exhibit C**  
**Qualification Based Selection (QBS) Checklist**

The LPA must complete Exhibit C. If the value meets or will exceed the small dollar threshold in 50 ILCS 510, QBS requirements must be followed. Under the threshold, QBS requirements do not apply. The small dollar threshold is adjusted annually and can be found in IDOT Circular Letters. If the value is under the threshold with federal funds being used, federal small purchase guidelines must be followed.

☐ Form Not Applicable (engineering services less than the threshold)

**Items 1-13 are required when using federal funds and QBS process is applicable. Items 14-16 are required when using State funds and the QBS process is applicable.**

		No	Yes
1	Do the written QBS policies and procedures discuss the initial administration (procurement, management and administration) concerning engineering and design related consultant services?	<input type="checkbox"/>	<input type="checkbox"/>
2	Do the written QBS policies and procedures follow the requirements as outlined in Section 5-5 and specifically Section 5-5.06 (e) of the BLRS Manual?	<input type="checkbox"/>	<input type="checkbox"/>
3	Was the scope of services for this project clearly defined?	<input type="checkbox"/>	<input type="checkbox"/>
4	Was public notice given for this project?	<input type="checkbox"/>	<input type="checkbox"/>
5	Do the written QBS policies and procedures cover conflicts of interest?	<input type="checkbox"/>	<input type="checkbox"/>
6	Do the written QBS policies and procedures use covered methods of verification for suspension and debarment?	<input type="checkbox"/>	<input type="checkbox"/>
7	Do the written QBS policies and procedures discuss the methods of evaluation?	<input type="checkbox"/>	<input type="checkbox"/>
Project Criteria		Weighting	
8	Do the written QBS policies and procedures discuss the method of selection?	<input type="checkbox"/>	<input type="checkbox"/>
Selection committee (titles) for this project			
Top three consultants ranked for this project in order			
1			
2			
3			
9	Was an estimated cost of engineering for this project developed in-house prior to contract negotiation?	<input type="checkbox"/>	<input type="checkbox"/>
10	Were negotiations for this project performed in accordance with federal requirements.	<input type="checkbox"/>	<input type="checkbox"/>
11	Were acceptable costs for this project verified?	<input type="checkbox"/>	<input type="checkbox"/>
12	Do the written QBS policies and procedures cover review and approving for payment, before forwarding the request for reimbursement to IDOT for further review and approval?	<input type="checkbox"/>	<input type="checkbox"/>
13	Do the written QBS policies and procedures cover ongoing and finalizing administration of the project (monitoring, evaluation, closing-out a contract, records retention, responsibility, remedies to violations or breaches to a contract, and resolution of disputes)?	<input type="checkbox"/>	<input type="checkbox"/>
14	QBS according to State requirements used?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15	Existing relationship used in lieu of QBS process?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16	LPA is a home rule community (Exempt from QBS).	<input type="checkbox"/>	<input checked="" type="checkbox"/>

# Scope of Services

Supplement 1 – November 24, 2025

## General Project Information

The purpose of supplement 1 is generally based upon: land acquisition delays, storm water detention additions, additional permitting and PS&E submittals due to land acquisition delays, changes of parking mitigation at the church due to existing easement constraints, a Project Development Report addendum and plat changes due to the parking changes, property ownership changes, additional plan sheets needed for bidding documents, and an overall extension of the project design and land acquisition schedule.

### Revised Index of Sheets

	Sheet Section	Scope	Actual	Net
1	Cover Sheet	1	1	0
2	Index and Highway Standards	1	1	0
3	General Notes	1	1	0
4	Site Plan	1	1	0
5	Summary of Quantities	11	15	4
6	Typical Sections	10	7	-3
7	Schedules of Quantities	6	5	-1
8	Alignments, Ties & Benchmarks	2	2	0
9	Removal Plan	7	6	-1
10	Roadway Plan and Profile	11	11	0
11	Roadway Details	0	6	6
12	Grading Plan	7	6	-1
13	Suggested Sequence of Construction	13	33	20
14	Soil Erosion and Sediment Control Plan	13	38	25
15	Drainage Plan and Profiles	11	21	10
16	Drainage Schedule	2	5	3
17	Plat of Highways	11	11	0
18	Intersection Details	3	1	-2
19	ADA Details	4	5	1
20	Pavement Marking & Signing Plan	11	6	-5
21	Landscaping Plan	7	6	-1
22	Traffic Signal and Communications Plan	21	22	1
23	Lighting Plan	14	15	1
24	D1 Details	0	9	9
25	Cross Sections	56	63	7
	Total	224	297	73

# Land Acquisition Status

As of original supplement draft preparation September 2025

- Parcel 0001: Ongoing, working through State of Illinois technicalities
- Parcel 0002: Ongoing, extra signatures needed from lease holders
- Parcel 0003: Complete
- Parcel 0004: Ongoing
- Parcel 0005: Ongoing
- Parcel 0006: Ongoing, close to finish
- Parcel 0007: Ongoing, close to finish
- Parcel 0008: Complete
- Parcel 0009: Ongoing

## Schedule

New assumed end date of: 12/31/2026

## Scope Tasks

### 1. Data Collection

No out-of-scope work

### 2. Field Investigation and Land Survey

No out-of-scope work

### 3. Environmental / Permitting

#### 1. USACE Permitting

The nationwide permit expires on March 14, 2026. This scope assumes updating the nationwide permit with the United States Army Corps of Engineers.

#### 2. Storm Water Permitting

##### a. Drainage Concept Revisions for City Review

- i. Evaluate the routing of an existing drainage area at the northwest corner of Randall Road at Sullivan Road to the west along Sullivan Road (Outlet 2) in lieu of towards the southwest corner of Sullivan Road and Randall Road (Outlet 5). Prepare a brief narrative

comparing the existing drainage conditions to the proposed drainage conditions.

- ii. Prepare recommendations to improve drainage in the Randall Road inundation area as part of future non-project improvements.

b. Detention Evaluation

Detention is not required by ordinance but will be introduced to enhance storm water management. Detention will be evaluated at the following locations for review and approval by the City:

- 1. Excess ROW at Northwest Corner of Randall at Sullivan
- 2. Northeast corner of Edgelawn at Sullivan
- 3. Storm Sewer near Golden Oaks

c. LDS Supplement

After receiving concept approval from the City, CMT will supplement the Abbreviated LDS to integrate additional drainage improvements, including detention, to address City requests for additional storm water management.

d. Revised Storm Water Permit

Update and resubmit the storm water permit to the City

## 4. Preliminary Design Studies

1. PDR Addendum

- a. PDR Addendum to change the parking lot at the church, submittal 1
- b. Disposition of PDR comments
- c. PDR Addendum to change the parking lot at the church and add storm water detention, submittal 2

2. 3d modeling updates

- a. Update the 3d models of any storm sewers or ditches / bioswales based upon drainage concept revisions

## 5. Roadway Plans

- 2. The original scope included 1 final plan submittal and 1 post-final plan submittal. 3 final plan submittals and 3 post-final plan submittals have been made to date and this supplement includes an additional final plan submittal and post-final plan submittal for a total of 4 final and post-final plan submittals.
- 3. As shown in the index of sheets, the number of needed sheets anticipated vs. what was needed was different.
  - a. Summary of quantities sheets increased from 11 to 15 sheets.

- b. Typical sections reduced from 10 to 7 sheets.
- c. Schedule of quantities sheets reduced from 6 to 5 sheets.
- d. Removal plan reduced from 7 to 6 sheets.
- e. New roadway detail sheets were needed for constructability. 6 sheets.
- f. Suggested sequence of construction sheets increased from 13 to 33 due to the complexity and staging needed on Randall Road and east leg of Sullivan Road.
- g. SESC plans increased from 13 to 38 due to the additional staging plans.
- h. Drainage Plan and Profiles changed from 11 to 21 due to splitting each side of the road with its own storm sewer and ditch profiles. However, it should be noted that we halved the hours needed per sheet to make this near a wash from what was originally scoped as this change was a designer preference.
- i. Drainage schedules increased from 2 to 5 sheets.
- j. Intersection details were reduced from 3 to 2 sheets. It should be noted that the 4<sup>th</sup> submittal of Final will need to add the second sheet.
- k. ADA details increased from 4 to 5 sheets due to the need for details at the mid-block crossing near IMSA.
- l. Pavement marking and signing sheets reduced from 11 to 6.
- m. Landscaping plan reduced from 7 to 6.
- n. Traffic Signal and Communications Plan increased from 21 to 22.
  - i. It should be noted that a special foundation for a mast arm was originally required by IDOT. It was designed. Then later IDOT said it was no longer necessary and it was removed from the plans.
- o. Lighting Plan increased from 14 to 15.
- p. A new section for just D1 details (not signal or lighting) was needed. 9 sheets.
- q. The number of cross section sheets increased from 56 to 63.
- 4. Update the roadway plans based upon the new approved drainage plan
  - a. Drainage Plan and Profiles
  - b. Grading Plans
  - c. Summary of Quantities

## 6. Specifications

- 1. The original scope included 1 final submittal and 1 post-final submittal. 3 final submittals and 3 post-final submittals have been made to date and this supplement includes an additional final submittal and post-final submittal for a total of 4 final and post-final submittals.

## 7. Quantities and Cost

1. The original scope included 1 final submittal and 1 post-final submittal. 3 final submittals and 3 post-final submittals have been made to date and this supplement includes an additional final submittal and post-final submittal for a total of 4 final and post-final submittals.
2. Update the quantities and costs to incorporate the proposed drainage revisions

## 8. Public Involvement

No out-of-scope work

## 9. Land Acquisition

1. Number of appraisals increased because IDOT would not allow a mix of waivers and appraisals for a single project. Added 3 appraisals.
2. Additional effort to perform review appraisals for 3 aforementioned additional appraisals.
3. Average cost of actual 9 original appraisals was \$3000 each, we had budgeted \$2600 each for six planned.
4. Extra re-appraisal for parcel 009 (formerly Hill, now Herrera) for \$1250 due to ownership change and original appraisal was more than one year old. IDOT D1 directive.
5. Additional effort to perform review appraisal for aforementioned re-appraisal.
6. Redo offer packages for church (parcel 003) as a result of changing the parking lot.
7. Additional coordination with church for revised parking lot configuration.
8. Start over negotiations with parcel 009.
9. Extended negotiations for on-going parcels.
10. Redo church plat and legal (parcel 003) due to revised parking lot layout

## 10. Construction Phase Services

No out-of-scope work

## 11. Meetings and Coordination

No out-of-scope work

## 12. Utility Coordination

1. Coordinate more than the originally scoped 3 rounds of correspondence for utility relocations with:

- a. AT&T – N/A
- b. Comcast – N/A
- c. ComEd – 2 additional rounds of correspondence to date plus an additional round of correspondence once the ROW is fully acquired
- d. Fox Metro – N/A
- e. MetroNet – N/A
- f. Nicor – 1 field visit with Nicor completed to date in addition to the scoped correspondence
- g. Verizon – N/A

### 13. Project Administration

- 1. Project duration has extended to the end of 2026, approximately 22 months beyond the original contract
- 2. 2 additional QA reviews for 2 additional final submittals completed to date plus 1 additional QA review for the final submittal.

<b>Local Public Agency</b> City of Aurora	<b>County</b> Kane	<b>Section Number</b> 21-00344-00-WR
<b>Prime Consultant (Firm) Name</b> Crawford, Murphy & Tilly, Inc.	<b>Prepared By</b> Charles "Tice" Cole	<b>Date</b> 11/24/2025
<b>Consultant / Subconsultant Name</b> Crawford, Murphy & Tilly, Inc.	<b>Job Number</b> 	

Note: This is name of the consultant the CECS is being completed for. This name appears at the top of each tab.

**Remarks**

Supplement 1 for Phase 2 Design and Land Acq Services for Sullivan Road from Edgelawn Dr to Golden Oaks Pkwy

### PAYROLL ESCALATION TABLE

<b>CONTRACT TERM</b>	41	MONTHS	<b>OVERHEAD RATE</b>	172.26%
<b>START DATE</b>	7/19/2023		<b>COMPLEXITY FACTOR</b>	0.035
<b>RAISE DATE</b>	1/1/2024		<b>% OF RAISE</b>	3.00%
<b>END DATE</b>	12/18/2026			

### ESCALATION PER YEAR

Year	First Date	Last Date	Months	% of Contract
0	7/19/2023	1/1/2024	6	14.63%
1	1/2/2024	1/1/2025	12	30.15%
2	1/2/2025	1/1/2026	12	31.05%
3	1/2/2026	12/1/2026	11	29.32%



**Local Public Agency**

City of Aurora

**County**

Kane

**Section Number**

21-00344-00-WR

**Consultant / Subconsultant Name**

Crawford, Murphy &amp; Tilly, Inc.

**Job Number****PAYROLL RATES****EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET FIXED RAISE**

<b>MAXIMUM PAYROLL RATE</b>	<b>90.00</b>
<b>ESCALATION FACTOR</b>	<b>5.15%</b>

<b>CLASSIFICATION</b>	<b>IDOT PAYROLL RATES ON FILE</b>	<b>CALCULATED RATE</b>
Principal	\$86.00	\$90.00
Project Engineer II	\$78.33	\$82.36
Project Manager II	\$72.77	\$76.52
Project Environmental Scientist II	\$74.85	\$78.70
Project Structural Engineer II	\$81.67	\$85.87
Project Engineer I	\$62.88	\$66.12
Project Manager I	\$60.91	\$64.05
Project Environmental Scientist I	\$64.78	\$68.12
Project Structural Engineer I	\$62.98	\$66.22
Sr. Engineer I	\$46.52	\$48.91
Technical Manager II	\$53.60	\$56.36
Sr. Planner I	\$44.97	\$47.29
GIS Specialist	\$44.12	\$46.39
Sr. Structural Engineer II	\$61.73	\$64.91
Sr. Structural Engineer I	\$46.79	\$49.20
Engineer I	\$35.31	\$37.13
Environmental Scientist II	\$43.08	\$45.30
Structural Engineer I	\$35.30	\$37.12
Planner I	\$35.45	\$37.28
Environmental Scientist I	\$29.55	\$31.07
Technical Manager I	\$31.73	\$33.36
Land Surveyor	\$48.49	\$50.99
Sr. Technician I	\$44.40	\$46.69
Sr. Technician II	\$54.16	\$56.95
Technician II	\$36.67	\$38.56
Technician I	\$29.39	\$30.90
Project Administrative Assistant	\$28.99	\$30.48



**Local Public Agency**

City of Aurora

**County**

Kane

**Section Number**

21-00344-00-WR

**Consultant / Subconsultant Name**

Crawford, Murphy &amp; Tilly, Inc.

**Job Number****DIRECT COSTS WORKSHEET**

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.  
EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

ITEM	ALLOWABLE	QUANTITY	CONTRACT RATE	TOTAL
Lodging (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual Cost (Up to state rate maximum)			\$0.00
Lodging Taxes and Fees (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual Cost			\$0.00
Air Fare	Coach rate, actual cost, requires minimum two weeks' notice, with prior IDOT approval			\$0.00
Vehicle Mileage (per GOVERNOR'S TRAVEL CONTROL BOARD)	Up to state rate maximum	90	\$0.70	\$63.00
Vehicle Owned or Leased	\$32.50/half day (4 hours or less) or \$65/full day			\$0.00
Vehicle Rental	Actual Cost (Up to \$55/day)			\$0.00
Tolls	Actual Cost			\$0.00
Parking	Actual Cost			\$0.00
Overtime	Premium portion (Submit supporting documentation)			\$0.00
Shift Differential	Actual Cost (Based on firm's policy)			\$0.00
Overnight Delivery/Postage/Courier Service	Actual Cost (Submit supporting documentation)			\$0.00
Copies of Deliverables/Mylars (In-house)	Actual Cost (Submit supporting documentation)			\$0.00
Copies of Deliverables/Mylars (Outside)	Actual Cost (Submit supporting documentation)			\$0.00
Project Specific Insurance	Actual Cost			\$0.00
Monuments (Permanent)	Actual Cost			\$0.00
Photo Processing	Actual Cost			\$0.00
2-Way Radio (Survey or Phase III Only)	Actual Cost			\$0.00
Telephone Usage (Traffic System Monitoring Only)	Actual Cost			\$0.00
CADD	Actual Cost (Max \$15/hour)			\$0.00
Web Site	Actual Cost (Submit supporting documentation)			\$0.00
Advertisements	Actual Cost (Submit supporting documentation)			\$0.00
Public Meeting Facility Rental	Actual Cost (Submit supporting documentation)			\$0.00
Public Meeting Exhibits/Renderings & Equipment	Actual Cost (Submit supporting documentation)			\$0.00
Recording Fees	Actual Cost			\$0.00
Transcriptions (specific to project)	Actual Cost			\$0.00
Courthouse Fees	Actual Cost			\$0.00
Storm Sewer Cleaning and Televising	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Traffic Control and Protection	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Aerial Photography and Mapping	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Utility Exploratory Trenching	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Testing of Soil Samples	Actual Cost			\$0.00
Lab Services	Actual Cost (Provide breakdown of each cost)			\$0.00
Equipment and/or Specialized Equipment Rental	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Appraisals (with quotes from Appraiser)	Actual Cost	9	\$3,000.00	\$27,000.00
Remove Old Appraisal Fees	Original Scoped Cost	-6	\$2,600.00	-\$15,600.00
Reappraisal	Actual Cost	1	\$1,250.00	\$1,250.00
Mortgage Releases	Actual Cost	2	\$250.00	\$500.00
<b>TOTAL DIRECT COSTS:</b>				<b>\$13,213.00</b>

## Local Public Agency

City of Aurora

## County

Kane

## Section Number

21-00344-00-WR

## Consultant / Subconsultant Name

Crawford, Murphy &amp; Tilly, Inc.

## Job Number

## COST ESTIMATE WORKSHEET

## EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

OVERHEAD RATE 172.26%

COMPLEXITY FACTOR 0.035

TASK	DIRECT COSTS (not included in row totals)	STAFF HOURS	PAYROLL	OVERHEAD & FRINGE BENEFITS	FIXED FEE	SERVICES BY OTHERS	TOTAL	% OF GRAND TOTAL
1. Data Collection			-	-	-	0	-	0.00%
2. Field Inv. & Land Surveys			-	-	-	0	-	0.00%
3. Environmental / Permitting		122	6,391	11,008	2,333	0	19,732	8.24%
4. Preliminary Design Studies		88	3,974	6,846	1,451	0	12,271	5.13%
5. Roadway Plans		816	39,805	68,567	14,529	0	122,901	51.33%
6. Specifications		36	1,721	2,964	628	0	5,313	2.22%
7. Quantities and Cost		58	2,467	4,250	901	0	7,618	3.18%
8. Public Involvement			-	-	-	0	-	0.00%
9. Land Acquisition Services	13,213	271	14,332	24,689	5,231	0	44,252	18.48%
10. Construction Phase Services			-	-	-	0	-	0.00%
11. Meetings and Coordination			-	-	-	0	-	0.00%
12. Utility Coordination		24	1,587	2,733	579	0	4,899	2.05%
13. Project Administration		39	2,990	5,151	1,091	0	9,232	3.86%
			-	-	-		-	
			-	-	-		-	
			-	-	-		-	
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			-	-	-		-	
			-	-	-		-	
Subconsultant DL							\$0.00	
Direct Costs Total ==>	\$13,213.00						\$13,213.00	5.52%
TOTALS		1454	73,267	126,208	26,743	-	239,431	100.00%

199,475

BLR 05514 (Rev. 02/06/25)

# Local Public Agency

City of Aurora

# County

Kane

# Section Number

21-00344-00-WR

# Consultant / Subconsultant Name

Crawford, Murphy & Tilly, Inc.

# Job Number

## AVERAGE HOURLY PROJECT RATES

## EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

SHEET 1 OF 3

PAYROLL CLASSIFICATION	AVG HOURLY RATES	TOTAL PROJ. RATES			1. Data Collection			2. Field Inv. & Land Surveys			3. Environmental / Permitting			4. Preliminary Design Studies			5. Roadway Plans		
		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	90.00	46.0	3.16%	2.85							11	9.02%	8.11				8	0.98%	0.88
Project Engineer II	82.36	40.0	2.75%	2.27													40	4.90%	4.04
Project Manager II	76.52	0.0																	
Project Environmental Scie	78.70	0.0																	
Project Structural Engineer	85.87	0.0																	
Project Engineer I	66.12	104.0	7.15%	4.73													80	9.80%	6.48
Project Manager I	64.05	58.0	3.99%	2.55															
Project Environmental Scie	68.12	0.0																	
Project Structural Engineer	66.22	0.0																	
Sr. Engineer I	48.91	620.0	42.64%	20.86							103	84.43%	41.30	60	68.18%	33.35	414	50.74%	24.82
Technical Manager II	56.36	58.0	3.99%	2.25													4	0.49%	0.28
Sr. Planner I	47.29	96.0	6.60%	3.12															
GIS Specialist	46.39	0.0																	
Sr. Structural Engineer II	64.91	0.0																	
Sr. Structural Engineer I	49.20	0.0																	
Engineer I	37.13	330.0	22.70%	8.43										28	31.82%	11.81	270	33.09%	12.28
Environmental Scientist II	45.30	8.0	0.55%	0.25							8	6.56%	2.97						
Structural Engineer I	37.12	0.0																	
Planner I	37.28	0.0																	
Environmental Scientist I	31.07	0.0																	
Technical Manager I	33.36	0.0																	
Land Surveyor	50.99	24.0	1.65%	0.84															
Sr. Technician I	46.69	70.0	4.81%	2.25															
Sr. Technician II	56.95	0.0																	
Technician II	38.56	0.0																	
Technician I	30.90	0.0																	
Project Administrative Assi	30.48	0.0																	
<b>TOTALS</b>		1454.0	100%	\$50.39	0.0	0.00%	\$0.00	0.0	0%	\$0.00	122.0	100%	\$52.38	88.0	100%	\$45.16	816.0	100%	\$48.78

# Local Public Agency

City of Aurora

# County

Kane

# Section Number

21-00344-00-WR

# Consultant / Subconsultant Name

Crawford, Murphy & Tilly, Inc.

# Job Number

## AVERAGE HOURLY PROJECT RATES

## EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

SHEET 2 OF 3

PAYROLL CLASSIFICATION	AVG HOURLY RATES	6. Specifications			7. Quantities and Cost			8. Public Involvement			9. Land Acquisition Services			10. Construction Phase Services			11. Meetings and 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
Principal	90.00																		
Project Engineer II	82.36																		
Project Manager II	76.52																		
Project Environmental Scientist	78.70																		
Project Structural Engineer II	85.87																		
Project Engineer I	66.12																		
Project Manager I	64.05										58	21.40%	13.71						
Project Environmental Scientist	68.12																		
Project Structural Engineer I	66.22																		
Sr. Engineer I	48.91	18	50.00%	24.46	25	43.10%	21.08												
Technical Manager II	56.36				1	1.72%	0.97				53	19.56%	11.02						
Sr. Planner I	47.29										96	35.42%	16.75						
GIS Specialist	46.39																		
Sr. Structural Engineer II	64.91																		
Sr. Structural Engineer I	49.20																		
Engineer I	37.13				32	55.17%	20.48												
Environmental Scientist II	45.30																		
Structural Engineer I	37.12																		
Planner I	37.28																		
Environmental Scientist I	31.07																		
Technical Manager I	33.36																		
Land Surveyor	50.99										24	8.86%	4.52						
Sr. Technician I	46.69	18	50.00%	23.34							40	14.76%	6.89						
Sr. Technician II	56.95																		
Technician II	38.56																		
Technician I	30.90																		
Project Administrative Assistant	30.48																		
TOTALS		36.0	100%	\$47.80	58.0	100%	\$42.54	0.0	0%	\$0.00	271.0	100%	\$52.89	0.0	0%	\$0.00	0.0	0%	\$0.00

**Local Public Agency**

City of Aurora

**County**

Kane

**Section Number**

21-00344-00-WR

**Consultant / Subconsultant Name**

Crawford, Murphy &amp; Tilly, Inc.

**Job Number**

**AVERAGE HOURLY PROJECT RATES**  
**EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET**

SHEET 3 OF 3

PAYROLL CLASSIFICATION	AVG HOURLY RATES	12. Utility Coordination			13. Project 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	90.00				27	69.23%	62.31												
Project Engineer II	82.36																		
Project Manager II	76.52																		
Project Environmental Scientist	78.70																		
Project Structural Engineer II	85.87																		
Project Engineer I	66.12	24	100.00%	66.12															
Project Manager I	64.05																		
Project Environmental Scientist	68.12																		
Project Structural Engineer I	66.22																		
Sr. Engineer I	48.91																		
Technical Manager II	56.36																		
Sr. Planner I	47.29																		
GIS Specialist	46.39																		
Sr. Structural Engineer II	64.91																		
Sr. Structural Engineer I	49.20																		
Engineer I	37.13																		
Environmental Scientist II	45.30																		
Structural Engineer I	37.12																		
Planner I	37.28																		
Environmental Scientist I	31.07																		
Technical Manager I	33.36																		
Land Surveyor	50.99																		
Sr. Technician I	46.69				12	30.77%	14.36												
Sr. Technician II	56.95																		
Technician II	38.56																		
Technician I	30.90																		
Project Administrative Assistant	30.48																		
<b>TOTALS</b>		24.0	100%	\$66.12	39.0	100%	\$76.67	0.0	0%	\$0.00	0.0	0%	\$0.00	0.0	0%	\$0.00	0.0	0%	\$0.00

# Direct Cost Detail by Task

<b>1. Data Collection</b>	None	\$	-
<b>2. Field Investigations &amp; Land Surveys</b>	None	\$	-
<b>3. Environmental / Permitting</b>	None	\$	-
<b>4. Preliminary Design Studies</b>	None	\$	-
<b>5. Roadway Plans</b>	None	\$	-
<b>6. Specifications</b>	None	\$	-
<b>7. Quantities and Cost</b>	None	\$	-
<b>8. Public Involvement</b>	None	\$	-
<b>9. Land Acquisition Services</b>	None	\$	-

Travel to Project Parcels									
additional negotiations	trips	miles/trip	miles		\$/mi	\$			
	5	18	90	\$	0.70	\$	63.00		

Travel to Kane County Government  
no change

Title Commitment Updates (11 PINS)  
no change

Recording Fees: Real Estate Related  
no change

Certified Mail  
no change

Appraisals									
Remove Old, Underestimated Direct Costs									
	Takes	\$ (Avg) / Take				Cost			
Appraisals (3rd Party Independent)	-6	\$ 2,600.00				\$ (15,600.00)			
Add 3 New Appraisals and Update Cost/Take based on Actual Quote from Appraiser									
	Takes	\$ (Avg) / Take				Cost			
Appraisals (3rd Party Independent)	9	\$ 3,000.00				\$ 27,000.00			
	Takes	Actual Cost				Cost			
Reappraisal	1	\$ 1,250.00				\$ 1,250.00			

Mortgage Release from Bank									
Parcel 0006						\$	250.00		
Parcel 0007						\$	250.00		

Subtotal \$ 13,213.00

<b>10. Construction Phase Services</b>	None	\$	-
<b>11. Meetings and Coordination</b>	None	\$	-
<b>12. Utility Coordination</b>	None	\$	-
<b>13. Project Administration</b>	None	\$	-



**Sullivan Road  
CMT Estimate of Hours**

Sullivan Road Phase II Engineering															
Task No.	Task Description	Principal	Project Engineer II	Project Engineer I	Project Manager I	Project Structural Engineer I	Sr. Engineer I	Technical Manager II	Sr. Planner I	Sr Structural Engineer I	Engineer I	Environmental Scientist II	Land Surveyor	Sr. Technician I	Total Hours
<b>1</b>	<b>Data Collection</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	None														0
<b>2</b>	<b>Field Investigation and Land Survey</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	None														0
<b>3</b>	<b>Environmental / Permitting</b>	<b>11</b>	-	-	-	-	<b>103</b>	-	-	-	-	<b>8</b>	-	-	<b>122</b>
	USACE Wetland Permitting											8			8
	Storm Water Permitting														
	Drainage Concept Revisions for City Review	2					16								18
	Storm Water Detention Concepts for City Review	4					48								52
	LDS Supplement per City Comment	4					36								40
	Revise and Resubmit Storm Water Permit	1					3								4
<b>4</b>	<b>Preliminary Design Studies</b>	-	-	-	-	-	<b>60</b>	-	-	-	<b>28</b>	-	-	-	<b>88</b>
	PDR Addendum Submittal 1						40				4				44
	Disposition of IDOT Comments						4								4
	PDR Addendum Submittal 2						16								16
	3d modeling revisions for drainage revisions										24				24
<b>5</b>	<b>Roadway Plans</b>	<b>8</b>	<b>40</b>	<b>80</b>	-	-	<b>414</b>	<b>4</b>	-	-	<b>270</b>	-	-	-	<b>816</b>
	Prefinal (Hours in addition to prime)	1	8	32			110				60				211
	Final 1 (Hours in addition to prime)	1	8	16			36				31				92
	Post Final 1 (Hours in addition to prime)	1	1	2			2				2				8
	Final 2 (new)	1	8	8			170				40				227
	Post Final 2 (new)	1	1	2			16				12				32
	Final 3 (new)	1	8	8			56				57				130
	Post Final 3 (new)	1	1	2			8				12				24
	Final 4 (new)	1	4	8			8				19				40
	Post Final 4 (new)	0	1	2			8				5				16
	Drainage revisions for Final 4 and Post Final 4							4			32				36
<b>6</b>	<b>Specifications</b>	-	-	-	-	-	<b>18</b>	-	-	-	-	-	-	<b>18</b>	<b>36</b>
	Prefinal														0
	Final 1														0
	Post Final 1														0
	Final 2						4							4	8
	Post Final 2						2							2	4
	Final 3						4							4	8
	Post Final 3						2							2	4
	Final 4						4							4	8
	Post Final 4						2							2	4

**Sullivan Road  
CMT Estimate of Hours**

Sullivan Road Phase II Engineering															
Task No.	Task Description	Principal	Project Engineer II	Project Engineer I	Project Manager I	Project Structural Engineer I	Sr. Engineer I	Technical Manager II	Sr. Planner I	Sr Structural Engineer I	Engineer I	Environmental Scientist II	Land Surveyor	Sr. Technician I	Total Hours
<b>7</b>	<b>Quantities and Cost</b>	-	-	-	-	-	<b>25</b>	<b>1</b>	-	-	<b>32</b>	-	-	-	<b>58</b>
	Prefinal														0
	Final 1														0
	Post Final 1														0
	Final 2						8				8				16
	Post Final 2						4				4				8
	Final 3						4				4				8
	Post Final 3						2				2				4
	Final 4						4				4				8
	Post Final 4						2				2				4
	Drainage Revisions for Final 4 and Post Final 4						1	1			8				10
<b>8</b>	<b>Public Involvement</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	None														0
<b>9</b>	<b>Land Acquisition Services</b>	-	-	-	<b>58</b>	-	-	<b>53</b>	<b>96</b>	-	-	-	<b>24</b>	<b>40</b>	<b>271</b>
	a. Coordination with IDOT BLA														
	1. Parcel Compliance														0
	2. Project Compliance														0
	b. File Management and Final Original Docs to City														0
	c. Title Commitment Updates (11 PINS)				4				2						6
	d. Appraisals (9 takes) - Coordination with Appraiser				4										4
	e. Review Appraisals (3 additional takes + 1 startover)				4			59							63
	f. Calculate Draft Waiver Value for City (3 takes) - REMOVE							-6							-6
	g. Negotiations														0
	1. Redo parcel 009 and revise parcel 003				4				28						32
	2. Ongoing Negotiations for remaining parcels				42				66						108
	h. Testimony for Lies Pendens Parcel (1 take)														0
	i. Recording of Conveyance Documents and Releases														0
	j. Revise POH and Legal Desc. for Church Parking Rev.												24	40	64
<b>10</b>	<b>Construction Phase Services</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	None														0
<b>11</b>	<b>Meetings and Coordination</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	None														0
<b>12</b>	<b>Utility Coordination</b>	-	-	<b>24</b>	-	-	-	-	-	-	-	-	-	-	<b>24</b>
	ComEd			16											16
	Nicor			8											8

**Sullivan Road  
CMT Estimate of Hours**

Sullivan Road Phase II Engineering															
Task No.	Task Description	Principal	Project Engineer II	Project Engineer I	Project Manager I	Project Structural Engineer I	Sr. Engineer I	Technical Manager II	Sr. Planner I	Sr Structural Engineer I	Engineer I	Environmental Scientist II	Land Surveyor	Sr. Technician I	Total Hours
<b>13</b>	<b>Project Administration</b>	<b>27</b>	-	-	-	-	-	-	-	-	-	-	-	<b>12</b>	<b>39</b>
	a. Project startup in accounting														0
	b. Project manual for team members														0
	c. Set-up/Update Project Schedule	6													6
	d. STP Quarterly Status Updates	5													5
	e. Personnel planning, scheduling and budget control monitoring	5													5
	f. Project invoicing/PPR/review of subconsultant invoices	11													11
	g. Quality Management Plan														0
	1. QA review of Prefinal PS&E														0
	2. QA review of Final PS&E (3)													12	12
	3. Constructability Review at Prefinal PS&E														0
	Total CMT Hours	46	40	104	58	-	620	58	96	-	330	8	24	70	1454

### Roadway Plans - Prime Agreement Sheet Hour Detail

a. Submittals	sheets	Prefinal		Final		Post-Final		Total
		hrs/sheet	hrs	hrs/sheet	hrs	hrs/sheet	hrs	Hours
b. Cover Sheet	1	8	8	1	1	1	1	10
c. Index and Highway Standards	1	4	4	1	1	1	1	6
d. General Notes	1	16	16	2	2	1	1	19
e. Site Plan	1	8	8	1	1	1	1	10
f. Summary of Quantities	11	1	11	1	11	0.09	1	23
g. Typical Sections	10	4	40	1	10	0.10	1	51
h. Schedules of Quantities	6	2	12	1	6	0.17	1	19
i. Alignments, Ties & Benchmarks	2	8	16	1	2	0.50	1	19
j. Removal Plan	7	8	56	1	7	0.14	1	64
k. Roadway PnP	11	8	88	1	11	0.09	1	100
l. Grading Plan	7	4	28	1	7	0.14	1	36
m. Suggested Sequence of Construction	13	8	104	2	26	0.08	1	131
n. SESC Plans	13	8	104	1	13	0.08	1	118
o. Drainage Plans	13	8	104	2	26	0.08	1	131
p. Plat of Highways	11	0.09	1	0.00	0	0.00	0	1
q. Intersection Details	3	8	24	1	3	0.33	1	28
r. ADA Details	4	8	32	1	4	0.25	1	37
s. Pavement Marking & Signing Plan	11	8	88	1	11	0.09	1	100
t. Landscaping Plan	7	4	28	1	7	0.14	1	36
u. Traffic Signal and Communications Plan								
index/standards	1	2	2	1	1	1	1	4
D1 signal details	8	1	8	0.125	1	0	0	9
temp signal and cable plan	6	8	48	1	6	0.17	1	55
permanent plan and cable plan	3	8	24	1	3	0.33	1	28
special foundation for mast arm	1	40	40	8	8	0	0	48
communications conduit	2	8	16	1	2	0.5	1	19
v. Lighting Plan								
plan view	4	8	32	2	8	0.25	1	41
schematic	2	4	8	2	4	0	0	12
details	8	1	8	0.5	4	0	0	12
w. Cross Sections	56	2	112	1	56	0.07	4	172
<b>Total</b>	<b>224</b>		<b>1070</b>		<b>242</b>		<b>27</b>	<b>1339</b>

### Roadway Plans - Supplement Agreement Sheet Hour Detail

a. Submittals	sheets	Prefinal		Final		Post-Final		Total
		hrs/sheet	hrs	hrs/sheet	hrs	hrs/sheet	hrs	Hours
b. Cover Sheet	1	8	8	1	1	1	1.00	10
c. Index and Highway Standards	1	4	4	1	1	1	1.00	6
d. General Notes	1	16	16	2	2	1	1.00	19
e. Site Plan	1	8	8	1	1	1	1.00	10
f. Summary of Quantities	15	1	15	1	15	0.09	1.36	31
g. Typical Sections	7	4	28	1	7	0.10	0.70	36
h. Schedules of Quantities	5	2	10	1	5	0.20	1.00	16
i. Alignments, Ties & Benchmarks	2	8	16	1	2	0.50	1.00	19
j. Removal Plan	6	8	48	1	6	0.14	0.86	55
k. Roadway PnP	11	8	88	1	11	0.09	1.00	100
Roadway Details	6	8	48	1	6	0.17	1.00	55
l. Grading Plan	6	4	24	1	6	0.14	0.86	31
m. Suggested Sequence of Construction	33	8	264	2	66	0.08	2.54	333
n. SESC Plans	38	4.00	152	1.00	38	0.08	3.04	193
o. Drainage Plans (Split by Side of Road)	21	4	84	2	42	0.08	1.62	128
p. Plat of Highways	11	0.09	1	0.00	0	0.00	0.00	1
q. Intersection Details	2	8	16	1	2	0.33	0.67	19
r. ADA Details	5	8	40	1	5	0.25	1.25	46
s. Pavement Marking & Signing Plan	6	8	48	1	6	0.09	0.55	55
t. Landscaping Plan	6	4	24	1	6	0.17	1.00	31
u. Traffic Signal and Communications Plan								
index/standards/schedule	2	2	4	1	2	1	2.00	8
D1 signal details	8	1	8	0.125	1	0	0.00	9
temp signal and cable plan	6	8	48	1	6	0.17	1.00	55
permanent plan and cable plan	3	8	24	1	3	0.33	1.00	28
special foundation for mast arm	1	40	40	8	8	0	0.00	48
communications conduit	3	8	24	1	3	0.5	1.50	29
v. Lighting Plan								
plan view	6	8	48	2	12	0.25	1.50	62
schematic	2	4	8	2	4	0	0.00	12
details	7	1	7	0.5	3.5	0	0.00	11
D1 details	9	0.25	2.25	0.1	0.9	0.1	0.90	4
w. Cross Sections	63	2	126	1	63	0.07	4.50	194
Total (Rounded)		294	1281		334		35	1654

## PS&E Tasks - Original Scope vs. Supplement Scope Hours

### Plans

Submittal	Original Scope	Supplement 1 Scope	Net
Prefinal	1070	1281	211
Final 1	242	334	92
Post Final 1	27	35	8
Final 2	0	227	227
Post Final 2	0	32	32
Final 3	0	130	130
Post Final 3	0	24	24
Final 4	0	40	40
Post Final 4	0	16	16
Total	1339	2119	780

### Specs

Submittal	Original Scope	Supplement 1 Scope	Net
Prefinal	69	69	0
Final 1	19	19	0
Post Final 1	4	4	0
Final 2	0	8	8
Post Final 2	0	4	4
Final 3	0	8	8
Post Final 3	0	4	4
Final 4	0	8	8
Post Final 4	0	4	4
Total	92	128	36

### Quantities and Cost

Submittal	Original Scope	Supplement 1 Scope	Net
Prefinal	108	108	0
Final 1	59	59	0
Post Final 1	9	9	0
Final 2	0	16	16
Post Final 2	0	8	8
Final 3	0	8	8
Post Final 3	0	4	4
Final 4	0	8	8
Post Final 4	0	4	4
Total	176	224	48

# POLACH APPRAISAL GROUP, INC.

345 W. Washington Avenue  
Suite 301  
Madison • Wisconsin • 53703  
Phone: 608.509.4151

180 W. Park Avenue  
Suite 155  
Elmhurst • Illinois • 60126  
Phone: 630.682.4650

515 N. State Street  
Flr 13-144  
Chicago • Illinois • 60654  
Phone: 312.422.1200

## PROPOSAL FOR PROFESSIONAL SERVICES

AT THE REQUEST OF:

Ambra Knox C.M.  
Real Estate Services Manager  
Crawford, Murphy & Tilly  
Engineers & Consultants  
2750 West Washington Street  
Springfield, IL 62702

[aknox@cmtengr.com](mailto:aknox@cmtengr.com)

WITH REFERENCE TO THE FOLLOWING DESCRIBED PROPERTY:

Federally funded project consisting of ROW acquisition and/or easements for a total of Nine (9) Parcels. The parcels have been provided as follows:

Parcel	Address	PIN Number	Owner	Whole Property
1	1500 Sullivan Road	15-08-300-035	IMSA	90.66*
2	NS Sullivan Road, E of Randall	15-08-100-029	Balaji Homes	11.75*
3	1620 N Randall Road	15-08-100-017	River of Life	3.86
4	1390 N Randall Road	15-08-300-032	D & S Clark / Baker	8.11
5	SEC Sullivan & Randall	15-08-400-001 & -002	Para Custom Homes	1.52
6	1379 N Randall Road	15-08-400-003	Mary Wish	0.76
7	1373 N Randall Road	15-08-400-004	Aaron & Molly Timothy	0.76
8	1365 N Randall Road	15-08-400-005	Giselle Correa	0.76
9	1361 N Randall Road	15-08-400-006	Worth Hill	0.76

**POLACH APPRAISAL GROUP, INC.**, HEREBY AGREES TO PERFORM THE FOLLOWING PROFESSIONAL SERVICES:

## POLACH APPRAISAL GROUP, INC.

October 16, 2023  
Crawford, Murphy & Tilly

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Proposal For Professional Services Cont'd.

### Appraisal of the Properties and Acquisitions

Inspection of the subject properties and surrounding area

Research with respect to the subject properties

Analysis and review of market data

Selection, inspection and verification of comparable sale properties

Analysis of the subject properties and the market data

Provide appraisal reports in connection with the proposed acquisition areas

Provide an opinion of total compensation for each acquisition.

Preparation of an appraisal report for each property

**AMBRA KNOX C.M., REAL ESTATE SERVICES MANAGER OF CRAWFORD, MURPHY & TILLY ENGINEERS & CONSULTANTS DOES HEREBY RETAIN POLACH APPRAISAL GROUP, INC., BASED UPON THE FOLLOWING TERMS AND CONDITIONS:**

The time of completion will be (30) THIRTY DAYS of receipt of notice to proceed.

The fees for these parcels are as follows:

	Address	PIN Number	Owner	Whole Property	Acquisition	Fee
1	1500 Sullivan Road	15-08-300-035	IMSA	90.66*	Take + 5 TE	\$4,000
2	NS Sullivan Rd, E of Randall	15-08-100-029	Balaji Homes	11.75*	Take + TE	\$3,000
3	1620 N Randall Road	15-08-100-017	River of Life	3.86	Take + 2 TE	\$3,500
4	1390 N Randall Road	15-08-300-032	D & S Clark / Baker	8.11	Take + 2 TE	\$3,500
5	SEC Sullivan & Randall	15-08-400-001 & -002	Para Custom Homes	1.52	Take + TE	\$2,750
6	1379 N Randall Road	15-08-400-003	Mary Wish	0.76	Take	\$2,500
7	1373 N Randall Road	15-08-400-004	Aaron & Molly Timothy	0.76	Take	\$2,500
8	1365 N Randall Road	15-08-400-005	Giselle Correa	0.76	Take	\$2,750
9	1361 N Randall Road	15-08-400-006	Worth Hill	0.76	TE	\$2,500

The total fee for the appraisal of all parcels that require acquisition areas is \$27,000 which is equivalent to \$3,000 per parcel for 9 parcels.

To ensure proper billing, please indicate below the person responsible for payment of the aforementioned fees:



## POLACH APPRAISAL GROUP, INC.

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Crawford, Murphy & Tilly

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Proposal For Professional Services Cont'd.

Company: \_\_\_\_\_  
Contact Person: \_\_\_\_\_  
Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Telephone #: \_\_\_\_\_  
Email: \_\_\_\_\_

BY PAYMENT OF THE RETAINER REQUESTED IN THE AMOUNT OF **(-0-) NONE REQUIRED** with the balance of the recited fees to be paid AS BILLED, **AMBRA KNOX C.M., REAL ESTATE SERVICES MANAGER OF CRAWFORD, MURPHY & TILLY ENGINEERS & CONSULTANTS** does hereby confirm the above terms and conditions in addition to accepting those standard **CONTINGENT AND LIMITING CONDITIONS** attached hereto as Exhibit "A".

No changes in this assignment shall be made without the expressed consent of the undersigned. If upon inspection of the captioned property or review of the material to be supplied by the client or agent, it is determined by **POLACH APPRAISAL GROUP, INC.**, that misrepresentations have been made with respect to the property or data pertinent to this appraisal, the appraisers reserve the right to cancel this contract and refund the retainer charged, less a reasonable inspection fee and actual expenses, or to revise our proposal in accordance with actual conditions and submit same to the client for his review and acceptance.

**This proposal is valid for (21) twenty-one days** from the date affixed by **POLACH APPRAISAL GROUP, INC.** It is understood that work will commence on this assignment upon our receipt of an authorized agreement from Strand Associates, Inc.

In the event there are any questions or comments before signing this proposal, please call the undersigned. **POLACH APPRAISAL GROUP, INC.**, is pleased to have the opportunity to be of service to you in this assignment.



**Kenneth F. Polach, MAI, SRA**  
**POLACH APPRAISAL GROUP, INC.**

Date: October 16, 2023

\_\_\_\_\_  
**Ambra Knox C.M.,**  
**Real Estate Services Manager**  
**Crawford, Murphy & Tilly**

Date:

October 16, 2023  
Crawford, Murphy & Tilly

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Proposal For Professional Services Cont'd.

**Engineers & Consultants**

**CONTINGENT AND LIMITING CONDITIONS**

**Exhibit A**

It is assumed that the title to this property is good and marketable. No title search has been made, nor have we attempted to determine ownership of the property. The value opinion is given without regard to any questions of title, boundaries or encroachments. It is assumed that all assessments are paid. We assume the property to be free and clear of liens and encumbrances except as noted. No attempt has been made to render an opinion or determine the status of easements that may exist.

The legal description, if included in any report, should be verified by legal counsel before being relied upon or used in any conveyance or other document.

We are not familiar with any engineering studies made to determine the bearing capacity of the land. We assume improvements in the area appear to be structurally sound. It, therefore, is assumed that soil and subsoil conditions are stable unless specifically outlined.

Any exhibits in the report are intended to assist the reader in visualizing the property and its surroundings. The drawings are not intended as surveys and no responsibility is assumed for their cartographic accuracy. Drawings are not intended to be exact in size, scale or detail.

Areas and dimensions of the property may or may not have been physically measured. If data is furnished by the principal or from plot plans or surveys furnished by the principal, or from public records, we assume it to be reasonably accurate. In the absence of current surveys, land areas may be based upon representations made by the owner's agents or our client. No responsibility is assumed for discrepancies which may become evident from a licensed survey of the property.

Our value opinion involves only the real estate and all normal building equipment if any improvements are involved. No consideration was given to personal property, (or special equipment), unless stated.

It is assumed that the property is subject to lawful, competent and informed ownership and management unless noted.

Information in this report concerning market data was obtained from buyers, sellers, brokers, attorneys, trade publications or public records. To the extent possible, this information was examined for accuracy and is believed to be reliable. Dimensions, areas or data obtained from others are believed correct; however, no guarantee is made in that the appraiser did not personally measure same.

Any information, in whatever form, furnished by others is believed to be reliable; however, no responsibility is assumed for its accuracy.

The physical condition of any improvements described herein was based on visual inspection only. Electrical, heating, cooling, plumbing, sewer and/or septic system, mechanical equipment and water supply were not specifically tested but were assumed to be in good working order, and adequate, unless otherwise specified. No liability is assumed for the soundness of structural members, since no engineering tests were made of same. The roof(s) of structures described herein are assumed to be in good repair unless otherwise noted.

The existence of potentially hazardous material used in the construction or maintenance of the building, such as urea formaldehyde foam insulation and/or asbestos insulation, which may or may not be present on the property, has not been considered. In addition no deposit of toxic wastes, unless specifically mentioned herein, have been considered. The appraiser is not qualified to detect such substances and suggests the client seek an expert opinion, if desired. Further, this report does not consider the potential ramifications due to the presence of Underground Storage Tanks (UST) or the possible environmental impact due to leakage and/or soil contamination, if present.

It is specifically noted that the appraiser(s) have not conducted tests to determine the presence of, or absence of, Radon. We are not qualified to detect the presence of Radon gas, which requires special tests and, therefore, must suggest that if the buyer is suspect as to the presence of Radon or any other potentially hazardous substances, he or she should take steps to have proper testing done by qualified firms who have the equipment and expertise to determine the presence of this substance in the property.

# POLACH APPRAISAL GROUP, INC.

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Proposal For Professional Services Cont'd.

In addition, if the client has any concern regarding the structural, mechanical or protective components of the improvements described herein, or the adequacy or quality of sewer, water or other utilities, it is suggested that independent contractors or experts in these disciplines be retained by said client, before relying upon this appraisal.

The separate allocation between land and improvements, if applicable, represents our judgment only under the existing utilization of the property. A re-evaluation should be made if the improvements are removed or substantially altered, and the land utilized for another purpose.

All information and comments concerning the location, neighborhood, trends, construction quality and costs, loss in value from whatever cause, condition, rents, or any other data for the property appraised herein, represents the opinions of the appraiser formed after an examination and study of the property.

Any valuation analysis of the income stream had been predicated upon financing conditions as specified in the report, which we have reason to believe are currently available for this property. Financing terms and conditions other than those indicated may alter the final value conclusions.

Stabilized expenses shown in the income capitalization approach, if used, are projections, and are based on past operating history if available, and are stabilized as generally typical over a reasonable time period.

The appraiser is not required to give testimony or appear in court because of having made this appraisal, with reference to the property in question, unless arrangements have been made previously thereto. If the appraiser(s) is subpoenaed pursuant to court order, the client will be required to compensate said appraiser(s) for his time at his regular hourly rates plus expenses.

All opinions, as to values stated, are presented as the appraiser's considered opinion based on the information set forth in the report. We assume no responsibility for changes in market conditions or for the inability of the client or any other party to achieve their desired results based upon the appraised value. Further, some of the assumptions made can be subject to variation depending upon evolving events. We realize some assumptions may never occur and unanticipated events or circumstances may occur. Therefore, actual results achieved during the projection period may vary from those in our report.

Appraisals made subject to satisfactory completion of construction, repairs, alterations, remodeling or rehabilitation, are contingent upon completion of such work in a timely manner using good quality materials and workmanship and in substantial conformity to plans or descriptions or attachments made hereto.

Unless otherwise noted, it is assumed that the construction and use of the appraised property, if improved, complies with all public authorities having jurisdiction, including but not limited to the National Environmental Protection Act and any other applicable federal, state, municipal, and local environmental impact or energy laws or regulations.

This report should not be used or relied upon by any other party except the client to whom the report is addressed. Any party who uses or relies upon any information in the report without the preparer's written consent, does so at his own risk. The Appraiser/consultant responsibility is limited to the client, and use of this appraisal by third parties shall be solely at the risk of the client and/or third parties.

A signatory of this appraisal report is a member or affiliate of the Appraisal Institute. The Bylaws and Regulations of the Institute require each member and candidate to control the use and distribution of each appraisal report signed by such member or candidate. Therefore, except as hereinafter provided, the party for whom this appraisal report was prepared may distribute copies of this appraisal report, in its entirety, to such third parties as may be selected by the party for whom this was prepared. Selected portions of this appraisal report, however, shall not be given to third parties without prior written consent of the signatories of this appraisal report. Further, neither all nor any part of this appraisal report shall be disseminated to the general public by the use of advertising media, public relations media, news media, sales media or other media for public communication without the prior written consent of the signatories of this appraisal report. This restriction applies particularly to the valuation conclusions, the identity of the appraisers, or any reference to the Appraisal Institute, or to the MAI, SRA, or SRPA designations.

Disclosure of the contents of this appraisal report is governed by the Bylaws and Regulations of the Appraisal Institute.