

# **ADDITIONAL SERVICES #04**



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

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May 8, 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 – Beverage Pavilion Utility Conflicts

Dear Jason:

We are enthusiastic about the continued progress of the RiverEdge Park Phase II project and are once again grateful for 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 at the Beverage Pavilion, R.C. Wegman informed RATIO of two issues regarding existing underground utilities creating conflicts. On April 10<sup>th</sup>, 2025, the Contractor reported that while beginning work on drilled piers at the Beverage Pavilion, they found 2-3 of the drilled pier locations were in direct conflict with the storm sewer's box culvert that runs east-west under the building's storage area. After further investigation and data provided by the Contractor, the angle of the storm line on the survey was determined to be incorrect, resulting in the pipe's location being about 2' south of where it had been shown on the survey at the east edge of the building footprint. Due to the subcontractor's limited window on site, R.C. Wegman asked the design team to act quickly to accommodate the existing storm line; this required relocating three (3) drilled piers and adjusting the footprint of the building. RATIO advised during the April 22nd OAC meeting that this redesign would constitute an Additional Service and, due to the critical construction timeline, began work in advance of a formal proposal.

Although the survey included the ComEd easement running through this area of the site, no information was provided regarding the details or location of the ComEd line itself. The information from the survey was used to coordinate the finish floor elevation and foundation

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system of the Beverage Building. This process involved considering the depth of the foundations that span the storm line, as well as the desired grading and elevations for park operations at the Beverage Pavilion Plaza. Additionally, it took into account the storage room and receiving areas within the building. While potholing at the site, the Contractor discovered that the ComEd duct bank was located at a higher elevation than the storm sewer. The design team had designed the Beverage Building to account for the elevation of the storm line, but was only made aware of the ComEd bank's shallower location after R.C. Wegman provided the exact depth on 02/17/25. This required raising the storage room slab, ceiling, and foundation grade beam to clear the electrical line, and had secondary effects on grading and both doors at the storage room. Following coordination with the Contractor and Owner in the 02/18/25 OAC Meeting, the design team was directed to revise the plans to avoid the utility conflict by raising the grade beam and floor slab and revising grading. Both of these issues required the redesign of the Beverage building, its foundations, and the grading around the delivery doors of the pavilion.

This Additional Service arises from newly discovered site conditions incorrectly 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.

## **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 and foundations of the Beverage Building and the height of the Storage slab floor to avoid conflicting with the existing utility lines.

These adjustments involved:

- Reviewing information and utilizing measurements provided by the Contractor to gain a better understanding of the existing utility locations.
- Reviewing potential design solutions with the design team, Contractors, and Owners.
- Raising the Storage room structure and slab to span over existing utilities.
- Raising the precast planks and making changes to the storage roof/VIP deck construction to maximize affected ceiling height in storage area.

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- Research, specification, and replacement of a new overhead storage door that would fit with the restricted height.
- Regrading the entrance and area around the storage room to provide ramp to new storage room slab height.
- Redesigning the footprint and foundations of the Beverage Building to accommodate revised locations for (3) drilled piers to avoid the existing storm line.
- Additional design review with Owner regarding limitations of loading door for the Beverage Receiving room and providing an agreed solution.
- Specification and replacement to combine the loading door and man doors at the receiving room, as well as new hardware updates.
- Coordinating building redesign with consultants.
- Printing and resubmission preparation for permitting and Contractor use.

These changes required adjustments to architectural, structural, and civil scope to address the conflicts with the existing utilities. Additionally, RATIO has been handling printing and resubmission of documents for permitting and Contractor use.

Due to the project's tight schedule and status already being in construction, 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 #6 and Bulletin #10 documents, sent to the Owner and the Contractor on March 4<sup>th</sup>, 2025, and April 23<sup>rd</sup>, 2025, respectively.

## **ASSUMPTIONS AND CLARIFICATIONS**

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

- The locations of the ComEd Duct bank and Storm Sewer Box Culvert are based on the Contractor's measurements on site.
- The Design team did their best to turn around solutions quickly to limit the effect on the construction schedule, given the time and information given.
- The design team reworked the Beverage Pavilion layout, understanding that the agreement with ComEd to build the storage room over the within the easement at the Beverage Pavilion is still in effect.
- The Contractor agreed that a 1'-3" spacing from the edge of the casing to the edge of the sewer line would be an acceptable distance for the new drilled pier locations' constructability.
- Other than the two listed, 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 Thirty-Eight Thousand Seven Hundred Dollars (\$38,700) 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	\$16,000
DMA Structural	\$18,700
DMA Civil	\$4,000
<b>TOTAL</b>	<b>\$38,700</b>

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 Purchase Order is finalized. If you have any questions, do not hesitate to contact me directly. Thank you for considering RATIO.

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](mailto:Contracts@RATIOdesign.com)

## AUTHORIZATION TO PROCEED

\_\_\_\_\_  
Printed Name, Title  
Company Name

\_\_\_\_\_  
Date

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