

Proposal for RiverEdge Park Expansion Phase 1

City of Aurora

May 2, 2017

Ms. Stephane Phifer
Planning & Zoning Director
City of Aurora
44 East Downer Place
Aurora, Illinois 60507

Dear Ms. Phifer:

WBK Engineering, LLC (WBK) is pleased to provide this proposal to the City of Aurora for professional engineering services for insert project name/description. WBK looks forward to the opportunity to assist Aurora on the design and engineering of the expansion of facilities at RiverEdge Park. Included below is our understanding of the assignment, scope of services, project assumptions, and estimate of fee.

Understanding of the Assignment

WBK Engineering prepared a series of concept plans for the expansion of guest facilities at RiverEdge Park. The City of Aurora has selected a concept plan and it is our understanding that the City wants to proceed with the Phase I engineering for this project. The Phase I is to include a project site plan, preliminary engineering and 50 percent plans for sanitary sewer, water main, storm sewer, and stormwater management facilities, pavement and cursory grading information for the site improvements. WBK understands that the City of Aurora is requesting the development of an Engineer's Estimate of Probable Cost commensurate with the development of the plans. We understand that the City will use the detailed cost information to develop funding packages and as well as extramural funding.

Scope of Services

Task 1 | Site Plan Design Development

WBK will develop a Geometric Site Plan to define an accurate site plan and geometry from the Concept Plan. The site plan will include proposed horizontal geometry, site amenities, guest facility locations stormwater management areas and open spaces. The completed geometric plan will be the base for preliminary engineering work. It is anticipated that the City staff would be consulted during this work as an interim review prior to moving forward with preliminary engineering plans.

Task 2 | Preliminary Engineering

Using the preliminary plat geometric base, we will prepare a preliminary engineering design plan consisting of the sanitary sewer, water main, storm sewer, and stormwater management facilities, pavement and cursory grading information for the site improvements.

Soils Investigation Review: We propose to review a geotechnical investigation (provided by others). It is recommended that a geotechnical firm provide borings and recommendations for building foundations design, pavement design, retaining wall design, general earthwork, and construction feasibility. The cost to complete a geotechnical investigation

is not included in our costs, but we will obtain proposals, if requested, and review them with you. The contractual obligations for any geotechnical investigations will be between you and the Geotechnical Consultant.

Preliminary Engineering Plan: We will prepare a Preliminary Engineering Plan at a scale of approximately 1"=100'. The plan will show cursory grading information, sanitary sewer, water main, storm sewer, utilities to be relocated, compensatory storage and stage-storage information.

Engineer's Preliminary Opinion of Probable Construction Cost: Based upon the information contained in the preliminary design documents, we shall prepare a preliminary opinion of probable construction cost for the site improvements.

Consultation: We have budgeted attending up to four (4) meetings with the City staff to determine the standards to be used in the design as well as the adequacy of existing infrastructure that serves the property.

Task 3 |Hydraulic Engineering & Stormwater Management

Hydraulic Modeling: We will revise the existing conditions HEC-2 regulatory hydraulic model for the Fox River to evaluate flood plain fills and determine required compensatory storage for the proposed improvements. The updated model will be used in final engineering to prepare the IDNR-OWR Flood Plain Construction Permit. A Hydraulic Report will be prepared for the project.

Stormwater Management: We will evaluate the stormwater requirements and impacts and develop a preliminary stormwater management plan for on-site storm drainage and detention storage. This work will be coordinated with the local ordinance requirements. It is assumed that structures will not encroach into any Zone A floodplain, and that a LOMR or LOMA may be required for grading impacts only.

Consultation: We have budgeted attending up to four (4) meetings with the Client and the City staff to determine the standards to be used in the design as well as the adequacy of existing infrastructure that serves the property.

Task 4 | Detailed Engineer's Opinion of Probable Cost

Based upon the information contained in the preliminary design documents, we shall prepare a detailed engineer's opinion of probable total project cost for the project including site improvements, utility relocation, landscaping, permitting, professional service fees and construction management costs. Architectural costs will be determined by the City providing an allowance figure for the cost estimate.

Project Assumptions

In preparing this proposal, we have attempted to provide you with a complete package of the engineering services anticipated at this point in time. In doing so, we have made some assumptions which will need to be verified during the engineering process. Any findings which are not consistent with our assumptions may increase the engineering budget for this project. We will thoroughly discuss any such findings with you and negotiate any budget revisions prior to proceeding. Our assumptions are as follows:

- That there will be no modifications to existing adjacent streets.
- That any existing buildings on the site are assumed to be demolished as a basis for our design.
- That existing street and alley parcels on the site will be vacated, which will be pursued by others.
- That all utilities proposed to be used are of adequate capacity and depth, and are immediately adjacent to the parcel. The sanitary sewer will be designed for domestic waste only; process waste collection or treatment design is not expected and is not included in this scope.
- That no wetlands exist within the development area on the site, and therefore the cost of wetland assessment and mitigation are excluded from this scope.

- That the property has been monumented with iron pipes or similar markers that correspond to the Plat of Survey, which will be provided to us by others, and that a reliable vertical benchmark is within 500 feet of the project site.
- That all necessary building permits will be obtained by others. Building permit fees are not included.
- That mechanical and electrical design is excluded from this contract.

That geotechnical borings and analysis is not included in this proposal. If it is determined that a study will be necessary we will assist you in soliciting a proposal for this work.

Estimate of Fees

Due to the nature of the tasks listed in the above Scope of Basic Services, we have provided time and material budgets. The actual amount invoiced will be based on the level of effort required to accomplish the task, but we will not exceed the budget without your prior approval. Our estimated fees are based on the entire Scope of Basic Services being awarded to us. In general, individual tasks cannot be broken out and awarded separately.

Task #	Task Name	Fee
Task 1	Site Plan Design Development	\$9,500
Task 2	Preliminary Engineering including 50% plans	\$24,000
Task 3	Hydraulic Engineering & Stormwater Management	\$23,000
Task 4	Detailed Engineer's Opinion of Probable Cost	\$9,200
	Reimbursable Costs (Including Printing)	650
	TOTAL	\$66,350

Please note that preparing this proposal requires the exercise of professional knowledge and judgment, and as such, this proposal remains the proprietary instrument of service of the firm WBK Engineering, LLC. No portion of this proposal may be shared with another firm providing similar services without our permission.

We propose to bill you monthly based on the attached Schedule of Charges. We establish our contract in accordance with the attached General Terms and Conditions. These General Terms and Conditions are expressly incorporated into and are made an integral part of this contract for professional services. We reserve the right to increase our fees by five percent (5%) on December 31st of each calendar year.

If this proposal is acceptable, please return one (1) signed copy to us for our files to serve as a notice to proceed. Thank you for the opportunity to provide service to the City of Aurora. If you have any questions, please do not hesitate to call.

Sincerely,

Patrick Kelsey
Resource Management Practice Principal

Encl: 2017 Schedule of Charges
General Terms and Conditions (February 4, 2016)

WBK Opportunity No.

THIS PROPOSAL, SCHEDULE OF CHARGES, AND GENERAL TERMS & CONDITIONS ACCEPTED FOR THE CITY OF AURORA:

BY: _____

TITLE: _____

DATE: _____