

ADDITIONAL SERVICES #03



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

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April 18, 2025

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

Re: RiverEdge Park Phase II – Beverage Pavilion Split Foundation System, Retaining Wall
and Ramp Revisions

Dear Jason:

We are excited about the progress of the project and appreciate the opportunity to provide the above-mentioned additional services. We understand 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.

To recap some history: due to poor soils, the buildings were originally designed with drilled piers for foundations. Additionally, retaining walls were not included as a part of the structural engineer, David Mason + Associates' (DMA), original contract. After some discussion and more information from Geotech and the contractors, DMA had an additional service to redesign foundations as spread footing foundations (with ground improvements required) and also to include the design of the retaining wall foundations; these adjustments were made as a part of AS-01.

During their initial foundation redesign work, DMA noted that the spread footings would be deeper than originally anticipated to avoid putting stress on existing underground utilities; the design team reached out to the Contractor on 11/20/24 for their feedback and the Contractor did not indicate any concerns at that time. After the work was completed and revised drawings were provided as a part of Bulletin #3, dated 11/25/24, the Contractor reviewed the shallow foundations at the Beverage Pavilion and noted constructability concerns with the depth of the spread footings. The Contractor suggested going back to

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drilled piers for the Beverage Building, however, the retaining walls would not be able to use drilled piers as they would not provide the lateral resistance needed.

At the recommendation of the Contractor, the Owner ultimately made the decision to revert to drilled piers for the main Beverage Building foundations, but to keep spread footings at the retaining walls portion at the hill. The direction to use two separate structural systems required additional synchronization among the Contractor and design teams due to the potential for differential settlement between the two systems; this required the coordination of an expansion joint and the redesign of the accessible ramp to the upper level decks. The Owner also directed the design team to shorten the west retaining wall at the tiered seating area and regrade that area to marry the new hill additions and the existing sides of the hill.

At the time the decision was made to make these changes to the structural system, the contractors were preparing to start work drilling for drilled piers on site, as well as working on getting the ground improvement work figured out. In the interest of time, the design team was asked to make the desired adjustments as quickly as possible so they could be turned over to the contractors for their use and the revised drawings could promptly be submitted for permit revision. At the Owner's request to meet critical project deadlines, RATIO proceeded to coordinate the work ahead of this formal additional services proposal.

SCOPE OF ADDITIONAL SERVICES

As a part of this Additional Service proposal, RATIO has provided the following services:

- Reviews of design options that met the needs of existing underground utilities as well as lateral forces required by retaining walls.
- Coordination with Geotech and Ground Improvements contractors to minimize differential settlement and understand potential outcomes.
- Revision of drawings to Beverage Pavilion enclosed structure foundations to convert back to drilled pier foundations.
- Working through the design and separation of the two structural systems for the enclosed structure of the building and the retaining wall portion of the structure.
- Shortening a section of the Beverage Pavilion's west retaining wall, revising structural drawings and regrading site at hill.
- Reworking the ramp design and structure to coordinate with the switch in structural systems and allow for future adjustment to accommodate ADA ramp angles in the case of differential settlement between the two structures.
- Updating the design to include an expansion joint system and provide revised plans, details, and specifications for the new expansion joint.

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- Printing and resubmission preparation for permitting and Contractor use.

ASSUMPTIONS AND CLARIFICATIONS

- Ground Improvements Contractor has indicated that they anticipate differential settlement between two structural systems to be no more than 1".
- Should settlement occur, the portion of the ramp at the expansion joint has been designed with additional length to allow the City to re-pour that portion of the ramp with up to a foot of additional run to meet ADA slope requirements if necessary. This design is intended to provide flexibility in the event of up to 1" of differential settlement; RATIO makes no guarantee that post-construction settlement greater than 1" will not affect slope compliance.

COMPENSATION

In consideration of the above scope, we offer a lump sum fee of Thirty-Seven Thousand Fifty Dollars (\$37,050) which will be billed monthly until completion. 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	\$19,550
DMA STRUCTURAL	\$12,500
DMA CIVIL	\$5,000
TOTAL	\$37,050

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

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All the best,



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

cc: Erin C. Sánchez
Contracts@RATIOdesign.com

AUTHORIZATION TO PROCEED

Printed Name, Title
Company Name

Date