



Proposal for Professional Services

ROUTE 66 PARK

Prepared for: Village of Romeoville
By: Eric Hornig, Principal

PUBLIC PLACES



PROPOSAL FOR PROFESSIONAL SERVICES

February 25, 2026

Dawn Caldwell, Village Manager
Village of Romeoville ("Client")
1050 W. Romeo Road, Romeoville, Illinois 60446
RVI Project Number: 26000454

RE: **Route 66 Park**

Dear Dawn,

RVI Planning + Landscape Architecture ("Consultant") is pleased to submit the attached proposal (or work order) for professional services for the Route 66 Park, 13 Montrose Drive ("Project"). We wanted to thank you again for the opportunity to continue our collaboration with the Village of Romeoville! Below is a summary of services.

- Based on our previous discussions, we understand that the Village of Romeoville intends to redevelop the east half of Murphy Park to replace the underutilized safety town and veteran's memorial to be relocated off-site. Based on schematic design concepts developed with you, it is our understanding that the Village would like to repurpose the park space to create a new plaza area with gathering spaces and sculptural elements themed around historic Route 66 and its landmarks. In addition to the sculptural elements, the park design will include interpretive signage and pavement markings, a shelter or trellis structure, site furnishings, and ornamental landscapes within a budget of about two million dollars.
- We will first conduct a comprehensive kick-off discussion with you and the project team during the Data Gathering Phase to select the final concept, discuss the details that will guide the process, and to set the schedule for the project through construction. It will be critical to initially explore our collective ideas on how the site will be experienced and what learning outcomes we hope each visitor will come away with. Theming will be another key element to our programming discussion to better understand the intent of sculpture, signage, pavement, and landscape to expand the imaginative, educational, and interactive experiences of the new park. We have extensive experience programming outdoor learning areas and themed environments and want to be sure to capture as many ideas as we can before design work commences. We will also want to discuss the operation and maintenance considerations that may further define the complexity of this project to ensure the built work's overall sustainability. A written project program will be prepared summarizing client direction and influential factors and then used as the foundation of the project's design.
- We will begin the Design Development Phase for the elements identified in the approved Schematic Design, meeting with the project team periodically for input and review of the progress documents, budget, and submittals from various manufacturers' representatives and the custom-designed elements. We will apply our most creative thinkers to this process to add layers of imagination and exploration that perhaps have not yet been considered for this setting. We will also be simultaneously advancing specialized interpretive designs to develop the signage, pavement, and sculptural design. We have award-winning examples of outdoor learning projects to draw from and a process that brings logic, simplicity, and effectiveness to the 'lesson plan'. We know how to create fun and engaging interpretive stations for individuals and groups and promote an appreciation of the context in which the information is conveyed.
- Following the completion of Design Development, we will advance the Construction Documentation Phase to prepare documents that are suitable for permitting, bidding, and construction. We will represent you during bidding and, following the award of the construction contract to a general contractor, we will administer the construction process. The known relevant local governmental authorities ("RGAs") having jurisdiction over the Project are: Village of Romeoville.

The Consultant will hire the services of the following subconsultants in the performance of this Agreement: Robinson Engineering – Survey/Geotechnical/ Civil Engineering, Nova Engineering – Electrical Engineer, Weber Group – Exhibit Design. Fees for these subconsultants are included as part of Consultants fees.



Please review the attached scope of services and if acceptable, provide your approval by signing Article 11. Thanks again for the opportunity and your continued trust!

Sincerely,

A handwritten signature in black ink, appearing to read 'Eric Hornig'.

Eric Hornig
Principal
Naperville, IL



PROFESSIONAL SERVICES AGREEMENT – DESIGN

Project Name: Route 66 Park

RVi# 26000454

Client Name: Village of Romeoville

Client Address: 1050 West Romeo Road, Romeoville, Illinois 60446

Based upon our understanding of project requirements and discussions with you, we have developed the following scope of service.

ARTICLE 1. BASIC SERVICES

The Consultant shall provide, for the Basic Fee plus reimbursable expenses, services described in the following phases.

1.1 (TASK 01) DATA GATHERING PHASE

1. (Meeting #1: Staff, in-person) Conduct a Kick-off and Programming Workshop with client representatives and the other project team members, confirming:
 - a. Project area ownership and access
 - b. Goals and objectives
 - c. Project team structure and responsibilities
 - d. Constituent interests and jurisdictional agencies
 - e. Available data and data gathering needs
 - f. Single schematic design concept to advance
 - g. Budgeted costs and potential revenue sources
 - h. Communications and decision-making protocol
 - i. Tentative schedule
2. Identify Jurisdictional Interests by discussing the project with representatives of appropriate constituent and regulatory groups including:
 - a. Village of Romeoville
 - b. IEPA - NPDES
3. Provide a Geotechnical Investigation Report from qualified geotechnical firms to a depth range of 5' to 15' at the locations of the proposed improvements to define:
 - a. Strength, consolidation and bearing capacities of the existing sub-surface
 - b. Presence of any unsuitable sub-grade materials
4. Provide a Topographic Survey from qualified professional land surveyors, establishing horizontal and vertical ground control and locating natural features and manmade improvements including:
 - a. Benchmarks visible from project
 - b. Contours at one-foot intervals
 - c. Jurisdictional wetlands
 - d. Tagged and numbered trees, 4" caliper and larger
 - e. Plant massing locations including trees under 4" caliper and understory plants
 - f. Aboveground and underground water, storm and sanitary utilities including size, type, structures, grates and inverts
 - g. Aboveground and underground power and communication utilities
 - h. Buildings and other structures
 - i. Curbs, walks, roadways, drives, lights, signals and fencing
5. Prepare Base Maps at appropriate scales using the inventoried data and the boundary and topographic survey.
6. Perform a Site Visit to verify the relative accuracy of the compiled base map information and photograph the Project

Area and immediate surroundings to identify readily apparent physical conditions and patterns of use.

7. Prepare a written Project Program that includes:
 - a. Administrative considerations (approvals, process)
 - b. Project design program
 - c. Jurisdictional factors
 - d. Budget information
 - e. Project Schedule
8. Review the Program and Analysis by forwarding the written Project Program to client representatives and other project team members.

DELIVERABLES:

- Topographic Survey
- Geotechnical Investigation Report
- Base Maps
- Written Project Program

1.2 (TASK 02) GRANT IMPLEMENTATION PHASE (ILLINOIS DEPARTMENT OF COMMERCE AND ECONOMIC OPPORTUNITY (DCEO) CAPITAL PROJECT FUNDING)

1. Prepare grant application documents and complete one (1) set of revisions if requested by your DCEO administrator, including:
 - a. Uniform application for State Grant Assistance
 - b. Uniform Budget Template
 - c. Conflict of Interest Disclosure
 - d. Mandatory Disclosure
 - e. Application Project Narrative
 - f. Illinois Works Jobs Program Certification
 - g. Copy of public bidding records
2. Prepare quarterly reporting documentation (11 maximum) using information provided by the Park District and submit to DCEO as required for grant compliance, including:
 - a. Periodic Performance Reports
 - b. Periodic Financial Reports
 - c. Expense Tracking Ledger
 - d. Collation of payment records provided by the Village
3. Assist with final grant reimbursement request as led by the Village.

DELIVERABLES:

- DCEO Quarterly Reports

1.3 (TASK 03) DESIGN DEVELOPMENT PHASE

1. Finalize the Design including size, horizontal and vertical geometry, structure, materials and finish, as appropriate, for the proposed improvements including:
 - a. Vehicular and pedestrian circulation features
 - b. Site improvements including:
 - Plaza areas
 - Paths
 - Interpretive exhibits
 - Sculptures
 - Shelter/trellis structure
 - Site furnishings
 - c. Landscape improvements
 - d. Grading and drainage
 - e. Electrical and lighting
2. Refine the Preliminary Engineering recommendations including:

- a. Electrical
 - b. Civil
3. Prepare the Design Development Documents including:
 - a. Existing conditions information
 - b. Plan view drawings
 - c. Descriptive supplemental drawings
 - d. 3D massing model
 - e. Outline specifications
 - f. Product data
 - g. Material samples
4. Coordinate with subconsultants for the items designated to be custom manufactured, forwarding schematic plan, cost information and design criteria to and request the preparation of equipment options, presentation boards and a materials list in accordance with our criteria.
5. Prepare a summary of estimated quantities and Update the Construction Cost Opinion.
6. (Meetings #2, #3, & 4: Staff, 2 *virtual*, 1 *in person*) Review the Design Development Documents with you at the 50%, 75%, and 100% completion milestones. Prepare written summaries of discussions and update the Project Program following each meeting.
7. Review the Design Development Documents with Jurisdictional Agencies as appropriate to this phase of work.

DELIVERABLES:

- Design Development Document
- Construction Cost Opinion
- Meeting Summaries

1.4 (TASK 04) CONSTRUCTION DOCUMENTATION PHASE

1. Finalize the Graphic Documentation that will be used to bid and construct improvements including:
 - a. Digital construction drawings
 - b. Cover sheet, notes and legend
 - c. Existing conditions plans
 - d. Site preparation plans
 - e. Layout and materials plans
 - f. Landscape plans
 - g. Site construction details
 - h. Grading and drainage plans
 - i. Storm Water Pollution Prevention plans and details (SWPPP)
 - j. Utility plans and details
 - k. Electrical plans and details
2. Finalize the Written Documentation that will be used to bid and construct the improvements including:
 - a. General and Supplementary Conditions
 - b. Technical specifications
3. Prepare a summary of estimated quantities and Update the Construction Cost Opinion.
4. (Meetings #5, #6, & #7, Staff, 2 *virtual*, 1 *in-person*) Review the Construction Documents with you at 50%, 75%, and 100% completion milestones. Prepare written summaries of discussions and update the Project Program following each meeting.
5. Coordinate with vendors the final design and shop drawings (provided by vendors), including foundation structural engineering, for custom manufactured elements, including plans, purchase price, and installation criteria in accordance with our criteria.
6. Perform internal Quality Management Review of the Construction Documents.

DELIVERABLES:

- Construction Drawings
- Construction Specifications
- Construction Cost Opinion

- Meeting Summaries

1.5 (TASK 05) PERMITTING PHASE

1. Prepare and assemble Permit Documents including:
 - a. Site Development Permit with Village of Romeoville
 - b. NPDES for the IEPA
2. Submit Permit Documents as required to the respective regulatory agencies.
3. Communicate with you as necessary to Discuss Review Letter(s) received from regulatory agencies.
4. Make One (1) Set of Authorized Revisions to the appropriate Permit Documents and resubmit to the respective regulatory agencies.

DELIVERABLES:

- Permit Documents

1.6 (TASK 06) BIDDING AND NEGOTIATION PHASE

1. Place Bidding Documents in Online Digital Plan Room for bidding distribution and Management.
2. Recommend Reputable Contractors for your consideration.
3. Help you advertise the bid letting by preparing Legal Notice for your use in publicizing the bid.
4. Answer Questions and Issue Written Addenda, when appropriate, to all bidders regarding changes to or clarifications of the Contract Documents.
5. (Meeting #8: Staff / Prospective Bidders) Attend the bid opening and record the results.
6. Prepare a Bid Tabulation spreadsheet.
7. Perform Reference Checks for the apparent low bidder's references.
8. Issue a Bid Results Summary Letter.

DELIVERABLES:

- Bidding Documents
- Legal Notice
- Addenda
- Bid Tabulation
- Results Summary Letter
- Meeting Summaries

1.7 (TASK 07) INTERPRETIVE EXHIBITS DESIGN PHASE

1. (Meeting #9: Staff, virtual) Conduct programming discussion with you to determine:
 - a. Desired programmatic uses of the interpretive elements
 - b. Relevant topics
 - c. Learning approaches (contextual, chronological, historical)
 - d. Learning outcomes
2. Prepare written summaries following the meeting.
3. Prepare a Conceptual Write-up for up to ten (10) signs and up to four (4) pavement areas, including; written topic statements (and sub-topics, if applicable), a list of content expansion points, points of emphasis and learning outcome specifics for each sign.
4. Prepare up to three (3) Conceptual Sign Sketches per sign to define shape, base and graphic layout.
5. Prepare up to two (2) Conceptual Pavement Graphic Sketches per area to define shape, base, and graphic layout.
6. Prepare Draft Content including headlines, narrative bodies and interpretive image list for the topics (and sub-topics, if applicable) for each sign.
7. Conduct In-House Internet Research or contact institutions to find suitable images as needed.
8. Assemble Low-Resolution Preliminary Layouts of each sign and each pavement area including borders and backgrounds, arrangement of text and graphics and electronic file assembly.
9. Print Color Draft Originals of each sign and meet with you for a layout review as part of the other indicated meetings.
10. Prepare High-Resolution Final Layouts following receipt of your final comments, for each sign.

11. Coordinate with a Selected Sign Manufacturer to provide manufacturing services.
12. Send Sign Manufacturer the Print-Ready Files and request sign material color samples of each sign. Conduct internal design intent review and forward to you for your review, comment and approval.

DELIVERABLES:

- Conceptual Write-up
- Sign Sketches
- Draft Content
- Preliminary Layouts
- Final Layouts
- Print-Ready Files

1.8 (TASK 08) CONSTRUCTION ADMINISTRATION/OBSERVATION

1. Help you prepare an Owner / Contractor Agreement.
2. (Construction Meeting #1: Staff / Contractor) Conduct a Pre-Construction Meeting with you and the Contractor to review:
 - a. Contractor mobilization and staging
 - b. Contractor schedules
 - c. Contractor submittals
 - d. Responsibilities
 - e. Communications
 - f. Payment procedures
3. Issue Interpretations or Clarifications of the Contract Documents when requested by: you or the Contractor.
4. Prepare recommendations for construction Change Orders, as requested by:
 - a. You, because of a change that you wish to make to the scope of the Contractor's work
 - b. The Contractor because of the discovery of job site conditions that were concealed or unknown when the Owner / Contractor Agreement was executed, as approved by you
5. Review Submittals and Shop Drawings, product data and material samples which the Contractor is required to submit for the limited purpose of determining their general conformance with the design concept and information contained in the Contract Documents.
6. Review Testing Procedures and data provided by independent testing services.
7. Prepare written Payment Recommendations upon review of Contractor's monthly payout applications.
8. (Construction Meetings #2 - #9: Staff / Contractor) Assuming a three to four (3-4) month construction period, participate in eight (8) total progress meetings with you and the contractor to become familiarized with the progress and quality of the Contractor's work and to determine if the work is proceeding in general conformance with the Contract Documents. Meetings to be scheduled to align with construction milestones to facilitate scope review.
 - a. Site Prep / Demo Complete / Underway
 - b. Mass grading / Utilities Complete / Underway
 - c. Concrete Foundations Complete / Underway
 - d. Major Equipment Installation Complete / Underway
 - e. Paving / Surfacing Complete / Underway
 - f. Minor Equipment Installation Complete / Underway
 - g. Landscape / Restoration Complete / Underway
 - h. Flexible Meeting
9. Prepare Field Reports of the progress meetings at the site with you and the Contractor.
10. (Construction Meeting #10: Staff / Contractor) Participate in one (1) site visit to conduct a walk through and prepare a Punch List upon substantial completion of the construction of the work documented by us.
11. Review Contract Close-out Submittals required as provided by the Contractor, such as but not limited to:
 - a. Operating and maintenance manuals
 - b. As-built record drawings
 - c. Labor and material lien waivers
 - d. Payment applications

12. (Construction Meeting #11: Staff / Contractor) Participate in one (1) site visit to conduct a walk through to verify completion of a punch list items and Establish Final Acceptance.
13. Prepare Final Payment Recommendations regarding the Contractor's request for acceptance of substantially and finally completed work.

DELIVERABLES:

- Owner / Contractor Agreement
- Clarifications
- Change Orders
- Submittal Review
- Testing Review
- Payment Recommendations
- Field Reports
- Punch List

1.9 (TASK 09) CIVIL ENGINEERING / SURVEYING / GEOTECHNICAL

1. Sub-Consultant services as related to the above tasks

ARTICLE 2. ADDITIONAL SERVICES

All services requested by the Client that are not listed in Article 1 of this Agreement are considered Additional Services. Additional Services are not included in the Basic Fee and shall be paid for by the Client as set forth in Article 4.2 of this Agreement.

2.1 Additional services include, without limitation, the following:

1. Providing services other than those set forth in Article 1 of this Agreement;
2. Expert witness services performed in preparing for and serving in connection with public hearings, litigation, arbitration, mediation, and/or negotiations;
3. Public or other presentations beyond those described in Basic Services;
4. Preparation of presentation materials for marketing or purposes other than in-progress approvals; construction of presentation models; or preparation of finish quality renderings for the Project;
5. Revisions to drawings previously provided by Consultant due to changes in the Projects' scope, budget or schedule; instructions that are inconsistent with written approvals or instructions previously given; or enactment or revision of codes, laws, or regulations subsequent to the preparation of such documents;
6. Services related to ADA/accessibility/compliance issues for existing site improvements which may be triggered by the design services for new improvements contemplated by this Agreement;
7. Any consultation, drawings, reports and other work products related to permits, approvals and ordinances; or, review and processing of permits, approvals and ordinances with agencies or municipalities having regulatory controls over the development not described in Basic Services;
8. Providing work in connection with the services of a construction manager retained by the Client;
9. Preparing drawings, specifications, supporting data and providing other services in connection with change orders to the extent that the adjustment in the basic compensation resulting from the adjusted construction costs is not commensurate with the services required of the Consultant; providing such change orders are required by causes not solely within the control of the Consultant;
10. Providing services made necessary by the default of the contractor, or by major defects or deficiencies in the work of the contractor;
11. Preparation of as-built drawings;

ARTICLE 3. INFORMATION TO BE PROVIDED BY CLIENT

3.1 Client shall provide, in a timely manner, all criteria and full information regarding client's requirements for, and limitations on, the project, including without limitation:

1. Legal description and to-scale boundary survey of the property;
2. All deed restrictions, environmental restrictions, covenants, and all existing or pending municipal, county, state, and federal permits or approvals, and other pertinent information as required during the process;
3. Financial/economic information setting forth the budget limitations for the Project;
4. Designate a representative to serve as the point of contact for the project.

ARTICLE 4. COMPENSATION

4.1 BASIC SERVICES

The Client shall compensate the Consultant as follows:

Hourly: Consultant's compensation shall include the total for Basic Services performed on an hourly basis at the rates set forth in Section 4.4, plus reimbursable expenses as set forth in Section 4.5. Consultant's estimated compensation for Basic Services for each phase of the Project is set forth below. The amounts indicated do not include amounts for Additional Services or resulting from substantial change in scope of the Project or services. The Client agrees to pay the Consultant the following

Task 01:	Date Gathering Phase	<u>\$ 7,100.00</u>
Task 02:	Grant Implementation Phase	<u>\$ 7,400.00</u>
Task 03:	Design Development Phase	<u>\$ 47,400.00</u>
Task 04:	Construction Documentation Phase	<u>\$ 49,500.00</u>
Task 05:	Permitting Phase	<u>\$ 2,700.00</u>
Task 06:	Bidding & Negotiation Phase	<u>\$ 6,400.00</u>
Task 07:	Interpretive Exhibits Design Phase	<u>\$ 20,500.00</u>
Task 08:	Construction Observation/Administration Phase	<u>\$ 30,400.00</u>
Task 09:	Civil Engineering, Surveying, & Geotechnical	<u>\$ 107,500.00</u>
<u>Task 99:</u>	<u>Reimbursables</u>	<u>\$ 2,500.00</u>
Total Hourly Fee:		\$ 281,400.00

4.2 ADDITIONAL SERVICES

The Client shall pay the Consultant for authorized Additional Services performed, including fees and reimbursable expenses. Fees for Additional Services will be included as a separate item on the monthly billing statement.

4.3 INVOICING AND PAYMENT

Consultant will invoice Client monthly for Basic Services and Additional Services performed, and for reimbursable expenses incurred in accordance with the Terms and Conditions of this Agreement. Amounts invoiced are due and payable ten (10) days following the date of the invoice, at the office of **RVi, 1611 West 5th Street, Suite 175, Austin, Texas 78703**. Amounts remaining unpaid sixty (60) days following the date of the invoice shall bear interest at the rate of 12.0% per annum, or at the maximum legal rate allowable, which shall be calculated from the date of the invoice. In no event shall Consultant's failure to bill monthly constitute default under the Terms and Conditions of this Agreement. *Consultant retains the right to halt work pending receipt of any overdue payments, and the right to withhold delivery of final work product if Client does not comply with the payment terms above. Client shall pay all costs and expenses, including without limitation, reasonable attorney's fees and expenses incurred by RVi in connection with the collection of overdue accounts of Client.*

The Client's billing contact information is outlined in the attached exhibit "Client's Billing Contacts"

4.4 HOURLY RATES

The following hourly rates shall apply to the fees described herein and any Additional Services requested of the Consultant. The rates set forth below shall be adjusted in accordance with the normal salary review practices of the Consultant.

Principal	\$230.00 - \$350.00
Associate Principal	\$200.00 - \$275.00
Practice Director	\$165.00 - \$275.00
Project Director	\$165.00 - \$260.00
Project Manager	\$145.00 - \$250.00
Landscape Architect (PLA)/Planner (AICP)	\$155.00 - \$250.00
Designer/Planner/Intern	\$95.00 - \$225.00
Technical, Administrative	\$90.00 - \$200.00

4.5 REIMBURSABLE EXPENSES

Reimbursable expenses are in addition to compensation for Basic Services and Additional Services and include expenses incurred by the Consultant in the interest of the Project. Reimbursable expenses include such items as telecommunications, reprographics, computer plots/mapping, deliveries, photography, reproductions; postage; automobile transportation; expenses in connection with out-of-town travel; special consultants; cost of maps, surveys, drawings and reports necessary to conduct the work and not otherwise furnished by the Client; fees paid for securing approval of authorities having jurisdiction over the project; expense of any additional insurance coverage or limits including professional liability insurance requested by the Client in excess of that normally carried by the Consultant and the Consultant's sub-consultants and third-party consultant charges. Reimbursable expenses will be billed at 1.15 times direct cost to the Consultant.

ARTICLE 5. **CHANGES**

- 5.1 Changes. The Consultant and the Client may make changes to the Agreement at any time, but only by written amendment signed by both parties, or by Client's oral request confirmed by Consultant in writing (or email) indicating its

acceptance. If such changes cause an increase or decrease in the Consultants' cost of, or time required for, performance of any services, Consultant shall be entitled to an equitable adjustment in compensation and/or completion time.

- 5.2 Regulatory Changes. In the event that there are modifications or additions to regulatory requirements relating to the services to be performed under the Agreement after the date of execution of the Agreement, the increased or decreased cost of performance of the services provided for in the Agreement and subsequent Proposals shall be reflected in an appropriate written amendment to the Agreement.

ARTICLE 6. RESPONSIBILITIES OF THE PARTIES

- 6.1 Access. Client will provide Consultant with access to the Project site or to any other site as required by Consultant for performance of the Services.
- Client shall designate a single person to act with authority on Client's behalf in respect to all aspects of the Project, examine and respond promptly to Consultant's submissions, and give prompt written notice to Consultant whenever it observes or otherwise becomes aware of any defect in the work. If the Client retains a Construction Manager ("CM") for the Project, the Client shall clearly set forth the duties, responsibilities the CM has been assigned by the Client. The Consultant shall be entitled to rely upon the CM's decisions and directions.
- 6.2 Changed Conditions. Consultant shall have the authority to determine the continued adequacy of the Agreement in light of conditions first discovered or information first provided to Consultant after the execution of the Agreement. Should Consultant determine that the Agreement is no longer adequate in light of such conditions, the Consultant shall identify the changed conditions necessitating renegotiation and the Consultant and the Client shall promptly and in good faith enter into renegotiation of the Agreement. If the terms cannot be agreed to, the parties agree that either party has the right to terminate the Agreement.
- 6.3 Permits. Client is responsible for obtaining and complying with all required permits or other approvals of, and for giving any required notices to, all governmental and quasi-governmental authorities having jurisdiction over the Project. Before Consultant performs the Services, Client will provide Consultant evidence satisfactory to Consultant that all required permits or other approvals have been obtained and that all required notices have been given. Client will provide to Consultant copies of any such permits or any such notices, together with any other relevant information that will alert Consultant to the requirements of such permits, approvals, or notifications.
- 6.4 Other Information. Consultant may rely upon commonly used sources of data including but not limited to database searches, publicly available topographic information, GPS coordinates, demographics, and other public information as required. Consultant does not warrant the accuracy of the information obtained from those sources and has not been requested to independently verify such information.
- 6.5 Site Visits. Unless otherwise specifically set forth in the Agreement or a fully executed written Amendment, Client-requested site visits are on an as-requested fee basis for the purpose of visual observation only for general conformance with the Landscape Construction Documents at the time of observation. Client has not retained the Consultant to make inspections or to provide periodic, continuous or exhaustive Project review and observation services. Consultant's site visits do not include any obligation to identify or notify Client of any jobsite safety issues. Consultant is not obligated to conduct any tests in connection with site visits. Consultant at all times reserves the right to make site visits solely for its own collection of information relevant to, and for the benefit of, the performance of its Services.
- 6.6 Construction Exclusion. Consultant's scope of work does not include, and Consultant shall have no authority or responsibility for supervising, directing, performing or controlling any contractor's work, or the means, methods, techniques, sequences, safety measures, or procedures of construction selected by any contractor or subcontractor. Accordingly, Consultant shall have no responsibility or liability for the acts or omissions of any contractor, subcontractor, supplier or any other entity furnishing materials or performing any work on the Project, including, but not limited to, compliance with any applicable law.
- 6.7 No Warranty. Consultant and Client acknowledge and agree that Consultant makes no warranties, express or implied, regarding the Services provided in connection with the Project and that the Services provided by Consultant are in the nature of professional services, the essence of which are the provision of advice, judgment, opinion and professional skill.
- 6.8 Estimates of Probable Costs. Client and Consultant agree that any construction cost estimates provided by Consultant are solely for the purpose of providing information for use in revising the Instruments of Service, and that Consultant makes no warranty, express or implied, that any estimates will not differ from bids received from contractors or the negotiated cost of the work. Opinions of cost are based on the experience and judgment of Consultant and are merely opinions. Consultant does not warrant that actual costs will not vary from those opinions because, among other things, Consultant has no control over market conditions. If the fixed limit of construction cost is exceeded by the lowest bona fide bid or negotiated proposal by more than 20%, Consultant will at the Client's request, revise the Contract Documents to comply with the project budget at no additional charge. In any event, Consultant's modification of Instruments of Service shall be its sole responsibility and Client's sole remedy for any difference between Consultant's construction cost estimates and bids received or the negotiated cost of the work.

ARTICLE 7. TERMINATION

- 7.1 This Agreement may be terminated by either party, at any time prior to completion of Consultant's services, upon not less than seven days' written notice, should the other party fail substantially to perform in accordance with the terms of the Agreement through no fault of the party initiating the termination; provided however, that such notice shall state the reason(s) for termination, and such termination shall not be effective if the party to whom the notice is directed, within such seven-day period, fully cures its failure to perform.

- 7.2 If the Client fails to make payments to the Consultant in accordance with the Agreement, such failure shall be considered failure to substantially perform and cause for termination or, at the Consultant's option and upon not less than seven days' written notice, cause for suspension of performance of services without terminating the Agreement. In the event of a suspension of services, the Consultant shall have no liability to the Client for delay, hindrance or damage caused the Client because of such suspension of services. The Consultant shall be paid all sums due prior to suspension and any expenses incurred in the interruption and resumption of the Consultant's services before having to resume services.
- 7.3 If the Project is suspended or the Consultant's services are suspended for more than 90 consecutive days, the Consultant may terminate the Agreement by giving not less than seven days' written notice. Consultant shall be compensated for services performed prior to notice of such suspension. When the Project is resumed, the Consultant shall be compensated for any expenses incurred in the interruption and resumption of the Consultant's services. The Consultant's fees for the remaining services and the time schedules shall be equitably adjusted.
- 7.4 This Agreement may be terminated by either party, without cause and for its convenience, at any time prior to completion of Consultant's services, upon not less than seven days' written notice to the other party. In the event that a termination by Consultant for cause is later determined to have been wrongful, then the termination shall be deemed a termination for convenience.
- 7.5 In the event of termination not the fault of the Consultant, the Client shall, within fifteen days following the termination, pay Consultant for all services performed prior to termination, together with reimbursable and sub-consultant expenses incurred before termination and all Termination Expenses. Termination Expenses are in addition to compensation for the services of the Agreement and include expenses directly attributable to termination for which the Consultant is not otherwise compensated, plus an amount for the Consultant's anticipated profit on the value of the services not performed by the Consultant. Client waives any and all claims, causes of action and damages that it has or may have against Consultant arising out of termination not the fault of the Consultant, including termination without cause.

ARTICLE 8. LIMITATIONS OF LIABILITY

- 8.1 Limitation of Liability. Client and Consultant have considered the relative risks and benefits of the Project to both Client and Consultant, and agree to allocate risks such that, to the fullest extent permitted by the law, the total liability of Consultant, its directors, officers, partners, employees, subconsultants and subcontractors (the "Limited Parties"), to Client for any and all injuries, claims, losses, expenses (including attorney's fees and costs), or damages of any nature whatsoever, shall be limited such that the total aggregate liability of the Limited Parties shall not exceed the Consultant's total compensation received for services rendered and reimbursable expenses incurred in connection with the Project. This limitation shall apply to any and all liabilities and causes of action, however alleged or arising and regardless of the nature of the fault, unless otherwise prohibited by law. To the extent that any portion of this limitation is prohibited by law, such prohibited portion shall be deemed excluded from this provision, and the remainder shall remain in effect. Moreover, Client further acknowledges and understands that accessibility standards, guidelines and requirements are subject to varying interpretations, and as such, Client hereby expressly waives all claims, causes of action, liabilities and damages arising out of or in any way related to non-compliance with any and all accessibility standards, guidelines and requirements, including, without limitation, those promulgated through, by or under the Americans with Disabilities Act ("ADA"), the Fair Housing Act ("FHA"), and any of their state counterparts.
- 8.2 Waiver of Special/Consequential Damages. Notwithstanding any other provision of this Agreement, Client and Consultant agree that neither party, nor their respective directors, officers, employees shall in any event be liable to the other for any punitive, special, incidental, or consequential damages, including, without limitation, damages incurred for lost business opportunity or profits, arising out of or relating to the Agreement or the Project, the same being hereby expressly waived by both parties. This waiver shall apply to any and all causes of action, however alleged or arising and regardless of the nature of the fault or whether it was committed by the Client or by Consultant.
- 8.3 Delays. Consultant is not responsible for delays or hindrances caused by factors beyond Consultant's reasonable control, including but not limited to delays and hindrances resulting from strikes, lockouts, work slowdowns or stoppages, accidents, acts of God, failure of any governmental or other regulatory authority to act in a timely manner, failure of the Client to furnish timely information or approve or disapprove of Consultant's Services or work product or respond to Consultant's inquiries promptly, or delays caused by faulty performance by the Client or by contractors of any level. When such delays occur, the Client agrees Consultant is not responsible for damages, nor shall Consultant be deemed to be in default of the Agreement. To the extent necessary as caused by any delay, Consultant shall be entitled to an extension of time equal to the delay and an equitable adjustment in compensation.
- 8.4 Project Enhancement. If, due to Consultant's error or omission, any required item or component of the Project is omitted from Consultant's documents, Consultant shall not be responsible for paying the cost to add such item or component to the extent that such item or component would have been otherwise necessary to the Project or otherwise adds value or betterment to the Project. In no event will Consultant be responsible for any cost or expense that provides betterment, upgrade, or enhancement of the Project.

ARTICLE 9. RELATIONSHIP OF PARTIES

- 9.1 Independent Contractor. It is understood that the relationship of Consultant to Client shall be that of an independent contractor. Neither Consultant nor employees of Consultant shall be deemed to be employees of Client.
- 9.2 No Fiduciary Duty. Client recognizes that neither Consultant nor any of Consultant's subconsultants or subcontractors owes any fiduciary responsibility to Client.
- 9.3 Corporate Services. Client agrees that Consultant has entered the Agreement in its corporate capacity, and that all services are provided by Consultant in its corporate capacity. Client agrees that it shall look solely to Consultant in its

corporate capacity and not to any of Consultant's directors, officers, partners or employees in any individual capacity with respect to obtaining any remedy.

- 9.4 No Third-Party Beneficiaries. Consultant's work product, including without limitation all services and all Instruments of Service that are provided in connection with the Project, are intended solely for the benefit and exclusive use of the other party, and any benefits arising out of those obligations or any other services performed by Consultant in connection with the Project that may accrue to third parties are entirely incidental. Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party. There are no intended third-party beneficiaries to the Agreement.

ARTICLE 10. MISCELLANEOUS PROVISIONS

- 10.1 Merger. The Agreement, including any attachments, represents the entire and integrated agreement between the Client and the Consultant. The Agreement supersedes all prior negotiations, representations or agreements, whether written or oral, and the same shall have no force or effect. The Agreement may be amended only by written instrument signed by both Client and authorized representative Consultant.
- 10.2 Execution. This Agreement may be executed in any number of multiple counterparts, all of which taken together shall constitute one and the same agreement.
- 10.3 Lien Rights. Client grants to Consultant a contractual lien, in addition to all constitutional, statutory and equitable liens that may exist, on the real property identified in the Agreement as the Project location, and on all improvements thereon, to secure payment for all debts owed, now or in the future, to Consultant by Client, arising from services provided and reimbursable expenses and sub-consultant costs incurred by Consultant in connection with the Project. Client grants Consultant the authority and right to file a copy of the Agreement in the Deed Records of the county or counties where the Project is located to give notice of Consultant's lien rights. If Client is not an owner of the real property or improvements at the Project location, then Client hereby assigns to Consultant, to the extent of Consultant's services on the Project, Client's lien rights under the relevant state law, including without limitation, Chapter 53 of the Texas Property Code.
- 10.4 Instruments of Service.
1. All designs, drawings, specifications, documents, calculations, and other work products, whether in hard copy or electronic form, prepared by the Consultant are Instruments of Service, and such Instruments of Service, as well as the concepts, designs, and ideas expressed in the Instruments of Service are for use solely with respect to the Project. The Consultant is deemed the author and owner of the Instruments of Service, regardless of whether or not services are completed, and Consultant shall retain all common law, statutory and other reserved rights, including copyrights.
 2. Upon full payment by Client to Consultant under this Agreement Consultant grants to the Client a non-exclusive license to reproduce and utilize the Consultant's Instruments of Service: (i) to complete the development or construction of the Project, as applicable; (ii) for reference in operating, maintaining and repairing the Project; and (iii) for reference in undertaking any future alteration, improvement, addition or renovation of the Project. Absent full payment by Client under this Agreement, Consultant grants no rights in Instruments of Service.
 3. Reuse, change or alteration of Instruments of Service by the Client or by others acting through or on behalf of the Client is not permitted without the written consent of Consultant. ANY SUCH REUSE, CHANGE OR ALTERATION BY THE CLIENT OR THIRD PARTIES IS AT THEIR OWN RISK AND CLIENT AGREES TO HOLD HARMLESS AND INDEMNIFY THE CONSULTANT, ITS OFFICERS, PARTNERS, EMPLOYEES, AND SUBCONSULTANTS FROM ALL CLAIMS, DAMAGES, LOSSES, EXPENSES AND COSTS (INCLUDING ATTORNEYS' FEES), INCLUDING, BUT NOT LIMITED TO, CLAIMS FOR CONSULTANT'S ALLEGED NEGLIGENCE, ARISING OUT OF OR RELATED TO SUCH REUSE, CHANGE OR ALTERATION.
- 10.5 Attorney's Fees Client shall pay Consultant, in addition to any other amounts found to be owing, all costs of collection arising from unpaid invoices, including reasonable attorney's fees.
- 10.6 Governing Law. The Agreement shall be governed by and construed in accordance with the laws of the State of Texas.
- 10.7 Venue. Consultant and Client agree that the venue of any action under the Agreement shall be exclusively in the jurisdiction of the Consultant office in which the work was performed.
- 10.8 Severability. If any provision of the Agreement is held to be illegal, invalid or unenforceable under present or future laws, such provision shall be fully severable, and the Agreement shall be construed and enforced as if such illegal, invalid or unenforceable provision is not a party hereof, and the remaining provisions shall remain in full force and effect. In lieu of any illegal, invalid or unenforceable provision, there shall be added automatically as a part of the Agreement, a provision as similar in terms to such illegal, invalid or unenforceable provision as may be possible and be legal, valid and enforceable.
- 10.9 Construction of Agreements. The parties acknowledge that each party and, if it so chooses, its counsel have reviewed and revised the Agreement and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of the Agreement or any amendments or exhibits.
- 10.10 Successor and Assigns. Neither Client nor Consultant shall assign, sublet, or transfer this interest in the Agreement without the written consent of the other. Client's representative signing Agreement warrants that he or she has full authority to bind Client to the Agreement. Nothing in this provision restricts Consultant's ability to hire subcontractor(s) in connection with the services to be provided.
- 10.11 Dispute Resolution. Other than a dispute arising from alleged non-payment, all claims, disputes or other matters in question arising out of or related to the Agreement or the services provided thereunder ("Disputes") shall be resolved in accordance with the dispute resolution procedures set forth herein. Specifically, unless both parties agree to waive the

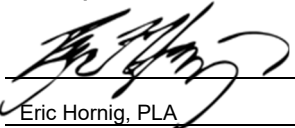
requirement in writing, all Disputes shall be subject to non-binding mediation as a condition precedent to the institution of arbitration or any other legal proceedings by either party.

1. Mediation. The Client and Consultant shall endeavor to resolve all Disputes between them by mediation. The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the county where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlements agreements in any court having jurisdiction thereof. If a Dispute relates to or is the subject of a lien arising out of the Consultant's services, the Consultant may proceed in accordance with applicable law to comply with the lien notice or filing deadlines prior to resolution of the matter by mediation or other legal proceedings.
 2. Arbitration. All claims, disputes and other matters in question arising out of or related to the Agreement or the services provided thereunder and not resolved first through mediation shall be decided by binding arbitration which, unless the parties mutually agree otherwise, shall be in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association currently in effect. The demand for arbitration shall be filed in writing with the other party to the Agreement and with the American Arbitration Association. No arbitration arising out of or relating to the Agreement shall include, by consolidation or joinder or in any other manner, an additional person or entity not a party to the Agreement. The foregoing agreement to arbitration shall be specifically enforceable in accordance with applicable law in any court having jurisdiction. The award rendered by the arbitrator or arbitrators shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction.
- 10.12 Survival of Provisions. Termination of the Services for any reason whatsoever shall not affect (a) any right or obligation of any party that is accrued or vested prior to such termination, and any provision of the Agreement relating to any such right or obligation shall be deemed to survive the termination of the Services or (b) any continuing obligation, liability or responsibility of Consultant and of Client which would otherwise survive termination of the Services.
- 10.13 Texas Board of Architectural Examiners. To the extent that this Agreement includes landscape architectural services, under Chapter 1052 of the Texas Occupations Code, the Texas Board of Architectural Examiners - 333 Guadalupe, Suite 2-350, Austin, Texas 78701-3945, telephone (512) 305-9000 - has jurisdiction over complaints regarding the professional practices of persons registered as Landscape Architects in Texas.
- 10.14 For projects in North Carolina: Services in North Carolina are contracted through and provided by Atwell, PLLC dba RVI Planning + Landscape Architecture under North Carolina C-661.

ARTICLE 11. APPROVED AND ACCEPTED

Client approves and accepts the Agreement and authorizes Consultant to commence work upon Consultant's receipt of the properly executed and signed Agreement and specific amendments. If the Agreement is not executed by Client within thirty (30) days of the date tendered, it shall become invalid unless: (1) Consultant extends the time in writing; or (2) at the sole option of Consultant, Consultant accepts Client's oral, email or other written authorization to proceed with services, in which event the terms of the authorization shall be deemed to include all the terms of this Agreement. Consultant's performance of the services under such authorization shall be in reliance on the inclusion and incorporation of all the terms of the Agreement in the authorization.

RVi Planning + Landscape Architecture, Inc.

Signature: 
Printed Name: Eric Hornig, PLA
Title: Principal
Date: February 25, 2026

Village of Romeoville

Signature: _____
Printed Name: _____
Title: _____
Date: _____



CLIENT'S BILLING CONTACTS

Monthly invoices will be sent **by email** per the information provided by the Client below:

Name: _____

Title: _____

Invoicing address: _____

Telephone Number: _____

Fax Number: _____

Email Address: _____

Due date for timely
processing of invoices: _____

If a special invoice is required, please attach a sample to the executed Professional Services Agreement.

EXHIBIT A: LIMIT OF WORK

