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August 1, 2019

Mrs. Dawn Caldwell
Assistant Village Manager
Village of Romeoville

RE: Proposed RAEC Phase 2 Complex | Apartment Complex | Offsite Improvements
Civil Engineering Services Proposal

Dear Dawn:

Robinson Engineering, Ltd. (Robinson) is pleased to submit this proposal to provide civil engineering services for the following proposed site improvements in the Village of Romeoville's Uptown area:

- RAEC Phase 2 Expansion – Construction of a new free-standing facility located on the west side of Town Hall Drive along with ancillary site improvements such as parking (approximately 65 parking stalls), a splash pad, sidewalks, and underground utilities (water, sanitary, and storm sewer)
- Apartment Complex – Construction of a four (4) story apartment complex at the northwest corner of Normantown Road and Dalhart Avenue containing approximately 100 units along with ancillary site improvements such as parking (approximately 131 parking stalls), a detention facility, sidewalks, and underground utilities (water, sanitary, and storm sewer)
- Offsite Improvements – Reconstruction of Town Hall Drive from Phelps to Normantown Road to include decorative streetscape (i.e., crosswalks, street lights, etc.) that matches the other roadway designs in the Uptown area. No on-street parking is anticipated. In addition, offsite utilities will be extended to the existing stormwater basin that is south of the RAEC Phase 1 building to accommodate stormwater management for the RAEC Phase 2 Expansion.

Following is a summary of our Basic Services.

BASIC SERVICES

Topographic Survey

Underway

Robinson is updating its previously completed topographic survey to reflect current conditions (former Harris Bank has been demolished) and pick up some additional supplemental offsite topography necessary to address encompass the project boundaries. The fieldwork will include, but not be limited to, collecting existing ground and building grades and locating existing gas main, electrical, storm sewer, sanitary sewer, and water main and adjacent roadway/curb/sidewalk grades. All surveying will be completed on NAVD88 datum. Underground utility lines not visible from the surface will not be shown.

Soil Borings

\$28,385

Soil borings were done by the Village of Romeoville on the northern parcel (where the apartment complex is proposed). Per the developer, no additional borings are required for their project. Dewberry Engineers, Inc. has provided guidance for their required soil borings (approximately 14) in their July 2, 2019 letter. Given the shallow bedrock, we have requested a few of the borings be cored into the rock so that the design team has information on the nature of the bedrock in case the project requires significant rock removals for the pool or for foundations.

In addition to what has been requested by Dewberry for the PAEC Phase 2, Five (5) borings will be taken for the parking lot, splash pad, and ancillary site features and four (4) pavement cores will be taken in Townhall Drive. A proposal has been prepared by Geocon Professional Services to provide this service as a sub-consultant to Robinson.

Engineering Design

\$68,765

Robinson will prepare the engineering design for the proposed improvements. As a basis for our design, we will use the hardscape currently being prepared by Hitchcock Design Group (HDG) that will locate all site features (parking, sidewalks, buildings, and additional site amenities).

Following is a summary and outline of our Basic Services:

- Prepare Site Improvement Plans for the proposed on-site improvements on both the RAEC Phase 2 and the Apartment Complex. Anticipated design documents include the following:
 - Existing Conditions & Removal Plan
 - Geometric Plan
 - Grading Plan
 - Utility Plan
 - Lighting Plan
 - Erosion Control/SWPP Plan
 - Landscape Plan (in coordination with HDG)
 - Details Plan
 - Specifications included as notes in the design documents
- Prepare Roadway Reconstruction and Decorative Lighting plans for Town Hall Drive between Phelps and Normantown
- Provide Engineer's Opinion of Probable Cost.
- Assist the Village in preparation of the Notice of Intent (NOI) letter required by the Illinois Environmental Protection Agency
- Coordinate with HDG on the following:

- Landscape design
 - Decorative hardscape features
 - Splash Pad
- Coordination of permitting with Village of Romeoville Department of Community Development, and the Illinois Environmental Protection Agency (Water/Sanitary)
 - For the north lot, perform stormwater analysis to ensure the required runoff is being managed properly and meets the intent of the downtown stormwater management philosophy. The detention area will be designed in accordance with Village of Romeoville Standards
 - Coordinate with the Village of Romeoville for any necessary review and approval.
 - Please note, any fees that are required by the various agencies shall be your responsibility to provide to our office when the paperwork is ready for submittal to the appropriate agency.

Preparation of the Site Plan will be billed on a lump sum basis, as the site design progresses. At this time, all three (3) components (RAEC Phase 2, Apartment Complex, Offsite Improvements) will be designed as part of one (1) design package. If these need to be broken out into separate packages, additional design fees will need to be discussed. Based on our understanding of the complexities of each component (i.e., RAEC Phase 2, Apartment Complex, Offsite Improvements), our fee breaks down as follows:

1. RAEC Phase 2 = 26%
2. Apartment Complex = 43%
3. Offsite Improvements = 31%

Based on our current understanding of the project requirements, we anticipate having final design documents available by the end of September 2019.

Should any Additional Services be required, they shall be completed a time and material basis according to Robinson's Standard Hourly Rates schedule.

Please note that Construction Phase Services have not been included within the scope of this proposal. Once the design is complete, we anticipate meeting with the Village and their construction manager to develop a scope of construction related services specifically tailored to this project.

The following items have been excluded from this proposal as we do not anticipate they will be needed in the design phase; however, we would be pleased to provide you with a budgetary cost, if desired.

- Boundary survey / Legal descriptions
- Construction inspection services
- Erosion control inspections
- Construction staking
- As-Built plans
- Foundation location surveys
- Filing and permit fees

- Engineering and survey work for permits, other than as allowed for in this proposal
- Landscaping plans
- Structural design work
- Hydrological and/or ground water studies
- Wetland Permitting outside of general delineation services
- Legal services

Robinson will proceed with the work outlined in this proposal on the basis of written authorization, which may be in the form of a copy of this proposal signed and returned to Robinson.

Should you have any questions, or if we could be of any additional assistance, please do not hesitate to contact me at 708-932-8244. We are looking forward to partnering with you on this endeavor and hope to be able to provide additional assistance to you during the construction phase.

Sincerely,
ROBINSON ENGINEERING, LTD.

Jonathon Zabrocki, PE, CFM, CPESC, LEED (BD+C)
Vice President

Attachments: Robinson Engineering, Ltd. General Conditions

ACCEPTED AND APPROVED:

By: _____
Signature / Printed

Title: _____

Date: _____