

VILLAGE OF TINLEY PARK

SERVICE CONTRACT

This contract is by and between the **Village of Tinley Park**, a Illinois home-rule municipal corporation (the "Village"), and **Farr Associates** (the "Contractor"), for the project or work described in Exhibit A, attached hereto and made a part hereof.

1. In consideration of the compensation stated in paragraph 2, the Contractor shall provide all the services described in the Scope of Services attached hereto as Exhibit "A" and incorporated herein by reference. The express terms of this Contract shall take precedence and control over any term or provision of the Scope of Services (Exhibit A) that in any way conflicts with, differs from, or attempts to alter the terms of this Contract.
2. Except in the event of a duly authorized change order approved by the Village as provided in this Contract, and in consideration of the Contractor's final completion of all work in conformity with this Contract, the Village shall pay the Contractor an amount not to exceed (\$)**445,867.50/100 Dollars (\$)**. Within **seven (7)** calendar days of completion of the work, the Contractor shall submit his application for payment to the Village, and the Village shall pay Contractor for the work performed no later than **thirty (30)** calendar days from the date of the Village's receipt and the Village's approval of the work and the application for payment. No payment shall be made by the Village until the Contractor has submitted to the Village (i) a Contractor's Affidavit listing all subcontractors and material suppliers utilized on the project and (ii) final waivers of lien from the Contractor, all subcontractors and all material suppliers.
3. No changes shall be made, nor will invoices for changes, alterations, modifications, deviations, or extra work or services be recognized or paid except upon the prior written order from authorized personnel of the Village. The Contractor shall not execute change orders on behalf of the Village or otherwise alter the financial scope of the Project.
4. Written change orders may be approved by the Village Manager or his designee provided that the change order does not increase the amount set forth in paragraph 2 of this Contract to more than \$10,000.00. Changes in excess of this amount must be approved by the Village Board prior to commencement of the services or work. **Any request by the Contractor for an increase in the Scope of Services and an increase in the amount listed in paragraph 2 of this Contract shall be made and approved by the Village prior to the Contractor providing such services or the right to payment for such additional services shall be waived.**
5. **Time is of the essence on this Contract.** The Contractor shall complete all work under this Contract by the dates set forth below:

Steering Committees @ 6:00 pm

Wednesday **January 6, 2016**

Wednesday **February 10, 2016**

Wednesday **March 23, 2016**

Wednesday **April 27, 2016**

Wednesday **June 1, 2016**

Public Meetings Evening Time & Location TBD

Wednesday **February 3, 2016** Public Workshop

Wednesday **February 24, 2016** Public Workshop

Wednesday **April 13, 2013** Public Workshop

Tuesday **May 10, 2016** Committee of the Whole – Farr Village Board Update

Wednesday **June 15, 2016** Open House

Tuesday **June 28, 2016** Special Committee of the Whole – Final Village Board Presentation of Plan

6. No "Notice to Proceed" may be given nor any work commenced until this Contract is fully executed and all exhibits and other attachments are completely filled out and attached hereto.
7. It is understood and agreed by the parties that the Contractor is an independent contractor retained for the above-mentioned purpose. The Village shall not control the manner nor the means of the Contractor's performance, but shall be entitled to a work product as described herein. The term "subcontractor" shall mean and include only those hired by and having a direct contract with Contractor for performance of work on the Project. The Village shall have no responsibility to any subcontractor employed by a Contractor for performance of work on the Project, and all subcontractors and material suppliers shall look exclusively to the Contractor for any payments due. The Village will **not** be responsible for reporting or paying employment taxes or other similar levies that may be required by the United States Internal Revenue Service or other State or Federal agencies. Every subcontractor shall be bound by the terms and provisions of this Contract as far as applicable to their work. The Contractor shall be fully responsible to the Village for the acts and omissions of its subcontractors, and shall ensure that any subcontractors perform in accordance with the requirements of this Contract. Nothing contained herein shall create any contractual or employment relations between any subcontractor and the Village. The Contractor is solely responsible for the safety procedures, programs and methods of its employees and agents and shall hold the Village harmless for any and all damages resulting from violations thereof. The Contractor shall comply with all applicable federal, State and local safety laws and regulations.
8. **It is further agreed that the Contractor shall indemnify, hold harmless, and defend the Village, its officers, agents, and employees from and against any and all claims, losses, damages, causes of action, suits, and liability of every kind, including all expenses of litigation, court costs, and attorneys' fees, for injury to or death of any person or for damage to any property arising out of or in connection with the work done by the Contractor under this Contract. Such indemnity shall apply regardless of whether the claims, losses, damages, causes of action, suits, or liability arise in whole or in part from the negligence of the Village, any other party indemnified hereunder, the Contractor, or any third party.**
9. **The Contractor assumes full responsibility for the work to be performed hereunder and hereby releases, relinquishes, and discharges the Village, its officers, agents, and employees from all claims, demands, and causes of action of every kind and character, including the cost of defense thereof, for any injury to or death of any person and any loss of or damage to any property that is caused by, alleged to be caused by, arising out of, or in connection with the Contractor's work to be performed hereunder. This release shall apply regardless of whether said claims, demands, and causes of action are covered in whole or in part by insurance and regardless of whether such injury, death, loss, or damage was caused in whole or in part by the negligence of the Village, any other party released hereunder, the**

Contractor, or any third party. The Contractor shall maintain insurance coverage in an amount and from a carrier suitable to the Village, and the Village shall be named as an additional insured where required. Certificates of Insurance are attached hereto as Exhibit B.

10. The Village is exempt from payment of state and local sales and use of taxes on labor and materials incorporated into the project. If necessary, it is the Contractor's responsibility to obtain a sales tax permit, resale certificate, and exemption certificate that shall enable the Contractor to buy any materials to be incorporated into the project and then resale the aforementioned materials to the Village without paying the tax on the materials at the time of purchase. In no event will the Village be liable for or pay any sales or use taxes incurred by the Contractor in performing the services under this contract.
11. The Contractor shall comply with all applicable federal, state, and local statutes, regulations, ordinances, and other laws, including but not limited to the Immigration Reform and Control Act (IRCA). The Contractor may not knowingly obtain the labor or services of an unauthorized alien. The Contractor, not the Village, must verify eligibility for employment as required by IRCA.
12. At any time, the Village may terminate this Contract for convenience, upon written notice to the Contractor. The Contractor shall cease work immediately upon receipt of such notice. The Contractor shall be compensated for services performed and accepted by the Village up to the date of termination.
13. No waiver or deferral by either party of any term or condition of this Contract shall be deemed or construed to be a waiver or deferral of any other term or condition or subsequent waiver or deferral of the same term or condition.
14. This Contract may only be amended by written instrument approved and executed by the parties.
15. This Contract and the rights and obligations contained herein may not be assigned by the Contractor without the prior written approval of Village.
16. The parties hereby state that they have read and understand the terms of this Contract and hereby agree to the conditions contained herein.
17. This Contract has been made under and shall be governed by the laws of the State of Illinois. The parties agree that performance and all matters related thereto shall be in Cook County, Illinois.
18. Contractor, its employees, associates or subcontractors shall perform all the work hereunder. Contractor agrees that all of its associates, employees, or subcontractors who work on this Project shall be fully qualified and competent to do the work described hereunder. Contractor shall undertake the work and complete it in a timely manner.
19. If any provision of this Contract shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court of competent

jurisdiction finds that any provision of this Contract is invalid or unenforceable, but that by limiting such provision it may become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

20. This Contract represents the entire and integrated agreement between the Village and Contractor and supersedes all prior negotiations, representations, or agreements, either written or oral.
21. This Contract will be effective when signed by the last party whose signing makes the Contract fully executed.
22. The Contractor agrees to comply with the Illinois Prevailing Wage Act, if the work to be performed under this Contract is covered by said Act. If this contract calls for the construction of a "public work," within the meaning of the Illinois Prevailing Wage Act, 820 ILCS 130/.01 et seq. ("the Act"). The Act requires contractors and subcontractors to pay laborers, workers and mechanics performing services on public works projects no less than the current "prevailing rate of wages" (hourly cash wages plus amount for fringe benefits) in the county where the work is performed. The Department publishes the prevailing wage rates on its website at <http://www.state.il.us/agency/idol/rates/rates.HTM>. The Department revises the prevailing wage rates and the contractor/subcontractor has an obligation to check the Department's web site for revisions to prevailing wage rates. For information regarding current prevailing wage rates, please refer to the Illinois Department of Labor's website. All contractors and subcontractors rendering services under this contract must comply with all requirements of the Act, including but not limited to, all wage requirements and notice and record keeping duties.
23. The Contractor agrees to comply with the Illinois Substance Abuse Prevention on Public Works Projects Act.

[NAME OF CONTRACTOR]

BY: 

December 18, 2015
Date

Printed Name: Douglas Farr

Title: President of Farr Associates

VILLAGE OF TINLEY PARK

BY: _____
David Seaman, Mayor
(required if Contract is \$10,000 or more)

Date

ATTEST:

Village Clerk
(required if Contract is \$10,000 or more)

Date

VILLAGE OF TINLEY PARK

BY: _____
Village Manager

Date

Exhibit A
SCOPE OF SERVICES

FARR ASSOCIATES

The Monadnock Building
53 West Jackson Blvd Suite 650
Chicago, Illinois 60604

Mike Mertens
Assistant Village Manager
Village of Tinley Park
16250 S. Oak Park Avenue
Tinley Park, IL 60477

November 05, 2015

Dear Mike,

On behalf of our consultant team we are delighted to submit this revised proposal for Phase II of the Tinley Park 80th Street Redevelopment Plan. Based on our recent conversations with you and Amy, we have adjusted elements of our scope to better address the project needs.

We revised our approach to the stakeholder and community engagement strategy by:

- Recommending a Project Steering Committee (PSC) to direct the development of the plan. We propose to work closely and with the PSC through meetings and design workshops to interactively test and evaluate options and plan refinements.
- Conducting four community meetings, and placing greater emphasis on educating the community about constraints and tradeoffs
- Creating and managing a project website to inform and gather feedback from a broad audience
- Developing and managing a social media campaign for the project
- Reducing the planning process to 6 months, as per the Village's request

We expanded our project team to meet the technical and design requirements of the plan, including:

- Donald Hey Associates (Wetland Research Inc.) and their team of hydrologists and ecologists will provide services related to storm water management and habitat creation.
- Site Design Group will provide landscape architecture services including, design concepts, design standards, and preliminary cost estimates for parks and open spaces.
- Robinson Engineering will provide preliminary cost estimates for site and infrastructure improvements.

Finally, we provided additional urban design, planning, and real estate market analysis services, including:

- Providing a more detailed market analysis and associated program statement that includes projections for a variety of housing and retail building types. Note this does not include market studies related to the destination entertainment concept.
- An updated scope and fee that accurately reflects the level of effort for providing a proforma and TIF analysis for three conceptual design schemes.
- Including the development of a Village Master Plan amendment for the site

Based on these adjustments, the total fee for Phase II is \$437,125, not including reimbursable expenses. Attached is the revised project scope, schedule, and fee breakdown. Please review and let me know if you have any questions. We look forward to getting started.

Sincerely,



Douglas Farr, FAIA
President, Farr Associates

SCOPE: 80th Street TOD Redevelopment Plan

Prepared by: Farr Associates

Draft: 11/04/15

All tasks led by Farr Associates unless otherwise noted.

PHASE II: Plan Development

Timing: 6-month duration after receiving notice to proceed.

Task 1: Project Start Up

The project team will begin by working with the Village to coordinate schedules and logistics, refine the community engagement strategy, and to set up the project website.

Task 2: Project Steering Committee Meetings & Workshops

The design team will meet with Project Steering Committee (PCS) likely each month to present our findings and discuss plan refinements. These meetings will include interactive design workshops where we will work on-site to refine and evaluate alternative plans. We anticipate eight meetings over the course of the project.

Task 3: Village Council Briefings

As a supplement to the Steering Committee meetings the design team will present the Final Master Plan to the Village Council at the end of the completion of the project for adoption by the Council. Additional meetings may be held on an as-needed basis.

Deliverable:

Presentation Materials and Meeting Minutes

Task 4: Project Website & Social Media Strategy

Website

Farr Associates will create a user-friendly and interactive project website. The site will educate the community about the planning process, and provide opportunities for constructive feedback. The site will include features such as a mapper tool, web-based surveys, an image preference survey, calendar updates, news updates, and other project information. If the Village is interested, we can also post links to video of community presentations. The community will also be able to visit the site to download project documents like report findings, draft plans, etc. We will test and review the website design with the Village before it is posted to the public.

Farr Associates will manage the day-to-day website administration, providing the Village with “digests” at agreed upon intervals that highlight relevant website feedback and statistics.

Social Media

A strong social media campaign will also help build project momentum and interest with the public. Farr Associates will develop a dedicated social media presence for the project on Facebook, Twitter, a blog on the project website that can narratively and visually describe project-related activities, email blasts, etc. We will build followers using established Tinley Park outreach mechanisms like the Village’s Twitter, Community Email, and other community organizations’ social media.

Farr Associates will manage the day-to-day social media administration, providing the Village with “digests” at agreed upon intervals that highlight relevant social media feedback and statistics.

Deliverables:

Project website, social media campaign, website updates at regular intervals, social media updates at regular intervals, “Digest” Reports summarizing website/social media results and statistics.

Task 5: Stakeholder Interviews Redux

Much has changed in Tinley Park and the study area in the last year, and Farr Associates will work with Village staff to convene up to two days of community stakeholder meetings (or small stakeholder groups) to reassess stakeholder positions and interview new stakeholders. It is also a time when discussions can happen in small context situations with important people and groups.

Deliverable:

Stakeholder Interview Summary Document

Task 6: Community Workshop #1- Community Kickoff & Listening Session

This first workshop includes a brief overview of the planning process to date and results from the Briefing Book such as flooding issues, site clean up plans, and how the site fits into Tinley Park’s future. We will also introduce the vision and guiding principles that we will be working under. We will conduct a SWOT analysis, and participants will be asked what barriers and opportunities they see at the site. Once compiled and ranked, these assessments can provide strong guidance for the process.

Deliverables:

Workshop presentation, workshop materials, workshop summary document

Task 7: Community Workshop #2- Building Blocks

This workshop explores community preferences for the built form of a given place type. Residents will be asked about building types and scales for different context areas. We use keypad polling in an Image Preference Survey (IPS) format for this feedback. Participants will be shown a series of

PowerPoint slides, each containing photographs of building types or other types of images related to appropriate categories such as buildings, streets, open space, gateways, etc.

The keypad polling allows for real time feedback for participants. We pair this with qualitative feedback from small group discussions about targeted subjects. Through these input assessments, a picture of community preferences are revealed.

Deliverables:

Workshop presentation, workshop materials, workshop summary document

Task 8: Site Evaluation & Analysis

Task led by Wetlands Research Inc. & Site Design Group

Anticipating that the strategies from Phase 1 regarding using creeks and streams to create open space amenities is retained in the master plans, the following detailed site analysis will be performed:

- Participate in team design meetings as called for.
- Conduct detailed analyses of existing conditions, opportunities and constraints
- Generate a conceptual water related “constraints” map defining conceptually how much land should be allocated along the riparian corridors for water and open space. (Hey)
- Identify flooding, water quality and habitat concerns through a survey of existing complaint databases, studies, field work, and modeling as appropriate, and review existing upland and hydrologic conditions. (Hey)
- Prepare phasing diagrams for the transition from the existing water-carrying facilities to the newly proposed facilities.
- Prepare conceptual illustrative plans of the riparian corridors.
- Provide a list of possible funding sources for hydrologic interventions to reduce flooding and improve water quality.
- Present final scheme at one meeting in Tinley Park.
- Develop base maps and diagrams.

Deliverable: Site Analysis Documentation & Summary Report

Task 9: Supplemental Market Research

Conduct Supplemental Market Research

We will gather additional market data required for financial modeling and detailed plan development including:

- Detailed product characteristics, ie: lot sizes, parking requirements
- Sales prices and rental rates
- Absorption pace
- Improved lot pricing
- Market site improvement costs per lot, acre or linear foot

Task 10: Alternative Land Use & Development Plans

Based on the site analysis and constraints and community input, the design team will work with the PSC to prepare three alternative land use and development plans. Each alternative will explore different layouts for the street network, trails, land uses, open spaces, and storm water management.

We will provide the following information as a basis for comparison and evaluation:

- Land use and other plans, diagrams, and images describing the key features and organizing ideas.
- Preliminary environmental performance measures including hydrology and habitat.
- Preliminary transportation/connectivity measures for the street and trail network. Task performed by SSE.
- Area calculations for retail and residential and other program elements.
- Preliminary cost estimate for infrastructure and site improvements (per lot, acre, or lineal foot). Task performed by Robinson Engineering.

Multi-Modal Transportation Plan- Task Led by SSE

Building off the work completed in the previous phase including traffic counts, Metra parking utilization, crash reports, etc., SSE will work with the team to develop a street network for the three schemes that focuses on connectivity, both within the site, to the Metra station, to the surrounding arterials, and other nearby destinations. We will consider Complete Streets concepts in this work, assuming streets are places for pedestrians, bikes, transit, and cars to move. Non-motorized routes will also be examined. A menu of street sections and ROW treatments will be developed and mapped at a conceptual level.

For commercial and multifamily areas, a district parking strategies will be developed. For any schools proposed in the project, Safe Routes to Schools strategies will be utilized.

Deliverable: Three Alternative Land Use & Development Plans including an Evaluation Matrix

Task 11: Conceptual Financial Feasibility Testing

Task Led by SBF

SBF will conduct conceptual financial feasibility testing for the alternative concepts. This test ideas like infrastructure financing, where TIF comes into play and in what amounts, what the Village’s return on investment is, and other financial issues.

Develop Preliminary Site Concepts

We will collaborate with the team in the plan development process including preliminary phasing. SBF will develop 3 Phased Pro Forms – Subtasks will include:

- Estimate Project Costs. SBF will use existing studies and our research to estimate development costs for the project. Specifically we will research/estimate:
- Vertical construction costs, including hard costs, soft costs and financing costs.

Project Revenues

We will develop projections of:

- Rents (if there are commercial uses in the plans) and sales prices;
- Incremental property taxes; and
- Sales and other taxes, as applicable.

Estimate Residual Land Value

We will use the cost and revenue projections to construct a project pro forma. Any cash above "normal" risk-adjusted profit for the project is the amount of money a builder or developer should be able to pay for land.

Presentation of Findings

We will work with the PSC and staff to refine our findings and presentation and present three concepts including our financial findings for each to the Village Board (presumably presented in a closed session) as well as risk versus control trade offs (Village as master developer, find a master developer, sell improved lots, sell clean raw land) to get direction.

Task 12: Community Workshop #3- Three Scenarios

The three schemes from Task 9 will each be presented at interactive "stations" where participants can give feedback on preferred density, scale, future uses, and other characteristics. Input will be gathered in a variety of ways including directly to team members, through tools like sticky notes, through game activities and voting, and through a survey form. The team will record input from this meeting and utilize it heavily in Task 11 when developing a preferred scheme.

Deliverables:

Workshop presentation, workshop materials, workshop summary document

Task 13: Preferred Plan, Phasing, and Development Strategy

Based on community and Council feedback, the project team will work with the PSC to narrow the three alternatives into a single preferred concept plan. This plan will then be further tested and revised to facilitate phasing, improve the financial returns, and improve overall performance and quality of plan. Sub-tasks of the plan include:

1) Sensitivity/Scenario Pro Forma and Plan Refinements *Task led by SBF*

Based on plan iterations and potential development strategies (Village as master developer, partner with private master developer, sell improved lots, sell clean raw land), we will revise the inputs to the model to estimate various residual land values for various phases. Working interactively with the development pro forma, the project team will test and revise plan elements improve the overall financial performance of the project.

2) Phasing Strategy and TIF

Task led by Farr Associates with assistance from SBF

Working with the PSC, the project team will generate a phasing plan based on market absorption, projected revenue, infrastructure and site improvement costs, and other constraints. The phasing strategy will also be informed by infrastructure financing options, where TIF comes into play and in what amounts, what the Village's return on investment is, and other financial issues.

• Preferred Development Strategy

Task led by Farr Associates with assistance from SBF

Working with the PSC, we will evaluate and select a preferred development strategy. Scenarios include Village as master developer, partner with private master developer, sell improved lots, and sell clean raw land. The evaluation will consider potential financial returns as well as risk versus control tradeoffs.

- Gather site yield (units and products) and infrastructure (linear feet) data per Phase

Task 14: Infrastructure Cost

Task led by Robinson Engineering

Robinson Engineering will perform a detailed cost breakdown of infrastructure necessary for the preferred development strategy. This includes:

- Off-site public way improvements
- On-site improvements (demolition, environmental remediation, stormwater detention, underground utilities)

Deliverable:

Cost Estimate for preferred plan infrastructure.

Task 15: Draft Development Plan

During this task, we will prepare a draft document that summarizes the findings and feedback from the previous project phases, and further refine concept plan into a finished set of plans, diagrams, illustrations, and standards, including:

- Scaled plans that set the "fixed" elements such as the street network, open spaces, land uses, and building lots.
- Illustrative plans that add detail, character and a sense of scale by adding trees, building footprints and concept designs for buildings and open spaces.
- Eye-level and birds-eye view renderings.
- Diagrams explaining the organizing ideas and systems of the plan.
- Land use/building type map designating the allowable land uses and appropriate building types for the various neighborhoods and commercial areas.
- Development phasing plan (Task 12) describing the incremental development of the property over the short, mid, and long term.
- Street network map and a set of typical street sections.
Task performed by SSE.

- Sustainability performance standards, such as LEED and LEED-ND.
- Streetscape guidelines for street trees, pavement design, street furnishings, bicycle amenities, landscape design, lighting, storm water management, sidewalks, and other identity elements. Task performed by Site Design Group.
- Open space guidelines describing a variety of open space types such as plazas, squares, neighborhood parks and community parks, and potential program elements.
- Development Controls
 - a. Parking standards including minimum and maximum ratios for different land uses. These may include parking reductions based on shared parking efficiencies, and reduced auto demand due to ride sharing, transit use, biking and walking.
 - b. Building form standards for a set of residential for residential, commercial building types. Each will be illustrated with diagrams that are clearly annotated and easy to understand.

Deliverable: Draft Development Plan

Task 16: Community Workshop #4- Open House

The final scheme will be presented at a community open house to solicit feedback on all elements of the final design.

Task 17: Final Development Plan Document

Based on feedback from the Village Board, PSC, and community Open House, we will refine the plan and prepare the final document.

Deliverable:

Final Development Plan Document

Task 18: Amendment to the Village Master Plan

The team will prepare text narrative and graphics for the Village to incorporate into the Village’s Master Plan regarding the new redevelopment plan for the site.

Deliverable:

Master Plan amendment documentation

Reimbursable Expenses

We estimate that reimbursable expenses will total 2% of the total project budget.

Items included in reimbursable expenses are:

- Printing and production costs for requested draft and final documents.
- Posters, boards, plots or other graphics produced for meetings where the Village is present.
- Materials and printing associated with public meetings.
- Car rental or mileage costs for site visits & meetings.
- Additional expenses as they occur, approved by the Village.

Exclusions

The following items are excluded from this scope of services:

- Surveying
- Wetland delineation
- Wetland permitting
- Preliminary or final engineering of infrastructure including but not limited to ROWs, streets, street lighting, water, drainage, power, data, parks, paths, stormwater facilities, and transit facilities.
- Final platting of development parcels.
- Customization of exhibits for use in a Planned Development

Additional Services

Additional services be billed by task or hourly rate.

- Additional meetings beyond those defined in the scope of work.
- Additional market studies and case study research, for hotel, entertainment, or office market studies
- Building reuse studies

Additional Village Expenses

Refreshments for Community Meetings

We suggest that the Village provide food and drinks during community meetings to increase attendance and provide a more positive experience for the participants.

Optional: Site Visit New Town St. Charles

If there is interest, we will lead a trip for Village staff and the Board for a site visit at New Town in St. Charles, Missouri (suburb of St. Louis). This large, planned 700-acre community is entering its tenth year of development, with multiple phases complete. We believe it offers ideas to steal, mistakes to avoid, and lessons learned that could be applied to the Village’s site. We can work with the Village to develop a budget for this if interested.

Phase II: Proposed Fees

PHASE II: TASKS		Farr Associates	SB Friedman	Sam Schwartz	Site Design Group	Wetlands Research Inc.	Robinson Engineering	TOTAL FEE
1	Project Start Up	\$3,500	\$3,500	\$1,000	\$2,500	\$2,500	\$2,125	\$15,125
2	Project Steering Committee Meetings	\$10,000	\$5,000					\$15,000
3	Village Council Briefings	\$7,000	\$7,000					\$14,000
4	Project Website Development & Website/ Social Media Mangement	\$11,300						\$11,300
5	Stakeholder Interviews	\$5,000	\$2,500	\$1,500	\$1,500	\$1,500	\$1,500	\$13,500
6	Community Workshop #1	\$10,000	\$1,000	\$1,000	\$1,000	\$1,000		\$14,000
7	Community Workshop #2	\$10,000	\$1,000	\$1,000	\$1,000	\$1,000		\$14,000
8	Site Evaluation & Analysis	\$3,000			\$7,000	\$7,000		\$17,000
9	Supplemental Market Research		\$15,000					\$15,000
10	Alternative Land Use & Development Plans	\$30,000	\$2,500	\$9,000	\$8,000	\$12,500	\$12,400	\$74,400
11	Conceptual Financial Feasibility		\$50,000					\$50,000
12	Community Workshop #3	\$10,000	\$5,000					\$15,000
13	Preferred Plan, Phasing, & Development Strategy	\$31,000	\$18,000	\$6,000	\$6,000	\$9,000		\$70,000
14	Infrastructure Costs						\$10,000	\$10,000
15	Draft Development Plan	\$41,000	\$5,000	\$10,800	\$8,000	\$2,000		\$66,800
16	Community Workshop #4	\$8,000	\$1,000					\$9,000
17	Final Development Plan	\$21,000	\$1,000					\$22,000
18	Amendment to Village Master Plan	\$6,000						\$6,000
	TOTAL FEE	\$206,800	\$102,500	\$30,300	\$35,000	\$36,500	\$26,025	\$437,125

Reimbursables \$8,742.50

TOTAL \$445,867.50

PHASE III		Fee Range
1	Regulating Plan Revisions & Code Ordinance	\$75,000-\$100,000
2	Development RFP & Developer Selection Assistance	\$30,000-\$42,000
3	Additional Developer Services	\$183/hour

Exhibit B

INSURANCE REQUIREMENTS

(See Risk Manager for Insurance Requirements)