

Main Street Triangle
50% Design Development
Proposed Deliverables

The following information was compiled using the scopes and contracts provided by RTKL, SpaceCo, Woolpert, Khatib and Samtorono. Any requested changes or additions (such as additional sketches, drawings and/or alternative concepts) will result in additional fees for professional services. Most consultants do not segregate 50% Design Development from 100% Design Development. It is assumed that the deliverables listed under Design Development will be approximately at 50% completion for the purposes of this agreement.

Architecture - RTKL

Phase I: Concept Design (complete)

1. • Density study and concept site plan, one iteration prepared for presentation purposes
2. • Develop preliminary composite floor plans
3. • Develop preliminary unit plan designs, based on proposed unit sizes and mixes provided by the Owner
4. • Preliminary elevations showing material and color
5. • Prepare/update unit mix matrix and area tabulations
6. • Assemble Pre-Bid package using conceptual design phase material
7. • Provide Renderings of Building Elevations

Meetings:

- Proposal includes weekly project team meetings via in person, conference call, or web meeting.
- 1 meeting with the Village Planning and Building Staff

Travel:

- Proposal includes one 3 Person-Trip to Indianapolis, IN and one 3 Person-Trip to Orland Park, IL.

Phase II: Schematic Design

1. Develop composite floor plans
2. Develop unit plan designs, based on proposed unit sizes and mixes provided by the Owner.
3. Analyze elevations and exterior materials
4. Preliminary unit mix matrix and area tabulations
5. Assist and attend meetings with Village planning and building staff.
6. Assist and attend meetings with Developer and General Contractor

Meetings:

- Proposal includes weekly project team meetings via in person, conference call, or web meeting.
- 1 meeting with the Village Planning and Building Staff

Travel:

- Proposal includes one 3 Person-Trip to Indianapolis, IN and one 3 Person-Trip to Orland Park, IL.

NOTE: Schematic design should also include two three-dimensional rendered sketches of the project and one rendered master plan of the entire site.

50% Phase III: 50% Design Development Drawings

1. Dimensional overall floor plans
2. Structural grid dimension and framing plans
3. Building elevations
4. Overall building sections
5. Typical vertical wall sections
6. Exterior building material selections
7. Provide renderings of building elevations
8. Assist and attend meetings with Village planning and building staff.
9. Assist and attend meetings with Developer and General Contractor

Meetings:

- Proposal includes weekly project team meetings via in person, phone, or internet.
- 1 meeting with the Village Planning and Building Staff

Travel:

- Proposal includes two 3 Person-Trips to Indianapolis, IN and one 3 Person-Trip to Orland Park, IL.

(NOTE: 50% DESIGN DEVELOPMENT:

At 50% Design Development the scope as described above is complete to the extent that a lesser quantity of deliverables are nearly complete. This is as distinct from all anticipated deliverables presented at 50% completion. All plans will be presented but at a lesser degree of completion but, for instance, perhaps only half of the wall sections will be complete for issue. Specifications will be at an index state with draft specifications issued at 100%DD.)

Civil Engineering - SpaceCo

1. Boundary Survey Phase
2. Topographic Survey Phase (Topographic Features and Utility Information)
3. Project Research Phase
4. Preliminary Planning and Zoning Phase (2 meetings)
5. Design Development Phase that includes:
 - Prepare Schematic Design and specific detailed design for overall project including horizontal and vertical location of all improvements including streets, walks, curbs, building pads, utilities, and site amenities.
 - Design and size storm sewer, sanitary sewer, and water lines to serve project.
 - Design other amenities as required for the project.

Landscaping and Lighting - Woolpert

Task 1: Schematic Design

1. Schematic Design Drawings: Woolpert will generate a scaled schematic design for all hardscape and softscape areas including the pool area, courtyard, the location of shade structures, streetscape elements, and parking lots for the client's review. Schematic Design Drawings will be roughly equivalent to 30% construction documents that include the following:

- a. Scaled hardscape layout plans.
- b. Conceptual Planting Plans.
- c. Key site features including the location of site furnishings.

2. Order of Magnitude Cost Estimate

3. Design Team Coordination: One (1) conference call to review plans

Task 2: Design Development

1. Design Development Drawings: Woolpert will generate 60% Construction Documents, outline specifications and product descriptions for review with the client. Design Development Drawings will consist of the following:

- a. Hardscape Design including paving pattern layout and paving sections.
- b. Landscape Plans and Details.
- c. Site Furnishings

2. Cost Estimate

Design Team Coordination: One (1) conference call to review plans

Mechanical, Electrical, Plumbing - Khatib

Major schematic MEP riser diagrams

General coordination of MEP shaft and floor spaces

Preliminary MEP calculations

Structural - Samtorono

Attend 2 meetings

Studies of alternative structural systems (maximum one alternative)

50% Preliminary structure design calculations for typical elements

50% Preliminary foundation drawings

50% Preliminary framing layout drawings

50% Typical detail sheets