

VILLAGE OF ORLAND PARK, IL

Stellwagen Family Farm

MASTER PLAN



RATIO Architects, Inc.
455 North Cityfront Plaza Drive, Suite 1800
Chicago, Illinois 60611
t. 312 465 2359

02.27.15



RATIO

February 27, 2015

Mr. John Mehalek
Village Clerk
Office of the Village Clerk
14700 S. Ravinia Avenue
Orland Park, Illinois 60462

Re: Celebrating and Preserving the Stellwagen Family Farm

Dear John,

The Stellwagen Family Farm provides an opportunity to celebrate and preserve the agricultural and cultural heritage of rural Cook County's past. Bringing the past to life through educational programming, providing recreational opportunities, and ensuring sustainable land management and open space will help shape this unique asset for Orland Park. The Village, the Foundation, and the Orland Park Open Lands Corporation, in association with the Stellwagen Family, have built a strong foundation through past planning efforts in order for the Stellwagen Family Farm to become a beacon for the community and ultimately improve residents' quality of life. RATIO would like the opportunity to assist with the next phase of the process to arrive at a unique planning solution for the Stellwagen Family Farm.

Multi-disciplined Experience

The vision, mission and foundation's goals of education, sustainability, and interpreting history resonate deeply with us. Our design practice - spanning over 30 years - is rooted in historic preservation, a particular area of interest for our founder and principals. As a multidisciplinary firm, RATIO offers design services in architecture, historic preservation, interior design, landscape architecture, urban design and planning, and graphic design. We are able to draw on our experience with multiple project types to address the many components of a 60-acre master plan.

A Unique Approach

RATIO values its role in helping people connect with their community. We understand the importance of listening and know it's the critical first step in helping to shape your vision. We listen to your goals, values and budget and then translate that vision into a distinctive, functional solution unique to your organization. To that end, we have created a series of deliverables that can support the Village of Orland Park and The Stellwagen Family Farm in achieving its fiscal and mission-based goals. RATIO has successfully delivered numerous Master Planning documents and understands the level of effort and financial resources associated with their completion and implementation. To address the priorities of the Foundation and Village, we propose a flexible process that includes the right deliverables at the right time to facilitate a successful outcome for your community.

We look forward to the opportunity to discuss our unique approach to this project and our menu of options and deliverables with you in more detail. We understand every community defines success in its own way. RATIO would like to work with you to establish the plan and program appropriate for this unique asset to the Orland Park community.

Sincerely,

John D. Jackson, ASLA, LEED AP
Principal | Director of Landscape Architecture and Urban Design + Planning
JJackson@RATIOarchitects.com | 312.465.2359



RATIO has worked on numerous community projects throughout the Midwest. Our studio team members take special interest in the process entailed with creating solutions that connect people to the places in which they live, work and play, and to each other. With a deep appreciation for the nuances that make each place unique, our team uses a holistic approach to make sure that future visions of growth and continued prosperity can be realized.

RATIO is a multidisciplinary design practice offering services in architecture, preservation, interior design, landscape architecture, urban design and planning, and graphic design. Since our founding in 1982, the firm has partnered with a diverse list of clients and gained a wealth of experience in the education, community, life sciences, workplace, lifestyle and cultural marketplaces.

After 33 years, RATIO has evolved to a firm of more than 100 designers and administrative staff. The firm's four studio locations in Indianapolis, IN; Champaign, IL; Raleigh, NC; and Chicago, IL allow our team of design professionals to cross geographic boundaries and provide a high level of architectural design excellence to clients throughout the country.

RATIO values its role in helping people connect with their community. We understand the importance of listening and know it's the critical first step in helping to shape your design vision. We listen to your goals, values and budget and then translate that vision into a distinctive, functional solution unique to your organization.

As urban planning continues to draw interest and renewed commitment from municipalities across the nation, our urban planning and design studio is well positioned to help communities meet these unique challenges. Our team has the experience and skills to artfully produce solutions that realize the maximum value from a community's investment.

CONTACT

455 North Cityfront Plaza Drive, Suite 1800, Chicago, IL 60611 / 312.465.2359

RATIOarchitects.com



RATIO



UNDERSTANDING OF REQUEST



Project Understanding

In an effort to preserve a community asset and celebrate its agricultural and cultural legacy, The Village of Orland Park and Stellwagen Family Foundation are interested in the creation of a Master Plan and educational program for a 60 acre heritage farm in the Grasslands Planning District. This property commemorates the Village's agricultural history and contributions to the region's agricultural economy. The Village's goal is to preserve open space for the community and history of Orland Park. The property is intended to improve residents' quality of life through agricultural education and conservation efforts in a demonstration farm setting.

The Stellwagen Family Farm provides an opportunity to celebrate and preserve the agricultural and cultural heritage of rural Cook County's past. The Farm can bring to life that past in a re-imagined, interactive and engaging way that emphasizes sustainability, land stewardship and creating a healthy natural environment for visitors and tourists. The Farm will maintain the mission and vision of the Stellwagen Family by maintaining a place of beauty and inspiration in Orland Park by interpreting history, producing local food and providing outdoor recreation and educational opportunities.

Our team will build on the past efforts of the farm and will bring to life the goals of the Foundation by:

- Incorporating past plans and studies, including the 2013 Village of Orland Park Comprehensive Plan- specifically goals related to open space and parks; recreation; community and culture; and sustainability and stewardship.
- Increase opportunities for visitors to learn more about farming practices, community history and agricultural management.
- Identify programs and activities for the Farm that will provide a sustainable fiscal base, demonstrate community commitment and provide educational opportunities in the community.
- Implement a sustainably-focused demonstration farm that leverages the area's cultural, environmental and educational resources.

To accomplish this goal, we have created a series of deliverables that can support the Village of Orland Park and The Stellwagen Family Farm in achieving its fiscal and mission-based goals. We understand that it is important to the Foundation to develop a financial strategy that covers operational, maintenance and management related expenses. This budget will also include annual income from programming and agricultural products. Building social capital and creating a robust membership, sponsor and volunteer base will be important to the long-term success of the Farm. We will address this challenge in our approach and deliverables in section D.



my park:
is where my
friends are.



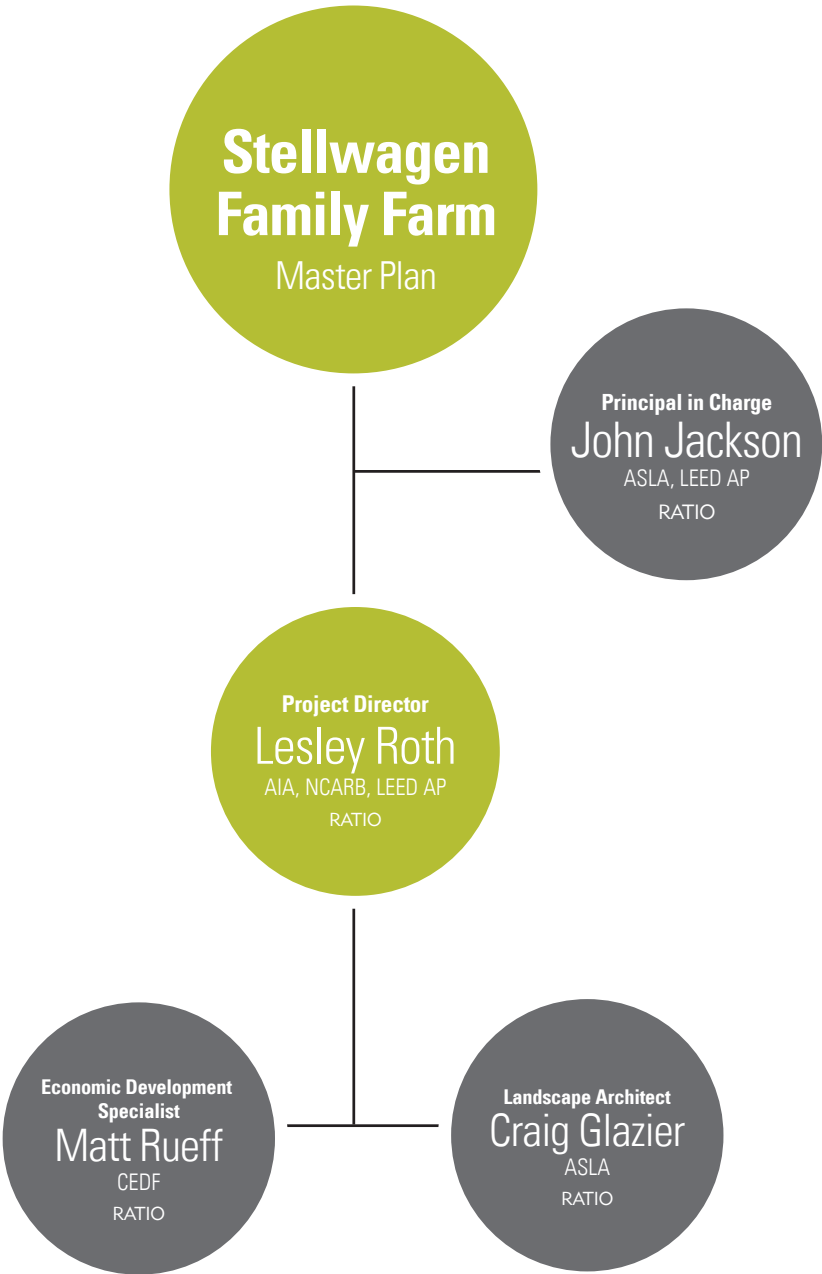
CONSULTANT'S RELEVANT QUALIFICATIONS AND EXPERIENCE

**Tell us
about your
park.**

Join us for a Public
Input Session and help us
build Urbana's new Outdoor Aquatic Facility.
Thursday, April 15, 2010 at 5:00 p.m. at The Urbana Free Library.
For more information, visit CommuningCollaborate.com.



Organizational Chart



RELEVANT EXPERIENCE

Kennekuk Trail Vision Plan
Urbana, IL

**UIUC Allerton Park & Retreat
Center Master Plan**
Urbana-Champaign, IL

**Museum of Grand Prairie
Feasibility Study**
Mahomet, IL

Mulberry Fields Park
Zionsville, IN

Georgia Street Enhancements
Indianapolis, IN



PRINCIPAL IN CHARGE | LANDSCAPE ARCHITECT

JOHN D. JACKSON

ASLA, LEED AP

PROJECT LEADERSHIP

As a principal and the discipline leader for the landscape architecture and urban design discipline, John oversees the design process and management of the project team. An industry expert, John understands the significant impact that a compelling and engaging urban design can have on its community, recognizing that enhancing urban quality and character can be a key factor in retaining and growing new companies and talent.

An advocate of place making, John oversees his team through comprehensive planning and design phases that emphasize combining art and design to produce quality, user-friendly spaces. Recognizing the complex challenges and multi-tiered objectives that emerge during the urban design process, John works to design spaces that are unique, comfortable and memorable.

EDUCATION & REGISTRATION

- Univ. of Illinois / Urbana-Champaign, IL / Bachelor of Landscape Architecture
- Lacy Leadership Association / Leadership Education and Development
- Registered Landscape Architect, State of IN / NC / KY / IL
- How to Turn a Place Around: A Training Course on Creating Successful Public Spaces / New York
- The Ecology of Urban Soils: Designing and Managing Soils for the Living Landscape/ American Phytopathological Society / Minnesota
- Place Making II: Developing Town Centers, Transit Villages & Main Streets Conference / Urban Land Institute / California
- LEED Accredited Professional

COMMUNITY LEADERSHIP & PROFESSIONAL AFFILIATIONS

- Vice Chair, The Indianapolis Parks Foundation
- Member, American Society of Landscape Architects
- Member, Project for Public Spaces
- Member, National Trust for Historic Preservation

PRESENTATIONS & PUBLICATIONS

- Community Branding Workshop: Putting Your Town to Work, Guest Speaker, Raleigh Center for Architecture 2013
- Placemaking and Design-Based Planning, Guest Speaker, Indiana Municipal Management Association, 2013



PROJECT DIRECTOR
LESLEY ROTH
 AIA, NCARB, LEED AP



RATIO

RELEVANT EXPERIENCE

**Tortenson Center
 Market Brochure***
 Springfield, IL

Comprehensive Plan*
 City of Prospect Heights, IL

**Transit-Oriented Development
 Plan***
 Barrington, IL

James River Confluence*
 Richmond, VA

Transit-Oriented Dev. Plan*
 Marengo, IL

**Downtown Master Plan & Mixed-
 use Development***
 Lockport, IL

Brownfield Redevelopment*
 Markham, IL



* Experience prior to joining RATIO.

PROJECT LEADERSHIP

In her 15 year career, Lesley has been responsible for project management, project design and direction, client contact and public process facilitation on a variety of architecture and planning projects. She has experience in a full range of architecture and planning project types and scales. Her professional training and practice include both domestic and international experience with an emphasis on public engagement, liveable communities and sustainable design.

Lesley is an active member of the Congress for New Urbanism and has shared her industry-leading knowledge as an adjunct professor at the Illinois Institute of Technology's Department of Architecture.

EDUCATION & REGISTRATION

- University of Illinois at Chicago / Master of Planning and Policy
- University of Oregon / Bachelor of Architecture
- Registered Architect, State of IL
- NCARB Certified
- LEED Accredited Professional

COMMUNITY LEADERSHIP & PROFESSIONAL AFFILIATIONS

- Member: American Institute of Architects
- Member: American Planning Association
- National Organization of Minority Architects
- Lambda Alpha International, 2011-present
- Board Member: Congress for New Urbanism - Illinois Chapter, 2007-Present
- President: Congress for the New Urbanism - Illinois Chapter, 2013
- University of Illinois at Chicago College of Urban Planning and Policy Alumni Association, Chicago, Illinois

RELEVANT EXPERIENCE

Lakefront District Gateways
Hobart, IN

3rd Street Streetscape
Hobart, IN

61st Avenue Gateway
Hobart, IN

DDI Enhancements
Cornelius, NC

Illinois Street Corridor*
Carmel, IN

Campus Gateway
University of Southern Indiana*
Evansville, IN

Anderson Gateway - Fountains*
Anderson, IN



* Experience prior to joining RATIO.



LANDSCAPE ARCHITECT

CRAIG G. GLAZIER

ASLA

PROJECT LEADERSHIP

Craig plays many roles on RATIO's team, from project director to project designer and even illustrator. A team player and collaborative thinker, he draws on his more than 20 years of experience in design communication and consensus building to deliver compelling and engaging landscape environments.

Throughout his career, Craig has been passionate about design solutions that environmentally, socially and aesthetically "fit" their surroundings. This pursuit requires a design process that seeks balance among a wide range of influences, resulting in the creation of places that resonate with the energy and vitality that ultimately makes them livable and sustainable.

EDUCATION & REGISTRATION

- Ball State University / Muncie, IN /
Bachelor of Landscape Architecture
- Registered Landscape Architect, States of IN, IL and MI

COMMUNITY LEADERSHIP & PROFESSIONAL AFFILIATIONS

- Member, American Society of Landscape Architects
- Member, Indiana Park and Recreation Association
- Member, Hancock County Area Plan Commission, 2011 to present
- Vice President, Hancock County Board of Zoning Appeals, 2006 to 2010
- Board of Directors, Edelweiss House Inc. Foster Care Community, 2002 to 2005
- Vice President, Fortville Park Board, 2001 to 2002
- Adjunct Faculty, Ball State University, 1998 to 1999

RELEVANT EXPERIENCE

Market Analysis
Pinehurst, NC

Comprehensive Plan
Riverdale, IL

Elkhart Senior Housing Study*
Elkhart, IN

**Market Study for
Housing Investment***
Durham, NC

Downtown Revitalization Plan
Madison, IN

Waukegan Master Plan*
Waukegan, IL

Huntingburg Revitalization Plan
Huntingburg, IN

UNWA Neighborhood Plan
Indianapolis, IN



* Experience prior to joining RATIO.



SENIOR DEVELOPMENT SPECIALIST

MATTHEW RUEFF

CEDF

PROJECT LEADERSHIP

As RATIO's Senior Development Specialist, Matt works with a variety of internal disciplines to provide economic development expertise on a diverse array of project types.

Experienced in residential, commercial and industrial projects, his work focuses on economic and market studies, project feasibility analysis, public fiscal impact statements, brownfield redevelopment, Tax Increment Finance plans, and related redevelopment project financial planning and management.

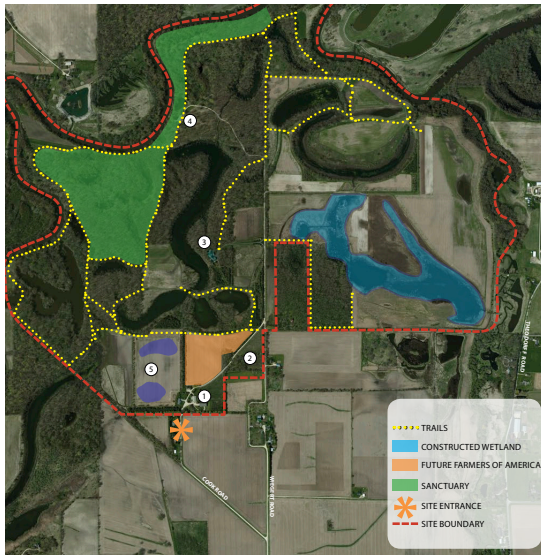
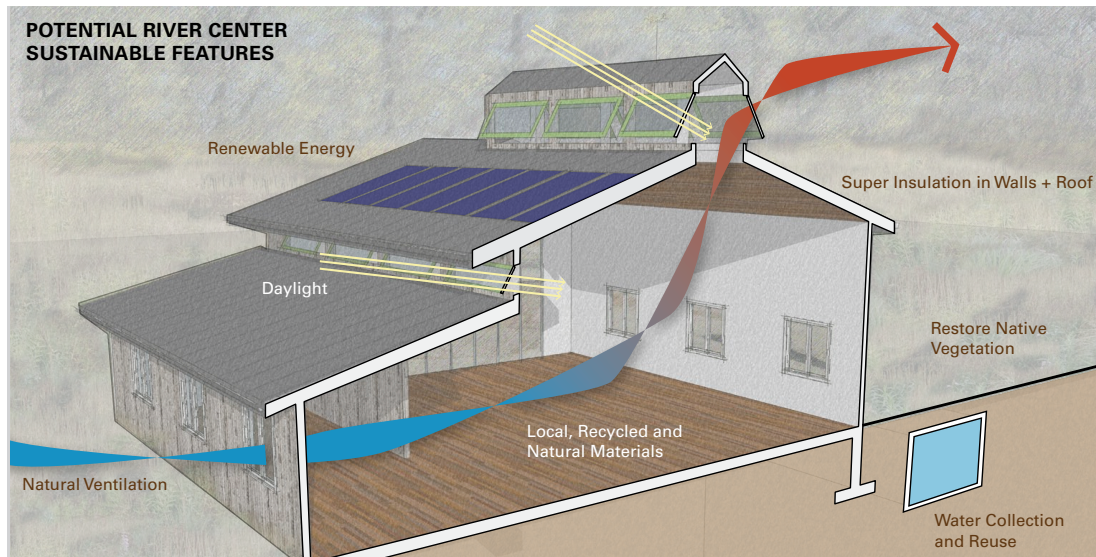
Matt also offers expertise in project management, and has led negotiations with state and federal regulatory and financial assistance agencies to secure "win-win" solutions on behalf of local governments, not-for-profits, and businesses.

EDUCATION & REGISTRATION

- Indiana University-Purdue University / Indianapolis, IN / Master of Public Administration
- University of Notre Dame / Notre Dame, IN / Graduate Study, School of Business
- Grinnell College / Grinnell, IA / Bachelor of Arts in Political Science
- Certified Economic Development Finance Professional (CEDF)
- Certified Project Manager

COMMUNITY LEADERSHIP & PROFESSIONAL AFFILIATIONS

- International Economic Development Council
- Indiana Economic Development Association
- Indiana Association of Cities and Towns
- Indiana Association of Counties
- Indiana Association of Regional Planning Councils
- Westside Community Development Corporation Board Member, 2012-present
- Westminster Neighborhood Ministers Board Member, 2008-present



In an effort to increase the educational outreach of the Tortenson Center, a marketing document was created which identified sponsorship opportunities for the improvement of educational programming, site design and buildings. The document included proposed improvements over a 5-year time horizon, coordinated with annual fundraising goals. Partnership opportunities and core program elements were highlighted.

Tortenson Center is located in northwestern Illinois in the Village of Pecatonica. The site's 750 acre classroom offers diverse habitats and amenities that facilitate sustainable education, ecological research and recreational activities. Some of the site's current facilities include: meeting and conference space in an 11,500 square foot log cabin, a 6 person bunkhouse, primitive camping and a 5,000 sq. ft. learning center, accommodating groups up to 200. The land is protected in its natural environment and maintained by the Illinois Conservation Foundation to cultivate future environmental stewards and foster responsible youth engagement and education. The Tortenson Center is open and free for all kids to learn, grow and find adventure.

**This project is part of Lesley Roth's experience prior to her affiliation with RATIO.*

Illinois Conservation Foundation
Springfield, IL

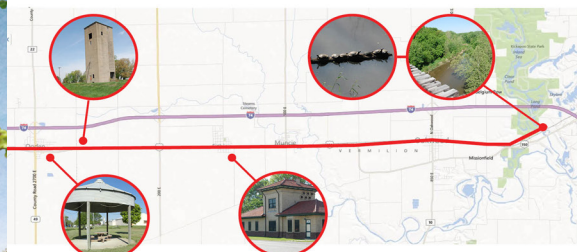
YEAR: **2013**

CONTACT: **Bill Cullerton**

PHONE: **217.785.2003**



RATIO



Named after Kennekuk, the “Kickapoo Prophet” who served as leader of the Kickapoo in Illinois until 1834, the Vision for the Kennekuck Trail is to create a 24 mile linear park linking the communities of Urbana, St. Joseph, Ogden, Fithian, Muncie, Oakwood and Danville - ultimately connecting to the 2,482 -acre Kickapoo State Park.

Along the way, trail users will enjoy a wide variety of experiences, including long stretches of shaded, relatively flat graded and easily negotiable aggregate path through agricultural fields, trail heads organized around the architecture of the agri-business industry, interpretive signage describing the ecology and history of the area, and cafes and shopping in the downtowns of each community along the route.

The experience will culminate by soaring through the tree tops over the Middle Fork of the Vermilion River on the breathtaking 1100 foot long historic railroad trestle.

RATIO created the Vision Plan as a community service with the goal of putting a consortium of conservation organizations in a position to advocate for the trail and to have materials with which to raise funds.

**Champaign County
Design and Conservation
Foundation**
Urbana, IL

YEAR: **2013**

CONTACT: **Tim Bartlett**

PHONE: **217.344.9583**

MUSEUM OF THE GRAND PRAIRIE FEASIBILITY STUDY



The Museum of The Grand Prairie resides within Lake of the Woods Park in Champaign County, Illinois. In 2007, the Champaign County Forest Preserve District selected RATIO to guide them through a collaborative design process that would establish a new vision for the facility.

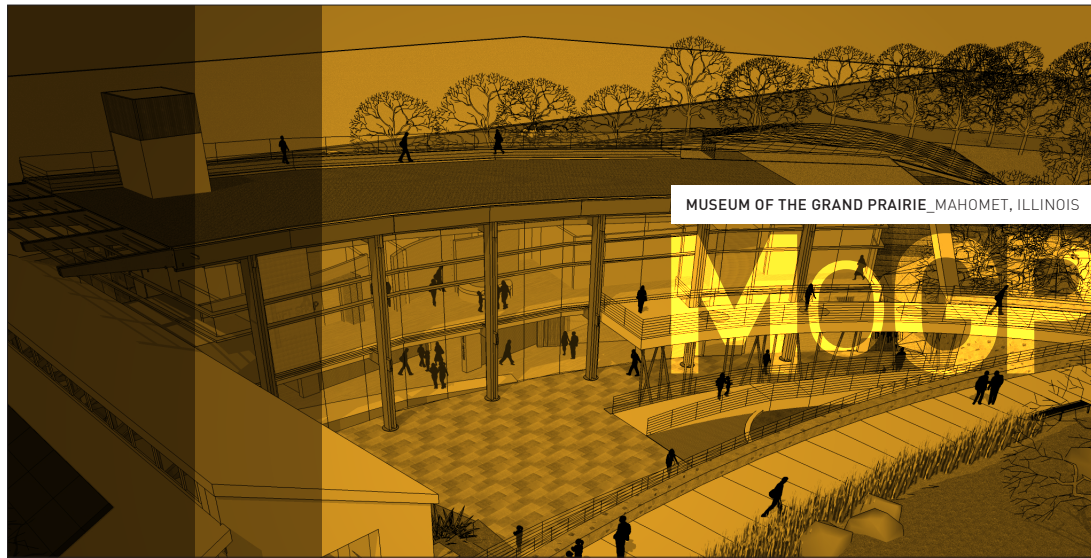
Through a series of workshops, RATIO assisted the Forest Preserve District in understanding how the Museum could grow, how the adjacent botanical gardens could be reinvented to better support environmental education, and how the ideals of sustainable design could be woven throughout the new facility.

**Champaign County
Forest Preserve District**
Mahomet, IL

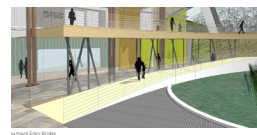
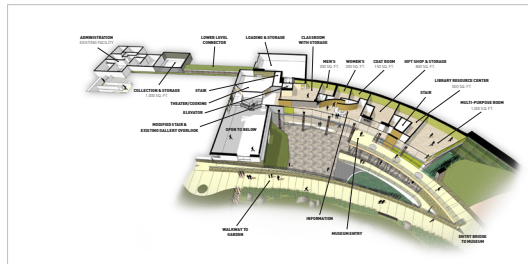
YEAR: **2007**

CONTACT: **Dan Olson**

PHONE: **217.586.3360**



RATIO



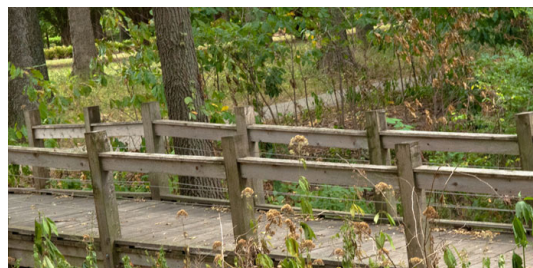
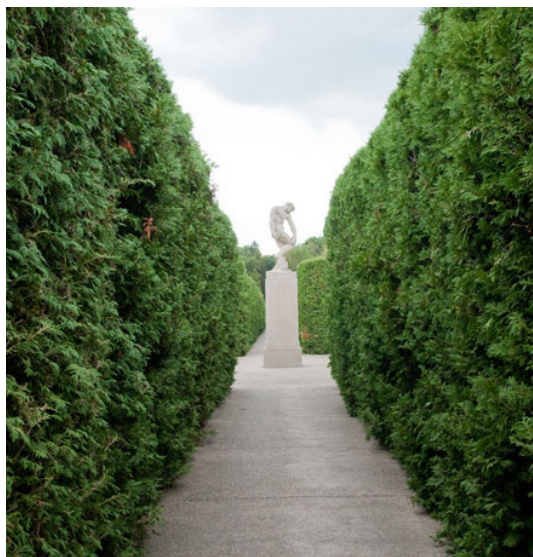
The Museum of The Grand Prairie resides within Lake of The Woods Park in Champaign County, Illinois. In 2007, the Champaign County Forest Preserve District selected RATIO to guide them through a collaborative design process that would establish a new vision for the facility. Through a series of workshops, RATIO assisted the Forest Preserve District in understanding how the Museum could grow, how the adjacent botanical gardens could be reinvented to better support environmental education, and how the ideals of sustainable design could be woven throughout the new facility. This booklet was used as a tool to gain funding for the project.

**Champaign County
Forest Preserve District**
Mahomet, IL

YEAR: **2009**

CONTACT: **Gerald Pagac**

PHONE: **217.586.3360**



In 1946, legendary philanthropist Robert Allerton gave 1600 acres of his estate to the University of Illinois, including natural areas, formal gardens, his private residence and a portion of farmland. In the preceding 50 years, Allerton had restored woodlands, natural areas, and prairies and created the formal gardens based on the belief that through nature, art could embrace and surround every human.

The Master Plan for Allerton Park and Retreat Center will serve as a guide for anticipated future renovation, restoration and development to meet identified program needs. As part of the effort, the Master Plan provides a roadmap for orderly and sustainable growth, including phasing recommendations, high-level cost estimates and fund raising materials.

A major goal of the Master Plan is to assist the University in integrating existing and proposed functions of the park into a cohesive and prioritized plan, organized around four main components: the Gardens, the Natural Areas, the Mansion and the Infrastructure.

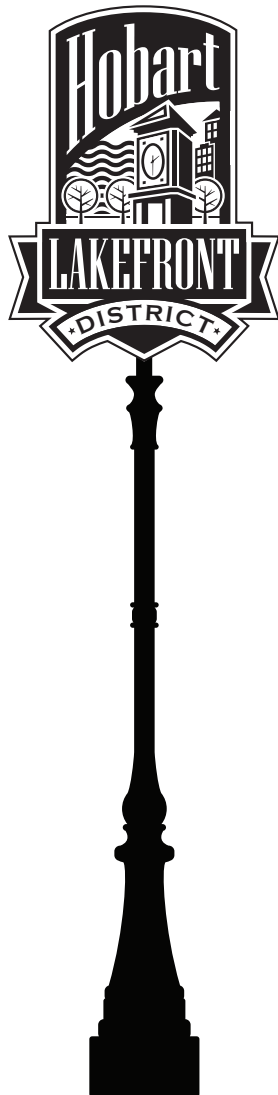
University of Illinois
Urbana-Champaign, IL

YEAR: **2014**

ACRES: **1,600**

CONTACT: **Kevin Duff**

PHONE: **217.244.0344**



RATIO



The City of Hobart completed a downtown master plan in 2012. Part of the master plan advised the development of gateways and distinct brands for the City as well as their Lakefront District.

RATIO led the community through the process of creating a new brand that would serve as the graphic identity of the City. Three options were proposed for review and feedback, and ultimately one preferred option was refined and approved as the final graphic. The brand is being studied now for ways to incorporate it into several levels of district and community identification signage. The brand expresses the City's lakefront address, iconic clock tower and historic architecture. Gateway elements will be composed of brick and steel, honoring the region's role in producing these critical building materials.

City of Hobart
Hobart, IN

YEAR: **2012**

CONTACT: **Denarie Kane**

PHONE: **219.942.5517**

ATHLETICS MASTER PLAN CAPITAL CAMPAIGN GRAPHICS



In 2009, Eastern Illinois University hired RATIO to create a master plan for the University's athletic fields and facilities. Knitting together the academic and athletic campuses, the master plan will enhance the student-athlete and fan experience by improving existing assets and also creating new facilities. Included in the plan are the basketball arena; football stadium; track facility; an indoor practice facility; a golf practice facility; soccer, baseball, and softball fields; lighted tennis courts; a student-athlete performance center; new outdoor restroom and concession facility; and outdoor gathering areas and parking. The plan will also provide the University with a growth strategy for the future.

In addition to the planning work, RATIO helped the University craft capital campaign materials that were packaged together and given to attendees at a major athletics department fundraising event. The materials were also developed into a short video that can be shown during individual donor meetings, or to large groups. To view a copy of the video, or to see examples of the capital campaign materials online, visit www.EIUpanthers.com/sports.

Eastern Illinois University
Charleston, IL

YEAR: **Ongoing**

CONTACT: **Adam Ratcliff**

PHONE: **317.633.4040**

GRAPHIC DESIGN



RATIO

Located in Zionsville, Indiana, Mulberry Fields is the community's flagship park. Designed by RATIO, the park's 38 acres feature a large skate park, biking and walking trails, a splash park, picnic shelters, restroom facilities, basketball courts, a meandering man-made stream, lighted athletic fields and a sledding hill.

Mulberry Fields also features large expanses of upland and wet mesic native prairie. In an effort to educate the park's visitors about how native plants found in the prairie slow the degradation of the Earth's biodiversity, RATIO created permanent informational signage displayed in the heart of the park's activity. Through colorful graphics and easily-understood copywriting, Zionsville residents can learn how plants like Coneflower, False Sunflower and Liatris found throughout the park clean and absorb water, provide habitat and create an inviting plant landscape year round.

Town of Zionsville
Zionsville, IN

YEAR: **2010**

CONTACT: **Al Smith**

PHONE: **317.733.2273**

HUFF HALL CAPITAL CAMPAIGN GRAPHICS



Originally designed in 1922, Huff Hall serves as the home for UIUC's College of Applied Health Sciences. All departments in the College of Applied Health Sciences share a common goal: to build a better world. The new 24,000 sq. ft. Huff Hall North Addition will provide the resources needed to enhance the College's interdisciplinary research, educational programs and public outreach programs locally and nationally. In addition, the North Addition's historic design will complete the original architect's vision for the building.

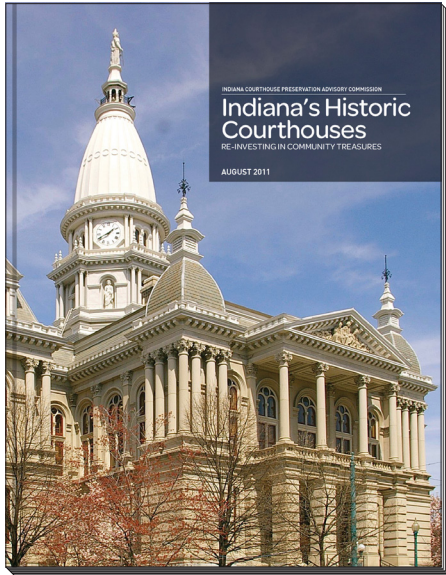
Apart from selecting RATIO's architectural and landscape architectural services, The College of Applied Health Sciences also hired the firm's graphic design discipline to develop a series of capital campaign materials that educate the university community, alumni and friends about the North Addition's impact. To accomplish this, RATIO created a Web-based interactive presentation, environmental signage and brochure that clearly illustrate the College's overarching goal of improving the lives of individuals, families and communities.

University of Illinois
Urbana-Champaign, IL

YEAR: **2009**

CONTACT: **Jill Maxey**

PHONE: **217.244.0742**



RATIO



Indiana's historic county courthouses form one of the state's most distinctive and varied architectural and cultural legacies. They are the physical manifestation of Hoosier patriotism, optimism, civic pride, and economic prosperity. Often the most recognizable building in their respective counties, Indiana's historic courthouses remain active centers of local government and justice. Despite the great significance of these buildings, the threats of demolition and deterioration through deferred and improper maintenance remain a constant concern.

The Indiana Courthouse Preservation Advisory Commission (CPAC) was created in 2008 to provide technical assistance, education, and advocacy related to the preservation of Indiana's historic county courthouses. Through a competitive, qualifications-based selection process, RATIO was chosen to provide a report on the condition of Indiana's historic courthouses. The final document, which will serve as a guide for county officials in planning for the maintenance and restoration of historic courthouses, was presented to the Indiana General Assembly, identifying the CPAC's findings and recommendations.

Courthouse Preservation Advisory Commission State of Indiana

YEAR: 2011

CONTACT: James Glass

PHONE: 317.232.3492

GREENING THE CROSSROADS



The Central Indiana Land Trust, an Indianapolis-based land conservation organization, selected to RATIO to provide graphic design services for “Greening the Crossroads – A Green Infrastructure Vision for Central Indiana.” The purpose of the report was to communicate the design of a Green Infrastructure network for Central Indiana.

Green Infrastructure refers to a network of natural and ecologically significant lands and waterways that together support the health of a community through providing wildlife habitat, recreational opportunities, clean drinking water and the scenic heritage of a place. The intent of the report was to provide an easy-to-understand guide that explains the overall mission of green infrastructure and highlight its specific applications to Central Indiana. The report’s design supports this goal through well-organized pages featuring rich illustrations and detailed maps RATIO’s creative communications team created specifically for the report.

Central Indiana Land Trust
Indianapolis, IN

YEAR: **2009**

CONTACT: **Heather Bacher**

PHONE: **317.631.5263**

GRAPHIC DESIGN



RATIO



In the fall of 2005, the City of Greenfield sought to develop a new park unlike any other in its system. The master plan for the park envisioned a balance of active and passive spaces in a naturalized environment. Through a unique public/private partnership, the city leveraged the value of the property and a generous gift from community benefactor Martha Beckenholdt to garner a Land & Water Conservation Fund grant to fund the initial phase of development. Phase one included construction of a 1.5 acre pond, 12 acres of short grass prairie, a parking area, shelter and perimeter trail loop.

In 2008, a City initiative gathered donations from local businesses and nonprofit organizations coupled with tax-increment financing to complete the park. Phase two improvements included the construction of the donor plaza, a dog park, four wetland access and fishing piers, and tree plantings. Interpretive signs tell the park's story, from the geologic and settlement history of the region to the site's role in bird and butterfly migration. The park opened to the public on August 1, 2009 and continues to play a unique role in the city's park system.

**This project is part of Craig Glazier's experience prior to his affiliation with RATIO.*

**Greenfield Parks
and Recreation**
Greenfield, IN

YEAR:	2009
COSTS:	\$605,000
CONTACT:	Tracy Doyle (former director)
PHONE:	224.383.7674



**LEED Features
Applied**

LANDSCAPE ARCHITECTURE

GEORGIA STREET NARRATIVE SIGNAGE



As part of the plan for the transformation of Georgia Street into a curb-less pedestrian corridor, similar to Indianapolis' iconic Monument Circle, RATIO designed a series of narrative signs which highlight the area's impact of the Wholesale District on downtown Indy at the turn of the century. The graphic panels go into detail telling the story of how the architecture, the railroad, the construction of modern roads, and the city's street car line all factored into Georgia Street becoming one of Indianapolis' main arteries of commerce in late nineteenth and early twentieth centuries.

The narrative signage panels are fabricated from a durable, UV resistant high-pressure laminate substrate mounted to custom-fabricated stainless steel pedestals. The signs are located at both the east and west ends of the three block stretch of Georgia Street.

City of Indianapolis
Indianapolis, IN

YEAR: **2013**

CONTACT: **Mark Miles**

PHONE: **317.638.2101**

MY PARK: PROPOSED PUBLIC INPUT CAMPAIGN



RATIO



In March 2010, RATIO proposed a communications plan that aimed at engaging the Urbana, Illinois community in planning for a future outdoor aquatic facility located at Crystal Lake Park. The Urbana Parks District places a high value on the input of its user groups and believes it to be a crucial part of the planning process.

One of the plan's tactics involved the creation of ad materials like posters, print advertisements and sidewalk graphics as a means to create awareness and excitement about the public input process. The playful, colorful designs married with the call to action embody the public's sentiment as defined by focus group research, creates an engaging call to action that appeals to multiple user groups.

Urbana Park District
Urbana, IL

YEAR: **2010**

CONTACT: **Adam Ratcliff (RATIO)**

PHONE: **317.633.4040**

GRAPHIC DESIGN



CONCEPTS FOR THE MASTER PLAN



Project Approach

The project scope anticipates that the consultant provide a Master Plan, Curator's Program and Operating Budget for the Stellwagen Family Farm. To address the priorities of the Foundation and Village, we propose a flexible process that includes the right deliverables at the right time to facilitate a successful development. Each deliverable can be created individually or concurrently with other deliverables.

Option 1: Marketing and Project Branding Document (\$10,000)

To assist with positioning the Farm for more intensive use and development, we propose the creation of a marketing document that can be used as a part of a strategy for corporate and local sponsorship and fundraising. The document will identify priority projects coordinated with a schedule for development of the Farm. In addition, the document would articulate the guiding mission and vision of the Farm to create this document we would conduct a half day workshop with project stakeholders. This workshop would include full group and break-out sessions to determine the project priorities of the group. In addition, we would determine the short- and long-term goals and projects for the Farm including associated capital costs and fundraising goals. Our team would create a full-color visualization that illustrated the complete build out and overall vision for the Farm for inclusion in the marketing documents.

Branding the Farm and development of a unique identity for this important community amenity could help position the Farm for fundraising. This type of branding could capture the spirit, flavor and energy of the Stellwagen Farm. With input from Steering Committee focus groups and discussions with constituents, we will develop a document that reflects the mission and vision of the Farm. Our process is energizing, transformative and exciting. It comes together as a collaboration between our team and the Farm. Our approach to completing this task includes:

- Conduct one (1) workshop with Farm leadership, stakeholders, and Village of Orland Park to unearth key information that will help our team hone in on relevant, compelling branding and identity elements.
- Conduct discussions to clearly understand the measurable goals for the Farm; relative strengths, weaknesses, opportunities and threats; and vision for the future.
- Present two (2) recommended layouts for the branding document.

In our experience, review of the phrases with key internal and external constituents is important to ensuring consensus on marketing strategies. The final deliverable will result in a marketing and branding package for the Farm can be used for fundraising purposes. An identity package for the Farm can be discussed as a part of this phase of the project, but is discussed at the end of this proposal.

Deliverable: Up to 12 page full-color document to be used for fundraising / community awareness campaign

Option 2: Design Guidelines (\$20,000)

Design guidelines and standards will provide detail and communicate those design and master planning concepts in the preferred Master Plan. It will create a clear framework for development in the future and help shape a consistent vocabulary and identity for the campus.

Embedded in the Farm are shared interests and overlapping values. Improvement of the Farm through local investment in agricultural, educational and historical amenities, enhances the environment and creates a unique sense of place. Our team specializes in the integration of high quality, meaningful and integrated placemaking strategies for urban planning and landscape architecture projects. Overall land use and development patterns will be reviewed for consistency with the Village and Foundation's goals of improving quality of life, ecological factors, pedestrian comfort, character, accessibility and land stewardship for area residents and tourists. Public realm enhancements and design guidelines have the ability to captivate the public imagination through cultural symbols, signature commemorative spaces, built form and intrinsic landscape beauty. We will establish a hierarchy of public realm improvement opportunities - including iconic, key nodal, way-finding, integrated and temporary responses - that will engage people with the physical, social and cultural spaces of the Farm and context of the community. We will consider innovative ways to integrate, and engage visitors within existing spaces. Our interest lies in activation of public space, communication of ideas, connection to the community and increased use/visitation to stimulate local economies. Design guidelines will create an overall cohesive character and image for the Farm in order to create a predictable public realm primarily by controlling physical form. Our goal is to assist in decision-making regarding how the establishment of an environment focused on agricultural education can be a catalyst to improving awareness of regional assets. Design guidelines will provide a framework for architectural and landscape elements.



Deliverable: Design Guidelines Document

Option 3: Market Feasibility Study and Curator's Program (\$20,000)

The marketing and feasibility study will identify programs of activities that work for municipally operated farms and can be successfully implemented to earn revenue for the Farm's educational and community programming. RATIO will conduct a market analysis to demonstrate market feasibility for identified programs and activities. Strategies and priorities, again based upon market fundamentals, will be identified for the Farm. The assumptions associated with the analysis will be developed in tandem with Village and Foundation staff.



RATIO

The market analysis will apply the data collected in from the Foundation, previous planning efforts and publicly available databases, to formulate recommendations to capitalize on emerging local opportunities and to enhance the Farm's future economic health. Plan recommendations will address broader Farm-wide economic development strategies and will provide market-based approaches for operations, curatorial aspects, educational and community programming. In addition, we will create a five-year financial strategy covering farm lease management, husbandry management, crop selection and revenue, expected production yields and a pricing strategy.

Deliverable: Market Analysis, proposed educational curriculum

Option 4: Stellwagen Farm Master Plan (\$50,000)

The RATIO team will coordinate the first three Options into Master Plan concept alternatives that refine key ideas. The Master Plan will be highly graphic and will include full color renderings of the selected concept alternative. During this working day, the project space will be open to community members who wish to stop by and observe the planning activities. At the end of this process, the RATIO team will present the results to the project stakeholders, Village and Farm leadership to define the content within the Draft Master Plan document. Potential contents of this document may include:

Building Assessment

The RATIO team, will assess existing structures on site and provide recommendations for their redevelopment, renovation or addition. We will create strategies for improvements to the existing structures on site and discuss opportunities for additional supportive structures with Foundation leadership. The RATIO team will make

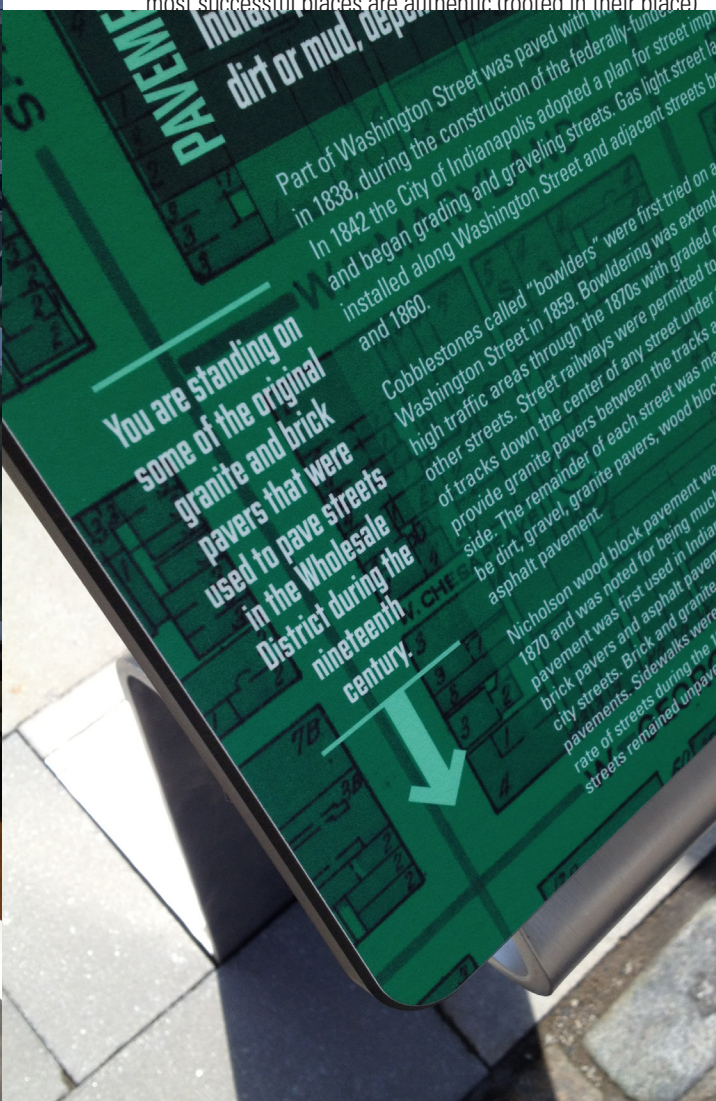




recommendations on how the Village and Foundation can best utilize the land and buildings to support their mission and goals.

Urban Design

Our approach towards Urban Design is iterative and inclusive. This process will be informed by our belief that the most successful places are authentic (rooted in their place).



synchronous (the parts all work together), and electric (there is always something to do and a reason to come back). We intend to assist the Village and Foundation in the creation of a sustainable and unique place that is the centerpiece of community and a destination within the region.

A Living Farm

Our design vision is to provide a fusion of tradition, culture, sustainable best practices, green infrastructure and history to create a model demonstration farm in Orland Park. We will look at the site from a holistic viewpoint and will consider the site context, access and circulation. Our design aims to create an environment of exploration, education and

celebration, while facilitating a fiscally positive economic development driver in the region. We will provide solutions to enhance connectivity and user experience within and around the Farm. We will explore ways to create a shared spaces that encourage interaction with the Farm's unique assets. Our design goal is to create a place rather than an artifact. The team will explore options which will illustrate the desired improvements and redevelopment opportunities with enough detail to provide an estimate of probable cost.

Wayfinding, Branding and Identity

RATIO will explore ways to reinforce and strengthen the Farm's brand identity beyond Option 1, through a gateway, wayfinding and signage program. We will identify options for the size, color, shape, materials and general character of the identity and branding family of elements. RATIO staff will present the proposed family of elements for review and feedback and ultimately approval by Village and Foundation leadership. The products will be developed to a schematic level of design and would not yet be implementable without further definition of the wayfinding system and creation of construction documents that can be bid by fabricators



RATIO

Public Participation Plan

Our team will facilitate 2 workshops with stakeholders, which would include the creation of design concepts for property. The goal of engagement of stakeholders would be to: 1) seek their input regarding the types of educational, conservation and agricultural opportunities that will have the most significant impact on enhancing the overall Farm; and 2) provide input on the Master Plan framework which will be used to construct the budget, operations, management and implementation work program for the Farm. In addition, we would have key person interviews with project stakeholders to better understand their priorities for the property. Monthly project steering committee meetings would help guide the process and gain momentum for the Master Plan implementation.

Deliverable: Full Master Plan document including marketing and outreach, economic analysis, educational curriculum, operational budget and financing strategy



APPENDICES: FORMS



PROPOSAL SUMMARY SHEET

RFP #15-007 - Stellwagen Family Farm Master Plan

Project Name

IN WITNESS WHEREOF, the parties hereto have executed this proposal as of date shown below.

Organization Name: RATIO Architects, Inc

Street Address: 455 North Cityfront Plaza Drive, Suite 1800

City, State, Zip: Chicago, IL 60611

Contact Name: John D. Jackson, ASLA, LEED AP

Phone: 312.465.2359 Fax: N/A

E-Mail address: JJackson@RATIOArchitects.com

FEIN#: 351496308

Signature of Authorized Signee: 

Title: Principal in Charge, ASLA, LEED AP

Date: 2.25.15

ACCEPTANCE: This proposal is valid for ninety (90) calendar days from the date of submittal.

AFFIDAVIT OF COMPLIANCE

The certifications set forth in this Affidavit shall become a part of any contract awarded to the Proposer. Proposer shall comply with these certifications during the performance of the contract.

The undersigned John Jackson, as Principal in Charge, ASLA, LEED AP
(Print Name) (Title)
and on behalf of RATIO Architects, Inc. certifies that:
(Proposer)

BUSINESS ORGANIZATION:

The form of business organization of the Proposer is (check one):

☐ Sole Proprietor ☐ LLC
☐ Partnership ☐ Independent Proposer (Individual)
☒ Corporation

 If Proposer is a corporation, indicate the state and date of incorporation:
Indiana; November, 1980.

Federal Employer I.D.# (or Social Security # if an individual/sole proprietor): 351496308

Indicate if the corporation is authorized to do business in Illinois: Yes ☒ No ☐

ELIGIBILITY TO ENTER INTO PUBLIC CONTRACTS: Yes ☒ No ☐

The Proposer is eligible to enter into public contracts, and is not barred from contracting with any unit of state or local government as a result of a violation of either Section 33E-3, or 33E-4 of the Illinois Criminal Code, or of any similar offense of "bid-rigging" or "bid-rotating" of any state or of the United States.

SEXUAL HARRASSMENT POLICY: Yes [X] No []

The Proposer has a written sexual harassment policy in place in full compliance with 775 ILCS 5/2-105 (A) (4) and includes, at a minimum, the following information: (I) the illegality of sexual harassment; (II) the definition of sexual harassment under State law; (III) a description of sexual harassment, utilizing examples; (IV) the vendor's internal complaint process including penalties; (V) the legal recourse, investigative and complaint process available through the Department (of Human Rights) and the Commission (Human Rights Commission); (VI) directions on how to contact the Department and Commission; and (VII) protection against retaliation as provided by Section 6-101 of the Act. (Illinois Human Rights Act). (emphasis added)

EQUAL EMPLOYMENT OPPORTUNITY COMPLIANCE: Yes [X] No []

During the performance of this Project, Awardee will comply with the Illinois Human Rights Act and the Rules and Regulations of the Illinois Department of Human Rights published at 44 Illinois Administrative Code Section 750, et seq. In the event of the Awardee's noncompliance with any provision of this Equal Employment Opportunity Clause, the Illinois Human Right Act, or the Rules and Regulations for Public Contracts of the Department of Human Rights the Awardee may be declared non-responsible and therefore ineligible for future contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations, and this agreement may be canceled or avoided in whole or in part, and such other sanctions or penalties may be imposed or remedies involved as provided by statute or regulation.

Awardee agrees:

- A.** That it will not discriminate against any employee or applicant for employment because of race, color, religion, sex, national origin or ancestry; and further that it will examine all job classifications to determine if minority persons or women are underutilized and will take appropriate affirmative action to rectify any such underutilization.
- B.** That, if it hires additional employees in order to perform this Agreement, or any portion hereof, it will determine the availability (in accordance with the Department's Rules and Regulations for Public Contracts) of minorities and women in the area(s) from which it may reasonably recruit and it will hire for each job classification for which employees are hired in such a way that minorities and women are not underutilized.
- C.** That, in all solicitations or advertisements for employees placed by it or on its behalf, it will state that all applicants will be afforded equal opportunity without discrimination because of race, color, religion, sex, marital status,

national origin or ancestry, age, or physical or mental handicap unrelated to ability, or an unfavorable discharge from military service.

D. That it will send to each labor organization or representative of workers with which it has or is bound by a collective bargaining or other agreement or understanding, a notice advising such labor organization or representative of the Vendor's obligations under the Illinois Human Rights Act and Department's Rules and Regulations for Public Contract.

E. That it will submit reports as required by the Department's Rules and Regulations for Public Contracts, furnish all relevant information as may from time to time be requested by the Department or the contracting agency, and in all respects comply with the Illinois Human Rights Act and Department's Rules and Regulations for Public Contracts.

F. That it will permit access to all relevant books, records, accounts and work sites by personnel of the contracting agency and Department for purposes of investigation to ascertain compliance with the Illinois Human Rights Act and Department's Rules and Regulations for Public Contracts.

G. That it will include verbatim or by reference the provisions of this Equal Employment Opportunity Clause in every subcontract it awards under which any portion of this Agreement obligations are undertaken or assumed, so that such provisions will be binding upon such subcontractor. In the same manner as the other provisions of this Agreement, the Vendor will be liable for compliance with applicable provisions of this clause by such subcontractors; and further it will promptly notify the contracting agency and the Department in the event any subcontractor fails or refuses to comply therewith. In addition, the Vendor will not utilize any subcontractor declared by the Illinois Human Rights Department to be ineligible for contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations.

"Subcontract" means any agreement, arrangement or understanding, written or otherwise, between the Vendor and any person under which any portion of the Vendor's obligations under one or more public contracts is performed, undertaken or assumed; the term "subcontract", however, shall not include any agreement, arrangement or understanding in which the parties stand in the relationship of an employer and an employee, or between a Vendor or other organization and its customers.

TAX CERTIFICATION: Yes [X] No []

Proposer is not delinquent in the payment of any tax administered by the Illinois Department of Revenue, or if it is: (a) it is contesting its liability for the tax or the amount of tax in accordance with procedures established by the appropriate Revenue Act; or (b) it has entered into an agreement with the Department of Revenue for payment of all taxes due and is currently in compliance with that agreement.

AUTHORIZATION & SIGNATURE:

I certify that I am authorized to execute this Affidavit of Compliance on behalf of the Proposer set forth on the Proposal Summary Sheet, that I have personal knowledge of all the information set forth herein and that all statements, representations and information provided in or with this Affidavit are true and accurate.

ACKNOWLEDGED AND AGREED TO:



Signature of Authorized Officer

John D. Jackson

Name of Authorized Officer

Principal in Charge, ASLA, LEED AP

Title

2.25.15


Date

Subscribed and Sworn To
Before Me This _____ Day
of _____, 20__.

Notary Public Signature & Seal

REFERENCES

Please provide three (3) references where you have performed similar work as outlined in this RFP.

ORGANIZATION	<u>Town of Zionsville</u>
ADDRESS	<u>Parks + Recreation, 1075 Parkway Drive</u>
CITY, STATE, ZIP	<u>Zionsville, IN, 46077</u>
PHONE NUMBER	<u>317.773.2273</u>
CONTACT PERSON	<u>Al Smith</u>
DATE OF PROJECT	<u>January 2008</u>
ORGANIZATION	<u>University of Illinois at Urbana-Champaign</u>
ADDRESS	<u>807 South Wright Street, Suite 340</u>
CITY, STATE, ZIP	<u>Champaign, IL, 61820</u>
PHONE NUMBER	<u>217.244.0344</u>
CONTACT PERSON	<u>Kevin Duff</u>
DATE OF PROJECT	<u>June 2014</u>
ORGANIZATION	<u>Champaign County Design and Conservation Foundation</u>
ADDRESS	<u>Darius E. Phebus Admin. Bldg, 303 W. University Ave</u>
CITY, STATE, ZIP	<u>Urbana, IL 61801</u>
PHONE NUMBER	<u>217.344.9583</u>
CONTACT PERSON	<u>Tim Bartlett</u>
DATE OF PROJECT	<u>January 2013</u>
Proposer's Name & Title:	<u>John D. Jackson, ASLA, LEED AP</u>
Signature and Date:	<u> 2.25.15</u>

INSURANCE REQUIREMENTS

Please submit a policy Certificate of Insurance showing bidder's current coverage's

WORKERS COMPENSATION & EMPLOYER LIABILITY

\$500,000 – Each Accident \$500,000 – Policy Limit
\$500,000 – Each Employee

AUTOMOBILE LIABILITY

\$1,000,000 – Combined Single Limit

GENERAL LIABILITY (Occurrence basis)

\$1,000,000 – Each Occurrence \$2,000,000 – General Aggregate Limit
\$1,000,000 – Personal & Advertising Injury
\$2,000,000 – Products/Completed Operations Aggregate

Additional Insured Endorsement & Waiver of Subrogation in favor of the Village of Orland Park

EXCESS LIABILITY (Umbrella-Follow Form Policy)

\$10,000,000 – Each Occurrence \$2,000,000 – Aggregate

EXCESS MUST COVER: General Liability, Automobile Liability, Workers Compensation

INSURANCE AGENT ERRORS AND OMISSIONS LIABILITY

Limit- \$10,000,000

(A Copy of Policy Declarations Page must be submitted with response)

Any insurance policies providing the coverages required of the Proposer, excluding Professional Liability, shall be specifically endorsed to identify "The Village of Orland Park, and their respective officers, trustees, directors, employees and agents as Additional Insureds on a primary/non-contributory basis with respect to all claims arising out of operations by or on behalf of the named insured." If the named insureds have other applicable insurance coverage, that coverage shall be deemed to be on an excess or contingent basis. The policies shall also contain a Waiver of Subrogation in favor of the Additional Insureds in regards to General Liability. The certificate of insurance shall also state this information on its face. Any insurance company providing coverage must hold an A VII rating according to Best's Key Rating Guide. Permitting the Proposer, or any subcontractor, to proceed with any work prior to our receipt of the foregoing certificate and endorsement however, shall not be a waiver of the Proposer's obligation to provide all of the above insurance.

The bidder agrees that if they are the selected Proposer, within ten days after the date of notice of the award of the contract and prior to the commencement of any work, you will furnish evidence of Insurance coverage providing for at minimum the coverages and limits described above directly to the Village of Orland Park, Denise Domalewski, Contract Administrator, 14700 S. Ravinia Avenue, Orland Park, IL 60462. Failure to provide this evidence in the time frame specified and prior to beginning of work may result in the termination of the Village's relationship with the selected bidder and the bid will be awarded to the next lowest bidder or result in creation of a new bid.

ACCEPTED & AGREED THIS 25 DAY OF February, 2015



Signature

John D. Jackson, ASLA, LEED AP

Printed Name & Title

Authorized to execute agreements for:

RATIO Architects, Inc.

Name of Company

ACORD™

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

7/08/2014

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

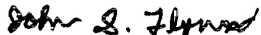
PRODUCER Old National Insurance P.O. Box 80159 Indianapolis, IN 46280-0159 317 575-9999		CONTACT NAME: Kristen Strasser PHONE (A/C, No, Ext): 317-706-9518 FAX (A/C, No): 317-706-9718 E-MAIL ADDRESS: kristen.strasser@oldnationalins.com	
INSURED RATIO Architects, Inc. 107 South Pennsylvania Street Suite 100, Schrader Building Indianapolis, IN 46204		INSURER(S) AFFORDING COVERAGE	
		INSURER A: Travelers Property Casualty of NAIC # 25674	
		INSURER B: Travelers Indemnity Co 25658	
		INSURER C: Hudson Insurance Company 25054	
		INSURER D:	
		INSURER E:	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY		6803D347923	07/01/2014	07/01/2015	EACH OCCURRENCE \$1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY					DAMAGE TO RENTED PREMISES (Ea occurrence) \$300,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR					MED EXP (Any one person) \$10,000
						PERSONAL & ADV INJURY \$1,000,000
						GENERAL AGGREGATE \$2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:					PRODUCTS - COMP/OP AGG \$2,000,000
	<input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC					\$
A	AUTOMOBILE LIABILITY		BA3D350792	07/01/2014	07/01/2015	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000
	<input checked="" type="checkbox"/> ANY AUTO					BODILY INJURY (Per person) \$
	<input type="checkbox"/> ALL OWNED AUTOS	<input type="checkbox"/> SCHEDULED AUTOS				BODILY INJURY (Per accident) \$
	<input checked="" type="checkbox"/> HIRED AUTOS	<input checked="" type="checkbox"/> NON-OWNED AUTOS				PROPERTY DAMAGE (Per accident) \$
						\$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR		CUP003D41499A	07/01/2014	07/01/2015	EACH OCCURRENCE \$5,000,000
	<input type="checkbox"/> EXCESS LIAB	<input type="checkbox"/> CLAIMS-MADE				AGGREGATE \$5,000,000
	<input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$10000					\$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY		XVMPAUB6821Y643	07/01/2014	07/01/2015	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N				E.L. EACH ACCIDENT \$500,000
	If yes, describe under DESCRIPTION OF OPERATIONS below	N/A				E.L. DISEASE - EA EMPLOYEE \$500,000
						E.L. DISEASE - POLICY LIMIT \$500,000
C	Professional Liability		AEE7291800	07/01/2014	07/01/2015	\$5,000,000 Per Claim \$5,000,000 Aggregate

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER	CANCELLATION
For Information Only	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 



RATIO

Architecture

Preservation

Interior Design

Landscape Architecture

Urban Design + Planning

Graphic Design

Indianapolis, Indiana

Champaign, Illinois

Raleigh, North Carolina

Chicago, Illinois

RATIOarchitects.com

In partnership with smdp, LLC