



**AGENDA**  
**COMMITTEE OF THE WHOLE MEETING**  
**MONDAY, AUGUST 15, 2016**  
**NORTH AURORA VILLAGE HALL - 25 E. STATE ST.**  
(Immediately following the Village Board Meeting)

**CALL TO ORDER**

**ROLL CALL**

**AUDIENCE COMMENTS**

**TRUSTEE COMMENTS**

**DISCUSSION**

1. Discussion of Well #8, Well # 9 and Water Tower
2. Discussion of a Proposal from Teska Associates for the Redesign of Riverfront Park

**TRUSTEE COMMENTS**

**EXECUTIVE SESSION**

**ADJOURN**

Initials

Handwritten initials "SB" in black ink, written over a horizontal line.

**VILLAGE OF NORTH AURORA  
MEMORANDUM**

DATE: August 10, 2016

TO: Village Board, Mayor Berman

CC: Steven Bosco, Village Administrator

FROM: Paul Young, Water Operations Superintendent

SUBJECT: **Well #8, Well #9 and Central Water Tower**

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As staff has been planning capital projects in the Water Department over the past few years, a few things have forced us to possibly adjust our schedule. As you may recall, staff brought the item of Water Capital Projects to a COW meeting in March. At that time staff received Board direction to continue on with the site for Well #8 which we determined should be located off Randall Rd. just north of Oberweis.

While we have been working out the details for this site, Well #3 has been forced to move to "Emergency" status with the IEPA as levels of combined radium have risen. We are no longer able to pump this well to distribution on a regular basis but we will pump to waste each month to obtain the required samples and if we get into an emergency situation we could utilize this well and would have to issue Public Notice concerning the exceedance of combined radium.

As you may recall, past studies concerning additional wells and storage capacity always included having Well #3 being in operation for the Village. We have also kept in mind that Well #3's longevity was always uncertain. With this new information we would like to discuss the addition of Well #9 in the Capital Project plan. This new well would be positioned on the east side of town and would be run to the East Treatment Plant. Staff and engineering are looking at the village owned property at the Liberty site (off Feltes Ln.). Well #9 could potentially move forward quicker than Well 8 as we do not have the wet land mitigation issues to deal with like we do with Well #8.

Please see my memo and additional documents from the C.O.W. meeting in March 2016 along with the Engineering Proposal from Rempe Sharpe Engineering which outlines the specific engineering services, scheduling and their costs (attached).

Staff has also had discussions on funding these projects and will continue looking at the best options for the Village.

Total Estimated Construction Costs are \$6,150,000.00 and the Engineering Proposal is not to exceed **\$564,300.00**. Staff will finalize the timelines and mechanics of the engineering agreement once the Village Board has finished their discussion and provided direction to staff.

Depending on this discussion staff would like to bring this to the next Village Board meeting in September for approval.



# REMPE-SHARPE

& Associates, Inc.

**Principals**

J. Bibby P.E. S.E.  
D. Watson P.E.

B. Bennett P.E., CFM  
G. Ulreich P.E.  
L. Vo P.E.  
J. Whitt P.E., CFM

**CONSULTING ENGINEERS**

324 West State Street  
Geneva, Illinois 60134  
Phone: 630/232-0827 – Fax: 630/232-1629

August 1, 2016

Village of North Aurora  
25 East State Street  
North Aurora, Illinois 60542

Attn: Steve Bosco  
Village Administrator

Re: Well No. 8, Well No. 9 and Central Water Tower

Dear Mr. Bosco:

Rempe-Sharpe is very pleased to provide this proposal for professional engineering services to design plans, calculations, specifications, quantities, estimates, and Resident Engineering construction phase for the Well No. 8, Well No. 9 and a new 750,000 gallon water tower projects. Our comprehensive scope of services, fee structure, schedule and deliverable product shall be bid as four separate projects as outlined below:

<u>Contract No.</u>	<u>Project Name</u>	<u>Bid Date</u>	<u>Prelim. Est. Const. Cost</u>
NA-469A	Well No 8 Drilling	May 1, 2017	\$ 750,000
NA-469B	Well No. 8 Trans. Main	May 1, 2017	\$ 425,000
NA 469C	Well No. 8 Site Work & Electrical	January 1, 2018	\$ 650,000
NA-469D	Well No. 8 Pump and Motor	January 1, 2018	\$ 350,000
	Subtotal		\$2,175,000
NA-586A	Well No 9 Drilling	January 1, 2017	\$ 750,000
NA-586B	Well No. 9 Trans. Main	January 1, 2017	\$ 425,000
NA 586C	Well No. 9 Site Work and Electrical	July 1, 2017	\$ 650,000
NA-586D	Well No. 9 Pump and Motor	July 1, 2017	\$ 350,000
	Subtotal		\$2,175,000
NA-588	750,000 Gallon Water Tower	February 1, 2018	\$1,800,000
<b>TOTAL ESTIMATED CONSTRUCTION COSTS COMPREHENSIVE WATER PROGRAM</b>			<b>\$6,150,000</b>

**Contract A - Well No. 8 Drilling and Testing (June–August 2017 Construction)**  
**Contract A - Well No. 9 Drilling and Testing (February- May 2017 Construction)**

This work will entail the drilling of two deep sandstone wells constructed to a depth of approximately thirteen hundred feet (1,300') below ground elevation. The wells should produce between one thousand (1,000) and fifteen hundred (1,500) gallons per minute. The wells will be tested to determine the safe yield and specific capacity of the well before the pump and electrical starter can be selected.

**Contract B – Well No. 8 Transmission Main (June – August 2017 Construction)**  
**Contract B – Well No. 9 Transmission Main (February- May 2017 Construction)**

This work entails the construction of the transmission main for new Well No. 8 over to the existing transmission at Well No. 6 on the west side. The work will also entail the construction of the transmission main for new Well No. 9 over to the existing east side Water Treatment Plant. The transmission main will be twelve inch (12") ductile iron pipe.

**Contract C – Well No. 8 Well House & Electrical Facilities (March-June 2018 Construction)**  
**Contract C – Well No. 9 Well House & Electrical Facilities (August-November 2017 Construction)**

This work would entail the construction of the well houses including a face brick and block structure (similar to Well No. 7), well controls, pump starter, and site work.

**Contract D – Well No. 8 Well Pump and Motor (March-June 2018 Construction)**  
**Contract D– Well No. 9 Well Pump and Motor (August-November 2017 Construction)**

This work entails placing a pitless adapter on the well casing and installing the pump, motor, and discharge column in the wells.

**Contract 5 – West and East WTP Expansion (Pilot Plant Study Undertaken February – April 2017)**

This work entails the research and conducting a pilot plant study to see if the chemical feed pumps, chlorination equipment, and existing greensand filter vessels have the capacity to treat a third well. The Engineer believes that the existing greensand filter vessels have additional capacity to treat a third well. Therefore a pilot plant study would need to be undertaken at both treatment plants to permit with the IEPA the additional loading on the filters.

**Contract 6 – 750,000 Gallon Water Tower (April- November 2018)**

This work would entail the design of a new 750,000 gallon elevated water tower. The style would be similar to the existing water towers, a golf ball on a tee, which is called a Water Spheroid. The tower will be sized to meet the Village of North Aurora's ultimate water demand as demonstrated in the Rempe-Sharpe reports dated November 14, 2007, September 3, 2008 and February 28, 2011, which are summarized in the Engineer's attached Memorandum dated February 5, 2016.

**TOTAL PROJECT ESTIMATED CONSTRUCTION COST**

**\$6,150,000.00**

**A. SCHEDULE**

It is our understanding that the schedule is dependent on the Village authorizing the Wetlands Delineation Study and the USACE approving the Wetlands mitigation at the Well No.8 site, along with the construction of the transmission main through some special management areas. The dates above are tentative based on the Village's approval to start each project.

**B. CONSTRUCTION DOCUMENTS**

**1. DESIGN**

Rempe-Sharpe shall provide detailed construction documents for the Well No.8 and Well No.9 Project:

- Detailed topographic survey, base sheets.
- Specifications, project quantities and engineer's estimate.
- IEPA Permitting for all Projects.
- USACE Permitting **Oversite** for the Well Site and Transmission Main.
- Entrance pavement and drainage improvements.
- **Oversite** obtaining plat of easements.

**All design scope as itemized to be provided for a fee not to exceed 4.3% of Project Construction Cost based on the Total Construction Budget of \$6,150,000.00.**

Well No. 8	.....	\$93,525
Well No. 9	.....	\$93,525
Central Elevated Tower	.....	<u>\$77,400</u>
		\$264,450

**2. BID CYCLE ASSISTANCE**

Engineer shall provide bid cycle assistance including addenda, bid tabulation, and recommendation memo.

**All bid cycle assistance as noted, to be provided for a fee not to exceed 0.3% of Project Construction Cost)**

Well No. 8	.....	\$6,525
Well No. 9	.....	\$6,525
Central Elevated Tower	.....	<u>\$5,400</u>
		\$18,450

**3. RESIDENT ENGINEERING**

Rempe-Sharpe shall provide resident engineering including construction observation, contract interpretation, all quantity measurement, all payout review and final punch list coordination.

**All Resident Engineering scope as listed for a total hourly fee not to Exceed 3.6% of Project Construction Cost**

Well No. 8	.....	\$78,300
Well No. 9	.....	\$78,300
Central Elevated Tower	.....	<u>\$64,800</u>
		\$221,400

#### **4. PILOT Plant Studies**

Rempe-Sharpe will complete the research on the existing Water Treatment Plants and coordinate the proper testing required by the Illinois EPA to have the existing Water Treatment Plants re-rated to handle the capacity of an additional well. A new operating permit would be issued upon the IEPA's review and approval of the Pilot Plant Studies. Any equipment change out required by the IEPA to re-rate the existing Water Treatment Plants would be handled separately as an addendum to this agreement.

**All Pilot Plant scope to be provided for a fee not to exceed \$60,000.00**

#### **C. EXCLUSIONS**

Engineer excludes plat of easements, wetland permitting, and soil testing services which will all be subcontracted and billed out as Additional Services.

#### **D. ADDITIONAL SERVICES**

Owner shall pay Engineer for any Additional Services rendered under this Agreement as follows:

For additional services which are performed by the Engineer and his Staff, the Owner shall pay the Engineer at the Engineer's Hourly Rates and Expense Charges as stipulated in EXHIBIT "A" attached to this Agreement. Full payment shall be due and payable upon receipt of a detailed statement from the Engineer.

For additional services which are not normally performed by the Engineer and are subcontracted to other parties, the Engineer shall be paid all his costs and expenses. Full payment shall be due and payable upon receipt of a detailed statement from the Engineer.

#### **E. DEFINITION OF DIRECT PROJECT EXPENSES**

Direct Project Expenses shall mean the actual expenses incurred by the Engineer directly or indirectly in connection with the Project for transportation costs, postage, reproduction of reports, Drawings, Specifications and similar project related documents; and construction staking supplies.

#### **F. PERIOD OF SERVICE**

The scope of design services shall be September 1, 2016 to December 31, 2018 with construction anticipated as phased above.

#### **G. OWNER'S RESPONSIBILITIES**

Provide all criteria and full information as to the Owner's requirements for the Project, including design objectives and constraints, space, capacity and performance requirements, flexibility and expandability, and any budgetary limitations; and furnish copies of all design and construction standards which the Owner will require to be included in the drawings.

Assist the Engineer by placing at his disposal all available information pertinent to the Project including previous reports and any other data relative to design or construction of the Project.

Village of North Aurora shall furnish to the Engineer, as required for performance of Engineer's Basic Services, data prepared by or services of others including without limitation borings and subsurface explorations, hydrographic surveys, laboratory tests and inspections of samples, material and equipment; appropriate professional interpretations of all of the foregoing; environmental assessment and impact statements; property, boundary, easement, right-of-way, topographic and utility surveys. All of which Engineer shall rely upon to complete reviews.

Arrange for access to and make all provisions for the Engineer to enter upon public and private property as required for the Engineer to perform his services.

Examine all studies, reports, sketches, Drawings, Specifications, proposals and other documents presented by the Engineer, and render decisions pertaining thereto within a reasonable time so as not to delay the services of the Engineer.

Designate a person to act as the Owner's Representative with respect to the services to be rendered under this Agreement. Such person shall have complete authority to transmit instructions, receive information, interpret and define the Owner's policies and decision with respect to materials, equipment, elements and systems pertinent to the Engineer's services.

Give prompt written notice to the Engineer whenever the Owner observes or otherwise becomes aware of any development that affects the scope or timing of the Engineer's services.

Furnish, or direct the Engineer to provide, necessary Additional Services as stipulated in this Agreement or other services as required.

Require the construction contractor(s) who implement Engineer's designs, drawings and specifications to name the Engineer as additional insured while construction work is in progress.

## **H. TERMINATION**

This Agreement may be terminated by Owner at its sole discretion upon thirty (30) days written notice. In addition, the Agreement may be terminated by either party upon thirty (30) days written notice in the event of substantial failure to perform in accordance with the terms hereof by the other party through no fault of the terminating party. In the event of termination hereunder, Engineer shall be paid for all services actually performed to the date of termination.

## **I. GENERAL CONSIDERATIONS**

### **1. REUSE OF DOCUMENTS**

All documents including Drawings and Specifications prepared by Engineer pursuant to this Agreement are instruments of service in respect of the Project. They are not intended or represented to be suitable for reuse by Owner or others on extension of the Project or on any other project. Any reuse without written verification or adaptation by Engineer for the specific purpose intended will be at Owner's sole risk and without liability or legal exposure to Engineer; and Owner shall indemnify and hold harmless Engineer from all claims, damages, losses and expenses including attorney's fees arising or resulting therefrom. Any such verification or adaptation will entitle Engineer to further compensation at rates to be agreed upon by Owner and Engineer.

## 2. CONTROLLING LAW

This Agreement is to be governed by applicable laws of the State of Illinois.

## 3. SUCCESSORS AND ASSIGNS

Owner and Engineer each binds himself and his partners, successors, executors, administrators, assigns and legal representatives to the other party to this Agreement and to the partners, successors, executors, administrators, assigns and legal representatives of such other party, in respect to all covenants, agreements and obligations of this Agreement.

Neither Owner nor Engineer shall assign, sublet or transfer any rights under or interest in (including, but without limitation, moneys that may become due or moneys that are due) this Agreement without the written consent of the other, except as stated above and except to the extent that the effect of this limitation may be restricted by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assigner from any duty or responsibility under this Agreement. Nothing contained in this paragraph shall prevent Engineer from employing such independent consultants, associates and subcontractors as he may deem appropriate to assist him in the performance of services hereunder. Nothing herein shall be construed to give any rights or benefits hereunder to anyone other than Owner and Engineer.

If this engineering proposal meets with your approval, please sign in the space provided and return a signed copy to us.

Very truly yours,

REMPE-SHARPE & ASSOCIATES, INC.  
BY:



Daniel A. Watson, P.E.  
Principal

This proposal from Rempe-Sharpe & Associates, Inc. setting forth certain engineering services and fees relative to the Comprehensive Water Project, is hereby accepted and Rempe-Sharpe is authorized to proceed.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2016

By: \_\_\_\_\_

Steve Bosco  
Village Administrator

PC: Paul Young, Village of North Aurora  
Bill Hannah, Village of North Aurora



EXHIBIT "A"  
FOR SERVICES RENDERED TO VILLAGE OF NORTH AURORA  
SCHEDULE OF ENGINEERING SERVICE CHARGES BY  
REMPE-SHARPE & ASSOCIATES, INC.

EFFECTIVE TIME PERIOD FOR THIS REVISED SCHEDULE:  
JANUARY 1, 2016 TO DECEMBER 31, 2016

A-1 SCHEDULE OF ENGINEER'S HOURLY RATE CHARGES

<u>EMPLOYEE CLASSIFICATION</u>	<u>MAXIMUM HOURLY RATE</u>
PRINCIPAL ENGINEER .....	\$126.50/HR
SENIOR PROJECT ENGINEER .....	\$103.00/HR
PROJECT ENGINEER .....	\$99.50/HR
DESIGN OR CONSTRUCTION ENGINEER (GRADE 1) .....	\$93.50/HR
DESIGN OR CONSTRUCTION ENGINEER (GRADE 2) .....	\$80.50/HR
DESIGN TECHNICIAN (GRADE 1) .....	\$80.50/HR
DESIGN TECHNICIAN (GRADE 2) .....	\$65.00/HR
CADD DRAFTING TECHNICIAN (GRADE 1) .....	\$68.00/HR
DRAFTING TECHNICIAN (GRADE 2) .....	\$55.50/HR
DRAFTING TECHNICIAN (GRADE 3) .....	\$42.00/HR
SURVEYING PARTY CHIEF .....	\$75.00/HR
SURVEYING TECHNICIAN (GRADE 1) .....	\$61.00/HR
SURVEYING TECHNICIAN (GRADE 2) .....	\$42.00/HR
CONSTRUCTION INSPECTOR (GRADE 1) .....	\$75.75/HR
CONSTRUCTION INSPECTOR (GRADE 2) .....	\$66.00/HR
CONSTRUCTION TECHNICIAN .....	\$52.00/HR
ADMINISTRATIVE ASSISTANT .....	\$59.00/HR
CLERK TYPIST .....	\$45.00/HR

A-2 COMPENSATION FOR DIRECT PROJECT REIMBURSABLE COSTS

THE ENGINEER SHALL BE REIMBURSED AT HIS ACTUAL COST FOR ALL EXPENSES AND/OR COSTS INCURRED DIRECTLY OR INDIRECTLY IN CONNECTION WITH THIS PROJECT, SUCH AS PRINTING, TRAVEL, ETC.

THE ENGINEER'S REIMBURSEMENT FOR TRAVEL EXPENSES SHALL BE IRS STANDARD PER MILE OF TRAVEL.

A-3 COMPENSATION FOR SUB-CONTRACTED SERVICES

THE ENGINEER SHALL BE REIMBURSED FOR ALL COSTS AND EXPENSES INCURRED BY THE ENGINEER FOR ALL SERVICES NOT NORMALLY PERFORMED BY THE ENGINEER WHICH ARE SUB-CONTRACTED TO OTHER PARTIES WITH THE OWNER'S APPROVAL.



- 4) On February 16, 2011, a memorandum was presented to the Village that again summarized the need for a new well and water tower with updated projected water demands. Based on that report, to meet fire flows during maximum day demands, with drought conditions now added:
- A new Well No. 8 should be constructed by 2015 utilizing the Drought Safe Operating Capacity. Due to the drop in the well's water level that the Village experienced in the mid-2000's, the well's capacity drops by 15-20%
  - A new 750,000 Gallon Elevated Water Tank should be constructed by Year 2020
- 5) In July-August 2011, Village staff and the Engineer looked into locating a well on a Village owned parcel. Given the distances to existing wells and site restrictions, staff recommended locating the new well on the west side of the Village. The Village recommended a Village owned parcel at the southeast corner of Willow Way and John Street. Since the parcel south of the subject parcel was vacant and owned by BNSF, the Village tried to acquire that parcel.
- 6) In the 2011 Village Long Term Water Capital Improvement budget included:
- 2012 drilling Well No.8
  - 2014 constructing the well house, transmission main and installing the pump and motor in Well No.8.
  - 2016 Completing the West Side Water Treatment Plant Expansion to treat Well No.8.
  - 2020 Constructing a new 750,000 gallon Water Tower.
- 7) The Village Staff meet again in January 2016 to discuss these projects and came to the following conclusions:
- Constructing Well No.8 is still a very high priority.
  - However, due to the problems in dealing with the BSNF, non-responsiveness and large cost for the parcel, the Village staff again visited potential well sites owned by the Village.
  - An alternate well site North of Ice Cream Drive off of Randall Road was selected.
  - The positives for the site are:
    - A) Approximately 1600LF less of transmission main would be required at a saving of +/- \$250K.
    - B) An easement for the transmission main from Commonwealth Edison will not be required and paid for.
  - The negatives for the site are:
    - A) The site would require some wetlands mitigation, approximately 0.2 acres.
    - B) The site would require a temporary construction easement of 0.25 acres in the farm field to the south of the site to drill the well.
    - C) By utilizing the existing raw water transmission main from Well No.6, to the west side WTP, the Village does not have to install 1900LF of transmission main, but the head loss is 8.7' more than in the stand alone transmission main.
  - The Village would like to pursue IEPA low interest loans for both the Well and the Water Tower Project.
  - All of the above reports include Well No.3 as an active well. The Radium levels in this well continually come in around the maximum level allowed by the EPA. The Well N0.3 site is too small to place a treatment facility on (60x60). Also, the water quality when initially started is very high in iron, which precludes this well from being turned on automatically, as the water from the well needs to be discharged to waste for the first 10-20 minutes after start up. If this well cannot be utilized, another well will be required immediately.

## **FUTURE CONSIDERATIONS**

- 1) Water Conservation. The Village of North Aurora, along with the other communities along the Fox River, are seeing residential and commercial growth. However, with lawn watering restrictions and water conserving appliances and fixtures, the gallons per day that the population is utilizing has been declining.
- 2) The Illinois State Water Survey (ISWS) recently presented a webinar on the aquifer that the communities along the Fox River are utilizing. The bottom line is that only the City of Joliet is presently seeing an annual drop in the aquifer level due to overuse. The other communities have not seen any significant drop since DuPage County went to Lake Michigan water and should not see any significant drop for the next 30-40 years. With Joliet's present situation, it could be very likely that Joliet would seek another water source (River) and thus take more pressure off of the aquifer.
- 3) The Village should within the next year take another look at the shallow aquifer to the west of the Village as future source of water in the next 30-40 years. This would include preliminary testing, acquiring parcels, and drilling test wells.

## **CONCLUSIONS**

In summary,

- A new Well No. 8 to be constructed ASAP.
- A new 750,000 Gallon Elevated Water Tank should be constructed by Year 2020
- All reports include Well No.3, which the Village might not be able to utilize in the future.

Finally, the Engineer used population projections for the reports, but the actual number that triggers the construction is the average daily demand, which can change based on population or industrial/commercial use.

# Memorandum



**To:** Village President and Village Board of Trustees  
**From:** Steven Bosco, Village Administrator  
**Date:** 8-10-16  
**Re:** Riverfront Park Design Proposal

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Since acquiring North Aurora Riverfront Park in June, staff has had discussions with the North Aurora River District Alliance (NOARDA) and the Fox Valley Park District regarding the future of both the park and other recreational opportunities along the river. Most recently, staff met with NOARDA to discuss ideas for enhancing North Aurora Riverfront Park. After the meeting staff met with a landscape architect from the Village's planning consultant Teska & Associates.

Per staff's direction, Teska & Associates has provided the attached proposal to create a landscape plan that would enhance North Aurora Riverfront Park with passive and active uses and would build connectivity to the surrounding areas of the riverfront along the State Street Bridge Corridor.

Staff has already ordered a topographical survey of North Aurora Riverfront Park as needed by Teska & Associates to create their landscape plan. The survey was ordered, because deemed it was necessary to have for any future concept plans created for the park regardless of whether this specific proposal is approved. The cost of the proposal from Teska & Associates is not to exceed \$14,500. There is adequate funding in the budget for this landscape plan.



27 July 2016

Michael S. Toth, Community and Economic Development Director

Village of North Aurora, 25 E. State Street, North Aurora, IL 60542

[mtoth@northaurora.org](mailto:mtoth@northaurora.org), 630.906.7372

***RE: Village of North Aurora – Village Hall, Proposal for Landscape Architectural Services***

Dear Mike,

Great to meet with you, Dale, Steve, Mike and Dave on Monday. Thank you for the opportunity to assist the Village with landscape architectural design services for the Village Hall area. The following identifies a scope and approach to provide the Village with concept level landscape design and budgeting to proceed with enhancements to the Village Hall area, including the following:

1. Gateway and identity features that promote the Village Center area;
2. Pedestrian and bike connectivity between the Village Center's four quadrants;
3. Active and passive play areas;
4. Performance areas;
5. Overlook areas;
6. Fishing areas;
7. Native landscape areas;
8. Lighting;
9. Interpretive features.

We look forward to the opportunity to work with the Village on this exciting project. Please let me know if I can provide any questions or clarifications on the attached.

Jodi Mariano, Principal

Teska Associates, Inc., 627 Grove St., Evanston, IL 60201, 847.869.2015

<mailto:JMariano@TeskaAssociates.com>

**teska associates inc**

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627 Grove Street, Evanston, IL 60201 office 847 869-2015 [www.TeskaAssociates.com](http://www.TeskaAssociates.com)

## CONCEPTUAL LANDSCAPE PLAN FOR VILLAGE HALL | INTRODUCTION AND PROJECT AREA

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Conceptual level landscape plans will be prepared to support active and passive recreational uses at the Village Hall Area, generally defined by the area located west of Village Hall between the Fox River and Village Hall building and parking. All proposed enhancements shall be located within Village owned property and as shown on the attached exhibit "Village Hall Landscape Enhancements".

### SCOPE

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#### Task 1 Site Assessment and Opportunity Analysis

- Obtain topographical survey from Village. At a minimum the survey should depict existing structures, pavements, utilities, topography and mature vegetation. The cost to produce a survey is not included in the scope.
- From information provided by the Village, prepare a base map upon which the design documents will be prepared.
- Supplement the base map with field review and site measurements.

#### Task 2 Preliminary Landscape Plan Concept Alternatives

- Prepare two (2) alternative landscape plan concepts. At a minimum, the concepts will address the following potential improvements:
  - Gateway and identity features that promote the Village Center area;
  - Pedestrian and bike connectivity between the Village Center's four quadrants;
  - Active and passive play areas;
  - Performance areas;
  - Overlook areas;
  - Fishing areas;
  - Native landscape areas;
  - Lighting;
  - Interpretive features.
- Plan concepts will be depicted as technical plans with illustrative color. Plans will be supported by sections, details, photographs and catalogue cuts as required that describe the design intent.
- Preliminary budget costs will be provided.
- Make revisions as required.

#### Task 3 Preferred Landscape Plan Concept

- Based on Village and stakeholder input, prepare one (1) preferred landscape plan concept.
- Refinements to plan documents, supporting information and budget costs will be made as appropriate.
- Make revisions as required.

**Task 4**

**Meetings**

- Kickoff/ Site Review *(Staff)*
- Preliminary Landscape Plan Concept Review Meeting *(Staff, North Aurora River District Alliance (NOARDA), Fox Valley Park District)*
- Preferred Landscape Plan Concept Review Meeting *(Staff, North Aurora River District Alliance (NOARDA), Fox Valley Park District)*

**Final Report**

The final deliverable would include a set of Final Landscape Concept Plan Documents. Final Landscape Concept Plan Documents will be depicted as technical plans with illustrative color. Plans will be supported by sections, details, photographs and catalogue cuts as required that describe the design intent. Preliminary budget costs will be provided to guide future decision making relative to landscape improvements. A narrative that interprets the plan will be provided. All materials will be bound together in a report format for the Village's use. The final report will be provided to the Village as (3) hard copies bound and (1) digital PDF file.

*Upon completion of the conceptual landscape plans and final report, coordination with the County and Village Engineer will be required as the next phase of project development.*

**PROFESSIONAL FEES**

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Teska proposes to provide the above tasks for a fee not to exceed: \$14,500 including reimbursables.

Reimbursable expenses will be billed at cost and include reproductions, travel and postage.

Teska's 2016 hourly rates follow:

Principal / Project Manager: \$140/ hr

Associate Landscape Architect: \$105/ hr



# Village Hall Landscape Enhancements Village of North Aurora, IL

