RESOLUTION 2016-082        PASSED: JUNE 27, 2016

AUTHORIZING THE MAYOR OF THE CITY OF DEKALB, ILLINOIS TO EXECUTE AN AGREEMENT WITH RATIO ARCHITECTS, INC. FOR A STEAM LEARNING CENTER FEASIBILITY STUDY IN AN AMOUNT NOT TO EXCEED $75,000.

WHEREAS, the City Council has identified strategic goals that support place making, the celebration of DeKalb’s heritage and legacy, the use of art and culture to define community, partnerships with NIU and other community stakeholders, the development of opportunities for a wide range of interests and age groups, the creation of destination events and gathering places that draw people from DeKalb and throughout the region; and other initiatives in the DeKalb 2025 Strategic Plan,

WHEREAS, in order to work toward the DeKalb 2025 Strategic Plan goals, the City will work to determine the feasibility of a STEAM Learning Center for the DeKalb community; now,

BE IT RESOLVED BY THE CITY COUNCIL of the City of DeKalb, Illinois, as follows:

Section 1. That the MAYOR of the City of DeKalb be authorized and directed to enter into an Agreement with RATIO Architects, Inc. for the completion of a STEAM Learning Center Feasibility Study in an amount not to exceed $75,000 a copy of which is attached hereto and made part hereto as Exhibit “A.”

Section 2. That the City Clerk of the City of DeKalb be authorized and directed to attest the Mayor’s signature.

PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois, at a Regular meeting thereof held on the 27th day of June, 2016, and approved by me as Mayor on the same day. Passed by a roll call vote of 6-2. Aye: Finucane, Marquardt, Snow, Noreiko, Baker, Rey. Nay: Jacobson, Faivre.

ATTEST:

JENNIFER JEEP JOHNSON, City Clerk   JOHN A. REY, Mayor
Agreement Between Owner and Consultant for Planning Services

An agreement made as of the 27th day of June, 2016;

Between the Owner: City of DeKalb, Illinois
200 South Fourth Street
DeKalb, IL 60115

And the Consultant: RATIO Architects, Inc.
455 Cityfront Plaza, Suite 1800
Chicago, IL 60611

For the Project: Feasibility Study for a STEAM Learning Center

RATIO Project Number(s): 16056.000

Terms and Conditions of Agreement Between Owner and Consultant

This agreement is limited to the services, terms, and conditions described herein. Written notice shall be given by the Owner to the Consultant, or Consultant to the Owner, if either becomes aware of any fault or defect in the services provided or of any non-conformance with this Contract. The Owner is the City of DeKalb.

The City of DeKalb, Northern Illinois University Center for P-20 Engagement, Proudly DeKalb, and the DeKalb Firefighters Historical Foundation are embarking on the exploration and feasibility of a community learning center. It is our understanding that these groups are collaborating on a unique, one-of-a-kind Learning Center that will provide hands-on interactive experiences exploring elements of science, technology, engineering, art and math, as well as the history of the DeKalb community. We are pleased to have the chance to work with your team and offer our assistance in developing solutions that will develop a detailed program, consider alternative sites, and create conceptual designs, market studies, costs, and a Feasibility Report to be presented to the DeKalb constituencies and the Community.

ARTICLE 1
CONSULTANT’S RESPONSIBILITIES

1.1 The Consultant’s services consist of those services enumerated in this agreement and performed by the Consultant’s employees and/or sub-consultants.

1.2 The Consultant’s services shall be performed expeditiously as is consistent with professional skill and care and the orderly progress of the Project.

1.3 The Consultant shall complete the Scope of Services outlined in this Agreement with the professional skill and care ordinarily provided by others practicing in the same or similar locality under the same or similar circumstances. The Scope of Services outlined below and the fee associated with it shall supersede all previous discussions of Scope and Fee between the Owner and Consultant, including any submitted and accepted proposal.

ARTICLE 2
SCOPE OF SERVICES & SCHEDULE

2.1 The project scope proposed will result in a detailed report of all work, design team conclusions, recommendations, and
an explanation of the process used. The Project Scope includes all services requested by the RFP and all services described in the Consultant’s response thereto. The Project Scope will be executed by utilizing our professional knowledge and expertise, community engagement, and various software and media tools to communicate the process, concepts and conclusions.

The project intent is to consider alternative potential sites and conceptual design alternatives for those sites, with a financial model resulting from the implementation. Based on the outline of programmatic elements desired, and the budget target of $3,700,000 to $4,000,000 (to be confirmed as the project progresses) we believe that a facility of 12,000 to 15,000 square feet should be considered. There may be opportunities for shared spaces, and other operational efficiencies that will assist in managing the space needed for implementation. The footprint and configuration of existing structures may be a factor in the amount of building area needed, for example, a new, purpose built facility with an ideal floor plan would potentially be smaller than fitting the programs into an existing, but not ideal, structure.

The initial construction budget for the purposes of this proposal is assumed to be $4,000,000. Should that vary significantly, we will modify the fee appropriately. Our understanding of the project is based on the RFP document, and we anticipate the initial scoping and kick off meeting with the client group to finalize and confirm assumptions made.

The Consultant team will employ a four-phase strategy to provide a Feasibility Study for the City of DeKalb. Phases 1-4 are detailed on the following pages encompass 7 major tasks:

**Task 1: Market Review**

The intent of the market review and analysis will be to provide the feasibility study team a STEAM Learning Center market development context for programming needs and revenue generation over the short and long term use of the facility. The market analysis will review local and regional markets profiling educational, residential, business, and visitor sectors.

1.1. The project team will complete stakeholder and focus group interviews to “ground truth” market trends and projections while determining future programming needs and interests of local and regional users of the STEAM Center.

1.2. A review of competitive centers within the region will be compared and contrasted with the STEAM Center. This analysis will focus on audience, programming, and facilities comparisons. It will also concern programming price points for different programs and audience profiles such as differences between children’s programming and corporate training functions. This may influence how the STEAM Center should be positioned within the local and regional market to take advantages of programming demand gaps and or oversupply with like programming in the market.

1.3. Recommendations would be made as to the types of programming that would serve local and regional interests or demand at the STEAM Center. The programming needs will describe audiences and price points for various program offerings. This will allow an order of magnitude estimate of future STEAM Center revenues that may influence how the center should be designed, constructed, and operated into the future.

**Task 2: Operating Resources and Management**

The RATIO team will evaluate the operating resources and management of the learning center, and we will include all of the items identified in the Request for Proposal. The Consultant will indicated its recommended form of organization, required staffing levels and estimated costs.

**Task 3: Recommended Sites and Area Evaluation**
The RATIO team will evaluate the potential sites provided by the participating organizations, as well as considering other sites in the community. For the purposes of the fee included in this proposal, we have included a detailed review of 3 sites subsequent to an initial overall assessment of up to 6 sites.

3.1. All items described in the RFP will be considered.

3.2. We will also consider the site in terms of “Placemaking” and each potential site’s ability to become a unique and memorable place.

3.3. RATIO has had success in facilitating public visioning sessions, where constituent groups and interested constituencies can brainstorm the pros and cons of potential sites.

Task 4: Implementation Plan

The RATIO team will outline an implementation plan for the proposed learning center, including a vision for merging multiple concepts, implementation phases for exhibits, timeline for staggered development based on fundraising or other factors, maintenance, staffing and sustainability, and budgetary considerations.

4.1. Construction phasing will also be considered, if necessary due to site or budgetary limitations.

Task 5: Financial, Educational and Cultural Impact

The RATIO team will determine what the financial, educational and cultural impact the learning center could have on the community.

5.1. RATIO’s in-house economic specialist will undertake a socio-economic review will provide trends and projections of education, residential and business changes over the next fifteen years that will likely impact potential use and programming of the STEAM Learning Center. Population trends will review changes by age group, income levels, and potential audience profile changes over the next ten to fifteen years. Educational and business changes in student growth profiles, employment and investment levels will be analyzed that may affect how industries and businesses may use the STEAM Center for education, training, and outreach efforts.

5.2. Our planners will assist in understanding the cultural impact of the learning center, based on their experiences in other communities.

5.3. We will interview leaders in the Educational community that you identify to assess the potential educational impact of the center on the community.

Task 6: Ownership, Partnership, and Management

We will identify the potential for additional partnerships in the DeKalb area, and will consider real estate ownership and management options that may be available. We will research case studies of similar or related facilities for comparison and consideration. Options such as Public Private Partnerships (P3’s) should be considered.

Task 7: Potential for Corporate Sponsorship

Our experiences with branding will be brought to bear on the center, and the consideration for corporate sponsorship, branding, and funding sources.

DESIGN SERVICES PHASES
RATIO will conduct a process with you that will allow us to: 1.) Define project parameters and opportunities; 2.) Develop preliminary concepts; 3.) Analyze alternative sites; 4.) Study the market and finances; 5.) Provide final deliverables. Included in our services will be the review and analysis of competing facilities locally and regionally, and review and incorporation of all relevant aspects of existing reports, master plans, community plans and any other relevant information provided by the client. Our Civil Engineers will review site utilities and their capacities for the potential sites. We will visit selected precedent and competing facilities that may inform our design and report.

**Phase 1: EMBARK**

The team will organize, gather resources, establish project structures, and meet with the City and constituent groups to kick off the project.

The public engagement plan will be created with City staff input to ensure identification of stakeholders and coordination of engagement events. Our team will be present and facilitate the meetings and presentations described below, and up to four (4) steering committee meetings. In addition, if desired we will create a client communications portal with public and private functionality to house all project documents and engage stakeholders on specific topics.

**Workshop 1: KICK OFF MEETING**

**Phase 2: ENVISION**

RATIO and our consultants will collect data, research and determine precedent projects, program the facility, and begin site evaluations. The programming process is detailed below:

**Programming**

**Workshop 2: PROGRAMMING & DISCOVERY**

We will conduct a 1-day workshop with the constituent groups in DeKalb; the workshop goals are to review the programs and potential sites; verify our knowledge of the existing conditions and identify strategies of building, program relationships and site strategies of the building including pedestrian and vehicular circulation.

**Deliverables**

2.1. **Visual and Verbal Workshop Documentation**

2.2. **Program Document with functional areas, technical requirements and desired image definition**

2.3. **Documentation of alternative sites, including Building Information Models (BIM) or similar**

**Phase 3: ENHANCE**

We will enhance the concepts with the market analysis, study the impact of the concepts on the community, engage the community with the design concepts, and draft the Feasibility Report. The Concept Design process is detailed below:

**Concept Designs**

**Workshop 3: CONCEPTS**

We will conduct a 2-day workshop with the constituent groups either in RATIO's Chicago office, or in a DeKalb location with the necessary technology. During this workshop the client may wish to bring key individuals that will provide insight into operational best practices for building and site layout, parking, bus parking and drive thru configurations. The workshop goals are to review proto-type floor plans, site plans and massing strategies. Day 1 we review and discuss information presented then our team will work to revise schemes for review on day 2.
Initial Concept Package Deliverables

3.1. Concepts for alternative site designs including site plans and exterior images
3.2. Concepts for building designs, including floor plans and interior images
3.3. STEAM Center Branding Concepts
3.4. Project Budget update

Phase 4: ENRICH

In the final phase, we will create the implementation and action plan, research funding and sponsorship sources with the city, engage the community, and finalize the Feasibility Report, and present to the City Council. Our Community Engagement process is detailed below:

Community Engagement

Workshop 4: FINAL SCHEMES

We will conduct a public workshop and presentation at a City-designated location with the community of the final schemes; the workshop goals are to review a finalized scheme, including a site plan, building floor plan along with 3 dimensional building design identifying conceptual materials, site and landscape along with interior design development.

Final Concept Scheme Deliverables

We anticipate the deliverables will be in the form of an electronic pdf (either 8 1/2 x 11 or 11 x 17) along with printed hardcopies. We will facilitate the placement of deliverables on social media, or on designated web sites as directed by the City.

4.1. Site plans, floor plans, 3-D sketch-up exterior rendering
4.2. Final Cost Estimates
4.3. Renderings of final concept of the exterior and interior of the facility

2.2 The Consultant’s Travel shall include the following:
2.2.1 A maximum of seven (7) trips to the community.
2.2.2 These trips will be used, to the greatest degree possible, for multiple purposes in effort to maximize the efficiency of the project. The trips will be used in combination for research, field reconnaissance, steering committee meetings, public workshops, key stakeholder / focus group interviews, staff meetings, and presentations.

2.3 Document development and draft revisions shall include the following:
2.3.1 The Consultant will incrementally develop a draft Feasibility Study for review and revision, and present draft portions of the documents to the Owner for comment.
2.3.2 The Consultant will provide up to two (2) sets of revisions to the full draft of the Feasibility Study.

2.4 In consideration of the Scope of Services, the Consultant will complete the Feasibility Study within six (6) months per the attached schedule, from a written Notice to Proceed, assumed to be June 27, 2016. This schedule does not include any extended review required by the Owner or associated review groups. This schedule may be revised based upon written approval by both the Owner and the Consultant.
2.5 Limitations and Exclusions:

2.5.1 We have not included services for environmental assessments associated with existing buildings or removal of underground fuel storage tanks, disposal/testing of contaminated soil or ground water, soil remediation systems or coordination with the Regulatory Agencies for redevelopment of the sites.

2.5.2 Geotechnical Services are not included.

2.5.3 Surveying and topographic surveys are excluded.

2.5.4 MEP and Structural Engineering are excluded.

2.5.5 Consideration for LEED certification is excluded, however, we will provide a basic LEED scoresheet for one of possible preferred sites.

2.5.6 Excludes any highway or traffic studies.

2.5.7 Traffic circulation review/assessment at existing surrounding roadways is excluded, however, we will provide a general assessment of traffic patterns, volume, and concerns based on professional judgement.

2.5.8 Parking lot grading and the consideration of storm water management is excluded with the assumption that there will be no net increase in hard surface area for most sites.

2.5.9 Other structures that may exist on the sites, and their future uses are anticipated to remain as-is and as such they are not included in the assessment under this project.

ARTICLE 3
OWNER’S RESPONSIBILITIES

3.1 The Owner shall provide full access to information it possesses and/or that is readily accessible at no cost to the Consultant.

3.2 The Owner shall assign, and convey in writing to the Consultant, a representative authorized to act on the Owner’s behalf with respect to the Project. The Owner’s representative shall render decisions in a timely manner pertaining to material submitted by the Consultant in order to avoid unreasonable delay in the orderly sequential progress of the Consultant’s services. The Owner’s representative shall coordinate the Owner’s activities and decision making process and shall be responsible for coordinating and communicating the Owner’s comments, decisions, and information to the Consultant.

3.3 The Owner shall furnish all previously completed and related studies, plans and information collected as they pertain to this Project. Further, maps, both hard copy and electronic which relate to information collection or which are necessary for the orderly and expeditious completion of this Project shall be provided to the Consultant.

3.4 The Owner shall provide a legal review of the final products of the Project prior to adoption and make any findings and/or necessary changes known to the Consultant in writing.

3.5 The Owner shall be responsible for arranging local meeting space and publicizing local meetings, both internally and to the public as necessary. Further, the Owner shall pay any related costs of advertising public hearings.

3.6 The Owner shall be responsible for participating in the distribution of all appropriate materials, other than those specifically identified as being the responsibility of the Consultant in the Scope of Services, to appropriate local individuals, groups, and locations once the Consultant delivers the appropriate copies to the Owner’s representative. The Owner shall be responsible for creating any additional copies of documents that are required in excess of this Agreement, or shall compensate the Consultant for such documents based on negotiated additional services.

ARTICLE 4
DELIVERABLES

4.1 Deliverables from the Consultant to the Owner for this project shall include the following:
4.1.1. Deliverables during the project shall include the following:
   a. One hardcopy of draft documents, summaries, meeting notes, reports, etc. as described by the Scope of Services.
   b. An electronic version in their original software and/or as an electronic version capable of being posted on the Internet and distributed via CD-Rom.
   c. Up to one (1) black/white copies of the draft document for steering committee/review.

4.1.2. Final deliverables at the conclusion of the project shall include the following:
   a. Up to five (5) color copies total of the final Feasibility Study document for use by the Steering Committee and City Council.
   b. Up to ten (10) flash drives loaded with the **final** document for distribution, including an executive summary hardcopy insert.
   c. One (1) copy of the final document with document-sized maps in “photo-ready” format for duplicating.
   d. Up to three (3) large format (24 by 36 inches) exhibit boards.
   e. One (1) copy of the final document in its original software (Adobe InDesign), on CD-Rom.

4.2 Project Deliverables shall be provided in hard copy and Adobe Acrobat “PDF” compatible format. Electronic formats of the document shall allow the distribution of materials via CD-Rom, and the posting of materials on the Internet.

4.3 The Owner shall be responsible for creating any copies of deliverables that exceed this Agreement.

4.4 All project deliverables shall become the property of the Owner upon completion of the project and payment in full of all monies due to the Consultant. The Owner shall have unlimited rights to revise, alter, reproduce, exchange, share, and modify the deliverables as necessary and appropriate in their common and accepted use. The Consultant shall have unlimited rights to reproduce the deliverables in whole or in part, including their content, format, and other elements only for the purposes of marketing the Consultant’s products, and providing services to other Owners. However, this provision shall not be construed to entitle Consultant to market Project deliverables for resale.

### ARTICLE 5
**ADDITIONAL SERVICES (DIRECT EXPENSES & LABOR)**

5.1 Owner and Consultant agree that all services identified by this Agreement are intended to be performed for the lump sum fee indicated by Article 9 of this Agreement.

5.2 Any additional services beyond the identified Design Services, which you may request, will be invoiced at the hourly rate of the personnel assigned to the task.

<table>
<thead>
<tr>
<th>Firm Titles</th>
<th>2016 Hourly Rates</th>
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<tbody>
<tr>
<td>5.2.1. Principal 1</td>
<td>$215.00 - $235.00</td>
</tr>
<tr>
<td>5.2.2. Principal 2</td>
<td>$190.00 - $235.00</td>
</tr>
<tr>
<td>5.2.3. Associate Principal</td>
<td>$170.00 - $185.00</td>
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<td>5.2.4. Senior Associate</td>
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<td>5.2.5. Associate</td>
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<td>5.2.6. Senior Professional</td>
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<td>5.2.7. Professional</td>
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</tr>
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<td>5.2.8. Graduate Professional</td>
<td>$ 80.00 - $105.00</td>
</tr>
<tr>
<td>5.2.9. Intern</td>
<td>$ 65.00</td>
</tr>
<tr>
<td>5.2.10. Administrative</td>
<td>$ 75.00</td>
</tr>
</tbody>
</table>

These rates are subject to annual adjustment. If an additional service is requested, we will prepare a written proposal, identifying our services and compensation, for your review and approval prior to initiating the requested services.
5.3 Reimbursable expenses incurred by the Consultant may include the following and shall be invoiced to the Owner at 1.1
  times the item cost as identified in Section 9.5.
  5.3.1. Drawing reproduction / photographic reproduction
  5.3.2. Copying
  5.3.3. Supplies
  5.3.4. Mailing / express mail
  5.3.5. Long distance communications
  5.3.6. Renderings and advanced visualization items
  5.3.7. Agency reviews
  5.3.8. Lodging and meals
  5.3.9. Other, approved, miscellaneous expense incurred in the interest of the project.

ARTICLE 6
CLAIMS AND DISPUTES

6.1 Owner and Consultant shall commence claims and causes of action, whether in contract, tort, or otherwise, against the
  other arising out of or related to this Agreement in accordance with the requirements of Section 6.2, within the period
  specified by applicable law, but in any case not more than ten (10) years after the date of Substantial Completion of the
  Work.

6.2 If a dispute arises out of, or relating to, this Agreement, or the breach thereof, and if the said dispute cannot be settled
  through direct discussions, the parties agree to endeavor to settle the dispute in an amicable manner by mediation
  through a mutually agreed upon service or party acceptable to each.

6.3 Mediation shall be administered by the American Arbitration Association in accordance with its Construction Industry
  Mediation Procedures in effect on the date of this Agreement. The parties shall share the mediator’s fee and any filing
  fees equally. The mediation shall be held in the State of Illinois. Agreements reached in mediation shall be enforceable
  as settlement agreements in any court having jurisdiction thereof. Pending the resolution of any disputes, the
  Consultant shall continue to render services under this Agreement and the Owner shall continue to make payments of
  the amounts due to the Consultant under this Agreement.

6.4 Owner and Consultant waive consequential damages for claims, disputes or other matters in question arising out of or
  relating to this Agreement. This mutual waiver is applicable, without limitation, to all consequential damages due to
  either party’s termination of this Agreement, except as specifically provided in Section 7.5.

ARTICLE 7
TERMINATION, SUSPENSION OR ABANDONMENT

7.1 This Agreement may be terminated by either party at any time without cause upon issuance of written notification of
  termination that shall be effective thirty (30) days from the date of mailing.

7.2 The Agreement may be terminated by the Owner upon not less than seven (7) days’ written notice to the Consultant in
  the event that the Project is permanently abandoned. If the Owner abandons the Project for more than sixty (60)
  consecutive days, the Consultant may terminate this Agreement by giving written notice.

7.3 Failure of the Owner to make payments to the Consultant in accordance with this Agreement shall be considered
  substantial nonperformance and cause for termination.
7.4 If the Owner fails to make payment when due the Consultant for services and expenses, the Consultant may, after invoice is due and upon written notice to the Owner, suspend performance of services in this Agreement. Unless payment-in-full is received by the Consultant within fifteen (15) days from date of notice, the suspension shall take effect without further notice.

7.5 If either the Owner or Consultant terminates this agreement pursuant to this article, the Owner shall pay the Consultant for services rendered up to the date of termination. The Consultant shall provide the Owner with all work produced up to the date of termination for the Owner’s use in accordance with Article 4.

ARTICLE 8
MISCELLANEOUS PROVISIONS

8.1 Unless otherwise provided, this Agreement shall be governed by the laws of the State of Illinois.

8.2 The Owner and Consultant, respectively, bind themselves, their partners, successors, assigns and legal representatives to the other party; to this Agreement; and to the partners, successors, assigns and legal representatives of the other party with respect to this Agreement.

8.3 This Agreement represents the entire and integrated agreement between the Owner and Consultant and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both Owner and Consultant.

8.4 The Consultant will maintain auto liability and commercial general liability coverage of at least $1 million, plus worker’s compensation coverage with statutory minimums. The Consultant shall be responsible for any and all damages to property or persons arising out of an error, omission, and/or negligent act in the prosecution of the work or failure to prosecute the work and shall indemnify and hold harmless the City, its officers, agents, and employees from all suits, claims, actions or damages of any nature whatsoever resulting therefrom. The Consultant shall assume all restitution and repair costs arising out of an error, omission and/or negligence.

The Consultant agrees to indemnify and save harmless the City, including its elected or appointed officials, employees, attorneys and agents (collectively, the “City Indemnities”) against any and all claims, loss damage, injury, liability, and court costs and attorney’s fees incident thereto, including any claims made by employees of the Consultant or any of their subcontractors, as well as all other persons, resulting directly or indirectly from the work covered by this contract or the equipment used in connection therewith. It is understood that this agreement shall apply to any and all such claims whether resulting from the negligence or the intentional acts of the Consultant, the Consultant’s employees, contractors or subcontractors, the City or City Indemnities or otherwise, with the single exception of any claim, damage, loss, or expense arising solely out of the intentional misconduct of the City or City Indemnities. The Consultant is solely responsible for determining the accuracy and validity of any information provided to the Consultant by the City or its representatives. This indemnification shall apply to the fullest extent of the law, and in the event that any provision hereof is determined to be unenforceable, the indemnification obligations shall be severable and the fullest extent of indemnification that may lawfully apply shall remain in full force and effect.

This indemnification shall not be limited in any way by limitations on the amount or type of damages, compensation, or benefits payable by or for the Contractor under Workers’ Compensation Acts, disability benefit acts, or other employee benefit acts, and serves as an express agreement to waive the protection of Kotecki v. Cyclops Welding Corp, 146 Ill.2d 155 (1991) in Illinois.

8.5 The Consultant is required to comply with all applicable laws and regulations, including but not limited to the Illinois Freedom of Information Act.

8.6 The Owner and Consultant may reconsider and renegotiate the fee within this Agreement if the Project extends six (6)
months beyond the targeted completion date. The targeted completion time frame for the Project is six (6) months from the date this agreement is signed by the Owner.

8.7 The Consultant will not assign its interests in this agreement without the written consent of the Owner.

ARTICLE 9
COMPENSATION

9.1 In consideration of the Scope of Services and Schedule, the Consultant will complete the Project for a lump-sum fee of Sixty Nine Thousand Dollars ($69,000.00).

9.2 Services are to be provided by RATIO Architects and Wendler Engineering with limited consultation by HAI and KJWW Engineering.

9.3 Invoices shall be sent monthly and shall be in proportion to services performed. Payment is due upon receipt. Invoice amounts unpaid for more than sixty (60) days are subject to an additional fee equal to one percent (1%) of the invoice.

9.4 Mileage will be reimbursed at the federally published rate.

9.5 If the project is abandoned, in part or in whole, payment on account of the services performed shall be made by the Owner to the Consultant upon presentation of a final accounting of services rendered and expenses incurred since the last paid invoice to the date of such action.

9.6 Expenses attributable to the project will be invoiced as a Reimbursable Expense at 1.10 times the item’s expense. Expenses may include:
9.6.1. Drawing Reproduction/Photographic Reproduction
9.6.2. Copying
9.6.3. Supplies
9.6.4. Mailing/Express Mail
9.6.5. Mileage/Lodging/Meals/Auto Rental/Travel per Diem
9.6.6. Renderings
9.6.7. Agency reviews and fees
9.6.8. Other, approved, miscellaneous expenses

Reimbursable expenses will not exceed Three Thousand Five Hundred Dollars ($3,500.00). The reimbursable expenses will be in addition to the lump sum fee. We will only invoice for expenses incurred in the interest of the project and will provide back-up receipts with our invoicing as required. Any monies remaining within this estimate at the completion of the project will revert back to the client in full.

9.7 Additional meetings or trips by the Team (consisting of two RATIO staff members) will be a fixed fee of Two Thousand Dollars ($2,000.00) per trip/meeting, inclusive of labor and mileage.

ARTICLE 10
COPYRIGHTS AND LICENCES

10.1 The Consultant shall be deemed the authors and the owners of their respective Instruments of Service (the plan) and shall retain all common law, statutory and other reserved rights, including copyrights. Submission or distribution of Instruments of Service to meet official regulatory requirements or for similar purposes in connection with the Project is not to be construed as publication in derogation of the reserved rights of the Consultant.
This Agreement entered into as of the day and year as written above.

**Owner**

Owner by:


John A. Rey, Mayor  
City of DeKalb

**Consultant**

RATIO Architects, Inc. by:

Craig M. Smith, AIA  
Principal
Cover Letter
April 21, 2016

Ms. Patty Hoppenstedt
City of DeKalb
200 South Fourth Street
DeKalb, Illinois 60115

Re: Feasibility Study for a STEAM Learning Center, DeKalb, Illinois

Dear Patty and the Selection Committee:

The STEAM Learning Center provides an opportunity for a one-of-a-kind collaboration to create a truly unique community learning center. The community will benefit from the hands-on interactive experiences exploring the elements of science, technology, engineering, art and math, as well as the history of the DeKalb community. Bringing the past to life through educational programming, community learning, as well as becoming a regional destination, will ensure the strength and sustainable growth of the connected neighborhoods and will be a unique asset for the City of DeKalb. The City, Northern Illinois University, Proudly DeKalb, and the DeKalb Firefighters Historical Foundation have created a unique partnership that emphasizes collaboration between the City and University. RATIO would like the opportunity to assist with the next phase of the process to arrive at a unique planning solution for the STEAM Learning Center.

Multi-disciplined Experience
The vision and mission of education 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 planning, economic development and graphic design. We are able to draw on our experience with multiple project types to address the many components of the proposed STEAM Center. For example, we are one of the few architects that has a senior Economic Development Specialist on staff. Our experience complement all of the key components of the Center; STEM buildings, education facilities, Museums, Children's Museums, Collaborative Learning Centers, and urban plans.

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 community. To that end, we will create a series of deliverables that can support the City of DeKalb and its partners in achieving its fiscal and mission-based goals. RATIO has successfully delivered numerous Feasibility Study and Planning documents and understands the level of effort and financial resources associated with their completion and implementation. To address the priorities of the City and University, we propose a flexible process that includes the right deliverables at the right time to facilitate a successful outcome for your community.

RATIO provides a high level of value to our clients through the innovative way that we operate, manage and deliver our projects. This added value is achieved through the use of a responsive tool set utilized in a real-time, collaborative setting with the users and stakeholders of the project: what we call our LiveDesign™ Process. We also have extensive experience in managing and leveraging community outreach and participation through our planning group, and that will be an important part of the STEAM Learning Center process. 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. RATIO would like to partner with you to establish the plan and program appropriate for this unique asset to the DeKalb community.

Sincerely,

Craig M. Smith, AIA
Principal | Chicago Studio Director
312.888.3327 | CSmith@RATIOdesign.com
Statement of Qualifications
RATIO Architects, Inc.
Architecture / Interior Design / Landscape Architecture

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 more than 30 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.

In every project, we look first to understand our client’s character and history and use creative design to reflect their mission, values and spirit. We understand the importance of listening and know it’s the critical first step in helping to shape your design vision. Our team listens to your goals, values and budget and then translates that vision into a distinctive, functional solution unique to your organization.

Our philosophy of reason and proportion transcend all aspects of our work – from how we select project teams, to how we approach client relationships and throughout the entire planning and design process. Above all, the RATIO team values its role in using creative and engaging design to connect people with their community.

CONTACT

INDIANAPOLIS:
101 South Pennsylvania Street, Indianapolis, IN 46204 / 317 633 4040

CHAMPAIGN:
301 N. Neil Street, Suite 102, Champaign, IL 61820 / 217 352 7696

RALEIGH:
135 East Martin Street, Raleigh, NC 27601 / 919 821 0805

CHICAGO:
455 North Cityfront Plaza Drive, Suite 1800, Chicago, IL 60611 / 312 465 2359

RATIOdesign.com

A Learning Center is a place where imagination is set free and creativity runs rampant. RATIO has a longstanding commitment to designing innovative and engaging spaces where children of all ages can learn through play, and where history is preserved for future generations. We use a collaborative process to help our clients first define their institutional personality and then design a facility that reflects their organization’s unique qualities and mission. The result is an authentic space where the visitor becomes fully engaged through sight, sound and touch.
STEM/STEAM Expertise

Science Complex Renovations and Master Plan: Western Illinois University

Scott Biomedical Engineering Building: Colorado State University

Eugene and Marilyn Glick Eye Institute: Indiana University School of Medicine

Neil Armstrong Hall of Engineering: Purdue University
RATIO is a national expert in the design of research and learning environments that support the hands-on, inquiry-based philosophy of STEM/STEAM education.

Our STEM/STEAM spaces fully engage students in teamwork-oriented settings that encourage multidisciplinary collaboration and foster critical problem-solving and communication skills. From cutting-edge fabrication bays to specialized research laboratories, RATIO’s STEM/STEAM experience spans schools, universities, and communities across the country.
Library Expertise

Central Library, Indianapolis, IN

Forsyth County Central Library: Winston-Salem, NC

Truxel Library: Anne Arundal Community College

Chatham County Joint Use Library: Pittsboro, NC
The public library of decades past has become the community learning center of today – a multifaceted environment that enriches communities with opportunities for learning and discovery, with diverse yet complimentary resources that range from traditional collections to 21st-Century maker spaces.

With decades of experience in creating public libraries, RATIO conducts the extensive research required to produce functional, long-lasting facilities that reflect the communities they serve, empowering patrons of every age and background to gather, learn, create, share and explore the larger world around them.
RATIO has a long history of working with cultural institutions to create environments that teach, connect and inspire. Our exhibit design philosophy embodies the concept of “Narrative Architecture” – using a building’s context and form to tell a unique and compelling story.

Our exhibit design team creates immersive, interactive environments that ignite the imagination, foster experiential, hands-on learning and encourage lifelong connections between visitor and institution.
Wendler Engineering Services, Inc. is a consulting engineering firm providing a diverse range of civil engineering, structural engineering, land planning, land surveying and construction staking services. Founded in 1986, our company began in Dixon, Illinois in order to serve the civil engineering and land surveying needs of local developers and surrounding municipalities.

For over 45 years, the Wendler name has been synonymous with quality, integrity and professionalism. Dedicated to progress, customer satisfaction and to our industry, our experienced design professionals and support staff work hard to provide you with the best practices available through emerging technologies and sustain innovative solutions.

Civil Engineering
Whether it is the development of a large industrial site, roadway improvement, storm water structure, or residential subdivision design, Wendler has the know-how to complete your project with confidence. Our civil engineers provide design, construction and maintenance solutions for private and public clients.

Structural Engineering
Structural engineering plays an integral part in the design and maintenance of our nation’s infrastructure. This science is what makes our buildings withstand the forces of nature, bridges support our transit loads, and foundations stand strong over the years. From foundation design to structural analyses, Wendler has the ability to service your most complex structural needs. Our clientele includes state and county governments, municipalities, developers, and industrial facilities. These clients continue to retain Wendler due to the professionalism and competence that is exhibited during their projects. With Wendler’s knowledge and experience, your next project can be engineered with confidence, from the ground up.

WENDLER ENGINEERING SERVICES, INC.
421 Grove Street
DeKalb, IL 60115
815.756.7756
KJWW Engineering Consultants is an international engineering consulting firm providing innovative engineering solutions for building systems planning and design. Ranked by BD+C among the Top 20 engineering firms in the U.S., KJWW specializes in efficient, high-performing building systems for the corporate, commercial, healthcare, education, government and industrial markets. Services include mechanical, electrical, technology, structural, acoustics, medical equipment planning, architectural lighting, energy modeling and commissioning for an integrated building performance. Founded in 1961, KJWW is an employee-owned company with 500 employees in offices worldwide, including Chicago, Cincinnati, Des Moines, Indianapolis, Kansas City, Madison, Naperville, Phoenix, Quad Cities, San Francisco, St. Louis, Tucson, Wausau, Dubai (UAE) and Ahmedabad (India).

Experts in the field of sustainability, KJWW has engineered more than 100 certified LEED projects, including 14 Platinum and 46 Gold. We work together with our clients and design and construction partners to bring innovative visions to life.

KJWW is 100 percent Revit based for all engineering disciplines, providing improved collaboration and coordination. We are experienced in all delivery methods from traditional to design-build, design assist, CM at risk, IPD (integrated project delivery) and P3 (public/private/partnerships) to offer the best practices for project delivery.

Hodgetts Associates, Inc. (HAI) has been providing independent, professional cost and time management services in the Chicago/Midwest area to Architects, Engineers, Developers, Owners, Banks and Government Agencies since 1997. HAI has the expertise and resources to provide a wide range of construction consultancy services which includes:

- Cost estimating
- Bid analysis
- Change order evaluation
- Value engineering
- Loan monitoring
- Scheduling
- Schedules of rates/materials
- Claim resolution
- Final cost settlements
- Construction market surveys
- Litigation support
- Option appraisal
- Quantity surveys
- Bills of quantities
- Claim resolution

The team members of HAI have experience of many building types including schools, hospitals, laboratories, hotels, offices, airports, retail centers, museums, embassies, highways, bridges, railroads, waste water treatment plants, solid waste facilities, industrial and residential developments and military, religious, cultural, civic, educational and correctional facilities.

HAI has both the broad experience and the specialized knowledge of cost planning, cost control measures, and time management skills critical to the success of any construction project.

We have sufficient resources to handle all projects yet we are small enough to remain flexible to the unique needs of our clients. We maintain a close relationship with our clients and have a hands-on approach to our work product.

Our flexibility, our Principal participation, the accuracy of our documentation and the quality of our reports all assist our clients in minimizing risk and in maximizing control of their projects.

KJWW ENGINEERING CONSULTANTS

623 26th Avenue
Rock Island, IL 61201
309.788.0673

HODGETTS ASSOCIATES, INC.

6 Echo Court
Hawthorn Woods, IL 60047
630.844.2823
Good people mean good design. The RATIO team brings diverse individuals together whose design capabilities add to our collaborative environment and contribute to our distinctive solutions. Our team members combine purpose with creative thinking to design projects that reflect our client’s character, values and mission.

**Principal-in-Charge**

Craig Smith  AIA

With a strong passion for design, Craig offers more than 35 years of crafting meaningful and interesting design solutions for higher education clients. He feels strongly that communication is an integral part of the design process. Rather than dictate the design to the client, Craig advocates for ongoing interaction with the user group throughout the project’s lifecycle, listening to their needs and incorporating their suggestions into the finished building. From developing the initial program to realizing the design and walking through it with the client, Craig’s passion for responsive design is evident through a project’s lifecycle.

**Education & Certifications**
- University of Illinois / Master of Architecture
- University of Illinois / Bachelor of Architecture
- Registered Architect: States of IL, IN, MI and WI
- NCARB Certified

**Project Experience**
- Chemistry Research Building, Colorado State University
- Library of Health Sciences Renovation, University of Illinois at Chicago
- IIT Education Technology Center, Chicago, IL*

*Experience prior to joining RATIO.

**Project Director**

Sarah Wood  LEED AP BD+C

An Architectural Designer, Sarah Wood brings a wealth of experience in design and project direction to RATIO. Her background includes work on large-scale international competitions and projects in China, India and the UAE, and BIM modeling expertise in early concept design through design development.

Sarah serves as Sustainability Leader for RATIO, supporting the application of best practices in sustainable design across all disciplines of the firm. Her approach to sustainability is performance and data driven. Based upon client and project goals, Sarah considers each project from a holistic perspective and aims to strike a balance between environmental, social and economic performance.

**Education & Certifications**
- University of Illinois at Chicago / Master of Architecture
- University of Minnesota / Bachelor of Science, Architecture
- LEED Accredited Professional

**Project Experience**
- Chemistry Research Building, Colorado State University
- Hulman Memorial Union, Rose-Hulman Institute of Technology
- University Hall Facade Renovation, University of Illinois at Chicago
### Principal Designer

**Chris Boardman** RA, LEED AP

As a Project Designer, Chris helps lead the programming and design process. His expertise lies in blending a rigorous planning methodology that meets the utilization and functional expectations with the more aspirational and intuitive aspects of design that underlie 21st century education.

Chris has significant experience in the planning of undergraduate science and innovative learning spaces. Guided by a design philosophy that integrates creativity and logic, Chris is skilled at listening to client needs and translating them into a functional, meaningful solution. Inspired by the client’s vision, Chris enjoys the challenge of creating alternative solutions that achieve and surpass their initial objectives.

**Education & Certifications**
- Ball State University / Graduate Studies
- Ball State University / Bachelor of Architecture
- Registered Architect: IL
- LEED Accredited Professional

**Project Experience**
- Chemistry Research Building, Colorado State University
- Marhsbury Engineering & Visualization Center, University of Kentucky
- Evansville Museum of Arts, History & Science Master Plan and The Eykamp Pavilion & Koch Immersive Theater

### Architect / Interior Designer

**Brooke Funkhouser** AIA, LEED AP

As a Project Architect, Interior Designer, and Sustainability Specialist, Brooke plays an integral role in developing the initial concept for projects. Since joining RATIO in 2008, Brooke’s unique approach to design has helped clients define and realize their goals.

Guided by a design philosophy that integrates creativity and logic, Brooke is skilled at listening to client needs and translating them into a functional, meaningful solution. Inspired by the client’s vision, Brooke enjoys the challenge of creating alternative solutions that achieve and surpass their initial objectives. As a LEED Accredited Professional, Brooke provides an in-depth understanding of the design and construction guidelines required to achieve a LEED Certification.

**Education & Certifications**
- University of Illinois / Master of Architecture
- Southern Illinois University / B.S., Interior Design
- Registered Architect: IN
- LEED Accredited Professional

**Project Experience**
- Technology, Innovation & Entrepreneurship Center, Scottsburg, IN
- Library of Health Sciences Renovation, University of Illinois at Chicago
- Ivy Tech Learning Resource Center and Intermodal Facility, Indianapolis, IN
- Active Learning Center, Purdue University
- Krannert Library, University of Indianapolis

### Urban Planner / Public Facilitator

**Lesley Roth** AIA, AICP

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.

**Education & Certifications**
- University of Illinois at Chicago / Master of Planning & Policy
- University of Oregon / Bachelor of Architecture
- Registered Architect, State of IL
- AICP Certified
- NCARB Certified

**Project Experience**
- Streetscape Enhancements, Highland Park, IL
- Space Utilization Plan, Illinois College*
- Campus Master Plan, AT Stills University*
- 5710 Woodlawn Multi-Cultural Center, University of Chicago*
- Stellwagen Family Farm Master Plan, Orland Park, IL
- Oakdale Nature Preserve Master Plan, Freeport, IL

*Experience prior to joining RATIO.
**Economic Development Specialist**

**Matt Rueff**

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 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 & Certifications**
- Indiana University-Purdue University / Master of Public Administration
- University of Notre Dame / Graduate Study, School of Business
- Grinnell College / B.A., Political Science
- Certified Economic Development Finance Professional (CEDF)
- Certified Project Manager

**Project Experience**
- Northwest Indiana Economic Development Assistance
- TOD Analysis & Comprehensive Plan, Riverdale, IL (Cook County)
- Lakefront Tax Increment Finance Study and TOD Analysis, Waukegan, IL

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**Landscape Architect**

**Jameson Skaife**

An educator, researcher and design professional, Landscape Architect Jameson brings an academic approach and award-winning commercial and residential experience to the RATIO team.

Prior to joining RATIO’s Chicago studio, Jameson worked as a researcher and designer at the University of Toronto’s Center for Landscape Research, studying green infrastructure in post-Katrina New Orleans, public transportation and city organization in Canada, and low-impact stormwater management systems for use in industrial sites around the world. He also served as an adjunct professor at the Illinois Institute of Technology’s College of Architecture.

**Education & Registration**
- University of Toronto / Masters of Landscape Architecture
- University of Wisconsin-Milwaukee / B.S., Landscape Architecture with Honors
- University of Wisconsin-Milwaukee / Urban Planning Certificate
- Registered Landscape Architect, State of IL
- Green Roof Professional (GRP)

**Project Experience**
- Streetscape Enhancements, Highland Park, IL
- Kirby Hospital Wellness Center Master Plan, Monticello, IL
- Graduate Hotel, Bloomington, IN
- Visitors Center Beach Landscape, Northwestern University*

*Experience prior to joining RATIO.

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**Director, Civil Engineering**

**David Weber**

David offers more than 30 years experience representing a broad range of engineering projects. He has extensive experience in the design of streets, highways, recreation trails, open spaces, site plans, and storm water management plans of various sizes.

David received the 2002 Professional Engineering Management Award presented by the Illinois Society of Professional Engineers for his leadership in advancement of technical goals, encouragement and inspiration of technical and professional achievements, and a continuing concern for professional ethics.

Prior to joining Wendler, David served as the former County Engineer for Whiteside County. His responsibilities included planning, coordinating, allocating and supervising the design, maintenance and repair of the county’s road and bridge system.

**Education & Registration**
- University of Wisconsin - Platteville, B.S., Civil Engineering
- Licensed Professional Engineer, State of IL

**Project Experience**
- Egyptian Theatre, DeKalb, IL
- Fairview Drive Bike Path, Section 10-00177-00-BT, DeKalb, IL
- Dresser / Normal Road Intersection, Section 09-00175-00-SP, DeKalb, IL
- Oakland Drive, DeKalb, IL
- Genoa-Kingston Community Unit School District #424, Genoa, IL
Director, Structural Engineering

Scott Brown  PE, SE

With Wendler since 1995, Scott holds a diverse range of structural and civil engineering experience. His primary responsibilities include structural engineering performing the design and plan preparation for the construction of building foundations, highway structures, retaining walls, structural inspections and structural analysis. Scott also performs hydraulic analysis for bridges, culverts, location drainage studies, roadway design, site development and construction inspection.

Education & Registration
- University of Illinois / B.S., Civil Engineering
- Licensed Professional Engineer, States of IL and FL
- Licensed Structural Engineer, State of IL

Project Experience
- Inspections & Rehabilitation Plans, Various Projects, Northern Illinois University
- Various Condition and Removal Impact Reports for the Illinois Department of Transportation, Oregon, Dixon and Rockford, IL
- Wahl Clipper Corporation, Sterling, IL
- Heritage Crossing Riverfront, Dixon, IL

Lead Mechanical Engineer

Dave Bodenschatz  PE, LEED AP

Dave serves as Project Manager and Lead Mechanical Engineer for higher education, sports & recreation, healthcare, commercial, and government projects. He is a licensed Professional Engineer with a broad range of experience including VAV systems, displacement air systems, chilled beam systems, numerous central chilled and hot water distribution systems, radiant heating and cooling systems, heat recovery, building automation, energy modeling, and fire protection systems. His skills include facility assessments, feasibility studies, alternative mechanical designs, master planning, cost estimating, and phased design developments. Dave likes to have face-to-face meetings with clients to understand their needs and desires and brainstorm about possible solutions. Energy efficiency and simplicity are top priorities in his design approach. He has a special interest and expertise in high performance building design.

Education & Certifications
- Kansas State University / B.S., Architectural Engineering
- Professional Engineer, States of IL and IA
- LEED Accredited Professional

Project Experience
- Stevens Hall Expansion & Renovation, Northern Illinois University
- Holmes Student Center Master Plan, Northern Illinois University
- Grant Tower C&D Residence Hall Renovation, Northern Illinois University
- Natural History Building Renovation, University of Illinois at Urbana-Champaign
- Multi-purpose Academic Building, Oberlin College, Oberlin, OH
- Recreational Facility Renovation & Expansion, Rockford, IL

Lead Electrical Engineer

Dave Hanshaw  PE

Dave has 30 years experience in the electrical construction industry, first working as an electrical contractor before graduating as an electrical engineer. His experience as a contractor and engineer provide him with a practical understanding of design and installation requirements. Dave specializes in power distribution for campus settings and building infrastructures such as universities, sports venues, and hospitals. Dave is trained and has extensive experience in management of Capital Development Board (CDB) projects for the State of Illinois.

Education & Certifications
- University of Illinois / B.S., Electrical Engineering
- Professional Engineer, State of IL
- CDB Project Management 2000 Accredited

Project Experience
- Stevens Hall Expansion & Renovation, Northern Illinois University
- Holmes Student Center Master Plan, Northern Illinois University
- Grant Tower C&D Residence Hall Renovation, Northern Illinois University
- Natural History Building Renovation, University of Illinois at Urbana-Champaign
- Bielfeldt Athletic Administration Bldg. Hall of Fame and Office Renovation, University of Illinois at Urbana-Champaign
- Multi-purpose Academic Building, Oberlin College, Oberlin, OH
- Recreational Facility Renovation & Expansion, Rockford, IL
INDIANA LAW ENFORCEMENT & FIRE FIGHTERS MEMORIAL: INDIANAPOLIS, IN
Lead Technology Designer

Pete Mcghee  RCDD

Pete is a Registered Communications Distribution Designer (RCDD). He has extensive knowledge in structured cabling, outside plant conduits and vaults, wireless LAN and cellular, video surveillance, access control, infant protection, intrusion detection, audio/video, telephone VoIP systems, and nurse call systems. Market segments Pete has extensive design experience for higher ed, sports & rec, K-12, healthcare, and commercial. Pete has also designed over one million square feet of mission critical facilities (data centers, emergency operation centers, and labs).

Education & Registration
- Shoreline Community College
- Registered Communications Distribution Designer (RCDD)

Project Experience
- Grant Tower C&D Residence Hall Renovation, Northern Illinois University
- Library and School of Architecture & Art, Judson University, Elgin, IL
- Multi-purpose Academic Building, Oberlin College, Oberlin, OH
- New University Union, Valparaiso University, Valparaiso, IN
- New Welcome Center, Valparaiso University, Valparaiso, IN
- Carnegie-Stout Public Library, Dubuque, IA
- New Event Center, Bettendorf, IA
- Event Center Expansion & Renovation, Cedar Rapids, IA
- Kirkwood Public Library, Kirkwood, MO

Cost Estimator

Jeff Hodgetts

Jeff has 45 years of experience in the field of construction consultancy including cost estimating through all stages of design, cost control and cost containment, informal and formal value engineering, litigation support, loan monitoring and construction period evaluation services on projects both in the United States and overseas.

He has provided cost control and construction consultancy services on a diverse range of projects. These include civic, cultural, hospitals, laboratories, hotels, offices, industrial and residential developments, retail malls, museums, embassies, convention centers, educational, and military facilities. The work covers renovations, remodeling and new build. These projects cover a wide cost range from the small residential restoration to multi million dollar commercial and public sector developments.

Education & Certifications
- Aston University, Birmingham, England
- Wolverhampton Polytechnic, Wolverhampton, England

Project Experience
- Museum of Art Expansion & Renovation Study, Indianapolis, IN
- Retail Feasibility Study, The Palmer House Hilton Hotel, Chicago, IL
- Miller Brewery Visitor Center and Tour Enhancements, Milwaukee, WI
- Technical Education Center, College of DuPage, Glen Ellyn, IL
- The Children’s Museum of Indianapolis
Project Approach
Project Approach

The project scope proposed will result in a detailed report of all work, design team conclusions, recommendations, and an explanation of the process used. The Project Scope will be executed by utilizing our professional knowledge and expertise, community engagement, and various software and media tools to communicate the process, concepts and conclusions.

The project intent is to consider alternative potential sites and conceptual design alternatives for those sites, with a financial model resulting from the implementation. Based on the outline of programmatic elements desired, and the budget target of $3.7 - 4 million (to be confirmed as the project progresses) we believe that a facility of 12,000 to 15,000 sq. ft. should be considered. There may be opportunities for shared spaces, and other operational efficiencies that will assist in managing the space needed for implementation. The footprint and configuration of existing structures may be a factor in the amount of building area needed, for example, a new, purpose built facility with an ideal floor plan would potentially be smaller that fitting the programs into an existing, but not ideal, structure.

The initial construction budget for the purposes of this proposal is assumed to be $4 million. Should that vary significantly, we will modify the fee appropriately. Our understanding of the project is based on the RFP document, and we would anticipate an initial scoping meeting with the client to finalize and confirm assumptions made. Project Tasks include the following:

Task 1 | Market Review
The intent of the market review and analysis will be to provide the feasibility study team a STEAM Learning Center market development context for programming needs and revenue generation over the short and long term use of the facility. The market analysis will review local and regional markets profiling educational, residential, business, and visitor sectors.

1. The project team will complete stakeholder and focus group interviews to “ground truth” market trends and projections while determining future programming needs and interests of local and regional users of the STEAM Learning Center.

2. A review of competitive centers within the region will be compared and contrasted with the STEAM Center. This analysis will focus on audience, programming, and facilities comparisons. It will also concern programming price points for different programs and audience profiles such as differences between children’s programming and corporate training functions. This may influence how the STEAM Center should be positioned within the local and regional market to take advantages of programming demand gaps and / or oversupply with like programming in the market.

3. Recommendations would be made as to the types of programming that would serve local and regional interests or demand at the STEAM Center. The programming needs will describe audiences and price points for various program offerings. This will allow an order of magnitude estimates of future STEAM Center revenues that may influence how the center should be designed, constructed, and operated into the future.

Task 2 | Operating Resources and Management
The RATIO team will evaluate the operating resources and management of the learning center, and we will include all of the items identified in the Request for Proposal.

Task 3 | Recommended Sites and Area Evaluation
The RATIO team will evaluate the potential sites provided by the participating organizations, as well as considering other sites in the community. For the purposes of the fee included in this proposal, we have included a detailed review of three (3) sites subsequent to an initial overall assessment of up to six (6) sites.

1. All items described in the RFP will be considered.

2. We will also consider the site in terms of “Placemaking” and each potential sites ability to become a unique and memorable place.

3. RATIO has had success in facilitating public visioning sessions, where constituent groups and interested can brainstorm the pros and cons of potential sites.

Task 4 | Implementation Plan
The RATIO team will outline an implementation plan for the proposed learning center, including a vision for merging multiple concepts, implementation phases for exhibits, timeline for staggered development based on fundraising or other factors, maintenance, staffing and sustainability, and budgetary considerations.

1. Construction phasing will also be considered, if necessary due to site or budgetary limitations.

Task 5 | Financial, Educational & Cultural Impact
The RATIO team will determine what the financial, educational and cultural impact the learning center could have on the community.

1. RATIO’s in-house economic specialist will undertake a socio-economic review will provide trends and projections of education, residential and business changes over the next 15
years that will likely impact potential use and programming of the STEAM Learning Center. Population trends will review changes by age group, income levels, and potential audience profile changes over the next ten to fifteen years. Educational and business changes in student growth profiles, employment and investment levels will be analyzed that may affect how industries and businesses may use the STEAM Learning Center for education, training, and outreach efforts.

2. Our planners will assist in understanding the cultural impact of the learning center, based on their experiences in other communities.

3. We will interview leaders in the Educational community to assess the potential educational impact of the center on the community.

4. All other items in the RFP will be considered as well.

Task 6 | Ownership, Partnership, and Management
We will identify the potential for additional partnerships in the DeKalb area, and will consider real estate ownership and management options that may be available. We will research case studies of similar or related facilities for comparison and consideration. Options such as Public Private Partnerships (P3's) should be considered.

Task 7 | Potential for Corporate Sponsorship
Our experiences with branding will be brought to bear on the center, and the consideration for corporate sponsorship, branding, and funding sources. RATIO’s leadership on various not-for-profit community organizations will be a useful precedent for the consideration of corporate sponsorship.

Design Services | Project Approach
Our experiences with branding will be brought to bear on the center, and the consideration for corporate sponsorship, branding, and funding sources. RATIO’s leadership on various not-for-profit community organizations will be a useful precedent for the consideration of corporate sponsorship.

Phase 1: EMBARK
The team will organize, gather resources, establish project structures, and meet with the City and constituent groups to kick off the project.

Workshop 1: Kick off Meeting

Phase 2: ENVISION
RATIO and our consultants will collect data, research and determine precedent projects, program the facility, and begin site evaluations. The programming process is detailed below:

Programming
Workshop 2: Programming & Discovery
We will conduct a one-day workshop with the constituent groups in DeKalb; the workshop goals are to review the programs and potential sites; verify our knowledge of the existing conditions and identify strategies of building, program relationships and site strategies of the building including pedestrian and vehicular circulation.

Deliverables
1. Visual and Verbal Workshop Documentation
2. Program Document with functional areas, technical requirements and desired image definition
3. Documentation of alternative sites, including Building Information Models (BIM) or similar

Phase 3: ENHANCE
We will enhance the concepts with the market analysis, study the impact of the concepts on the community, engage the community with the design concepts, and draft the Feasibility Report. The Concept Design process is detailed below:

Community Engagement
Workshop 3: Concepts
We will conduct a two-day workshop with the constituent groups either in RATIO’s Chicago office, or in a DeKalb location with the necessary technology. During this workshop the client may wish to bring key individuals that will provide insight into operational best practices for building and site layout, parking, bus parking and drive thru configurations. The workshop goals are to review prototype floor plans, site plans and massing strategies. Day one we review and discuss information presented then our team will work to revise schemes for review on day two.

Initial Concept Package Deliverables
1. Concepts for alternative site designs including site plans and exterior images
2. Concepts for building designs, including floor plans and interior images
3. STEAM Center Branding Concepts
4. Project Budget update

**Phase 4: ENRICH**

In the final phase, we will create the implementation and action plan, research funding and sponsorship sources with the city, engage the community, and finalize the Feasibility Report, and present to the City Council. Our Community Engagement process is detailed below:

**Community Engagement**

**Workshop 4: Final Schemes**

We will conduct a public workshop and presentation with the community of the final schemes; the workshop goals are to review a finalized scheme, including a site plan, building floor plan along with three-dimensional building design identifying conceptual materials, site and landscape along with interior design development.

**Final Concept Scheme Deliverables**

We anticipate the deliverables will be in the form of an electronic pdf (either 8 ½ x 11 or 11 x 17) along with printed hard copies. We will facilitate the placement of deliverables on social media, or on designated web sites as directed by the City.

1. Site plans, floor plans, 3-D sketch-up exterior rendering
2. Final Cost Estimates
3. Renderings of final concept of the exterior and interior of the facility

**Limitations and Exclusions**

The following represent services excluded at this time. Upon review of existing reports and client provided information, RATIO can provide additional services to cover the required scope of work as requested and or determined.

1. Our engineers have not included services for environmental assessments associated with existing buildings or removal of underground fuel storage tanks, disposal/testing of contaminated soil or ground water, soil remediation systems or coordination with the Regulatory Agencies for redevelopment of the sites.
2. Geotechnical Services are not included.
3. Surveying and topographic surveys are excluded.
4. MEP and Structural Engineering are excluded.

5. Consideration for LEED certification is excluded, however, we will provide a basic LEED scoresheet for possible preferred sites.
6. Excludes any highway or traffic studies.
7. Traffic circulation review/assessment at existing surrounding roadways is excluded, however, we will provide a general assessment of traffic patterns, volume, and concerns based on professional judgment.
8. Parking lot grading and the consideration of storm water management is excluded with the assumption that there will be no net increase in hard surface area for most sites.
9. Other structures that may exist on the sites, and their future uses are anticipated to remain as-is and as such they are not included in the assessment under this project.

**Schedule**

Subject to further refinement, we propose the following milestones and proposed key dates. A graphic schedule is also included in our package.

- Kick Off Meeting .................................. 6/20/2016
- Client Workshop 1 ................................. 7/27/2016
- Client Workshop 2 ................................. 9/1/2016
- Final Report ............................................. 11/7/2016
- City Council Meeting ............................. 12/12/2016

Additional meeting/workshops that are not identified above will be billed at standard hourly rates.
Interactive Design Review

RATIO knows that well planned and carefully designed academic and technology facilities must not only permit the work to proceed, but must also support scientific protocols, promote creativity, enhance worker safety and operational efficiency. Facilities with highly specialized work environments depend on complex mechanical and electrical systems to function appropriately, but also include providing space where interdisciplinary teams spend long hours in collaborative pursuit. Our planning and design challenge is to strike the balance between the technical and experiential dimensions of design.

We have found particular success through our LiveDesign\textsuperscript{SM} method, characterized by a mutual, rapid and active exchange of knowledge between the design team and the local project decision-makers while both parties are together in the same room. For our part, this requires team members who are able to express themselves through many technologies, electronic or analog. This combination of nimble tools, skilled expertise and local knowledge realizes greater creative potential, facilitates integration of complex information and gives us confidence that we are acting upon the most important priorities of the client. The result is an infectious energy that makes the meetings enjoyable and keeps attendance high.
The University of Kentucky selected RATIO to design its recent campus project, the Davis Marksbury Building. The Davis Marksbury Building, part of the University of Kentucky’s (UK) College of Engineering’s Digital Village, is a three-story nontraditional educational facility and the first building on campus to receive LEED certification. The building is home to the UK Center for Visualization and Virtual Environments, as well as the departments of Computer Science and Electrical/Computer Engineering.

The Marksbury Building features rooftop photovoltaic collectors, an administrative suite, a 100-seat auditorium, a visualization lounge and media suite, a computer lab, faculty offices, and hard and soft laboratories for computer-program development and research. One of the building’s most unique features is that it does not contain traditional classrooms. Rather, students and faculty use the building’s generous lab space to conduct meaningful research through groundbreaking methods and new technologies. Whether they are “opening” fragile ancient texts—while leaving them physically intact—or building high-performing supercomputer clusters, the open design encourages collaboration among UK faculty and students, as well as other institutions. RATIO used the LiveDesignSM process to deliver the project.

Dall Clark, director of the University’s Capital Project Management Division, gave his insight on how RATIO’s LiveDesignSM method works.

Q: In your experience, does RATIO’s LiveDesignSM have benefits over other methods you’ve experienced in working with other firms?
A: We’ve certainly realized a savings in time. One of the reasons we selected RATIO is that we like how they work. By that I mean they work in a design charrette mode with all the stakeholders sitting around the table, and use BIM and Sketch Up technologies along with other graphic tools to design "on the fly" as we’re providing feedback. This is great for our end users who aren’t used to seeing or understanding traditional architectural drawings. They can see things in 2D and 3D, and can instantly see what happens based on the "what if" scenarios.

Q: What’s your impression of RATIO’s graphic meeting minutes?
A: I’m very impressed with RATIO’s meeting minutes, and I have not seen meeting minutes like these done in the past. They’re very unique. The design profession would be better over all to use these kinds of techniques and processes because they resonate well with folks who aren’t in the business of doing this every day.

Q: In your experience, do you feel that RATIO’s design process has an impact on a project’s budget?
A: Time is money. If you can achieve a solution in a shorter period of time, there’s a cost savings. If you can cut months off of the project’s duration, it results in saving money. In that regard, there’s no doubt that this process saves money.
Subject to further refinement, we propose the following milestones and proposed key dates.

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<td>City Council Selection</td>
<td>Authorization to Proceed</td>
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<th>Phase 4</th>
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<td>4.2 Feasibility Report</td>
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<td>Deliverable: Draft Report Due</td>
<td>Deliverable: Final Report Due</td>
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<td></td>
<td>Meeting 4: City Council Presentation</td>
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Fee & Insurance
Proposed Fee

In consideration of the Project Scope, Design Services, Schedule and initial construction budget (based on three site concepts) we propose to provide these services as a lump sum fee of Sixty Nine Thousand Dollars ($69,000.00).

Reimbursable Expenses
Expenses attributable to your project will be invoiced as a Reimbursable Expense at 1.10 times the item’s expense. Expenses may include:

A. Drawing Reproduction/Photographic Reproduction
B. Copying
C. Supplies
D. Mailing/Express Mail
E. Mileage/Lodging/Meals/Auto Rental/Travel per Diem
F. Renderings other than what is outlined in this proposal
G. Agency reviews and fees
H. Other, approved, miscellaneous expenses

We estimate reimbursable expenses will not exceed Four Thousand Dollars ($4,000.00). We will only invoice for expenses incurred in the interest of the project and will provide back-up receipts with our invoicing as required. Any monies remaining within this estimate at the completion of the project will revert back to the client in full.

Additional Services
Any additional services beyond the identified Design Services, which you may request, will be invoiced at the hourly rate of the personnel assigned to the task, or a mutually agreeable lump sum:

Firm Titles 2016 Hourly Rates
(Subject to annual adjustment)
Principal Partner $215.00 - $235.00
Principal $190.00 - $235.00
Associate Principal $170.00 - $185.00
Senior Associate $165.00 - $175.00
Associate $145.00 - $165.00
Senior Professional $130.00 - $145.00
Professional $105.00 - $135.00
Graduate Professional $90.00 - $105.00
Intern $65.00
Administrative $75.00

These rates are subject to annual adjustment. If an additional service is requested, we will prepare a written proposal, identifying our services and compensation, for your review and approval prior to initiating the requested services.

Payment Schedule
Invoices will be sent monthly and shall be in proportion to services performed. Payment is due upon receipt. Amounts unpaid thirty (30) days after being received will bear interest at one and one half percent (1 1/2%) per month accrued.

Insurance
In consideration of the Project Scope, Design Services and Compensation, RATIO Architects will maintain insurance coverage for this project with the following limits:

General Liability
$1,000,000 each Occurrence Limit
$2,000,000 Aggregate

Automobile Liability
$1,000,000 CSL each accident,
$1,000,000 for Hired and Non-Owned Liability

Worker’s Compensation
$500,000 each Accident
$500,000 Disease Policy Limit

Professional Liability
$5,000,000 per Claim
$5,000,000 Aggregate

Abandonment
If the project is abandoned, in part or in whole, payment on account of the services performed will be made upon presentation of a final accounting of services rendered and expenses incurred since the last paid invoice to the date of such action.
Advanced Manufacturing Center of Excellence
Community Education Coalition | Columbus, IN

Following a master plan completed by RATIO in 2008, the Columbus Education Coalition hired RATIO to create the new Advanced Manufacturing Center of Excellence on the Columbus Learning Center campus. The new facility serves the Advanced Manufacturing program; Ivy Tech Community College’s work force training; Purdue University College of Technology; Indiana University-Purdue University Columbus; and also high school programs in the surrounding areas. The Center features 13 shared integrated technology labs including computer networking, fluid mechanics, materials and heat treatment, mechanical engineering, mechatronics, metrology, physics/science, PLC (Programmable Logic Control Systems) and robotics.

The Advanced Manufacturing Center of Excellence is paving the way for advancements in manufacturing careers throughout Indiana’s southeastern region. This project was a unique opportunity to design a building that not only fulfills the needs of students, educators and companies, but also establishes an additional community and state asset.

CLIENT
Community Education Coalition
Chris Beach
Director of Operations
812.314.8507
Chrisbeach@educationcoalition.com

DATE COMPLETE / LENGTH OF TIME
2011 / 38 months

SQUARE FOOTAGE
44,173

OPERATING BUDGET
Not Available

CITY, STATE & MARKET POPULATION
Columbus, IN | 45,522

MANAGEMENT & OWNERSHIP TYPE
Community / University Partnership
technology, Innovation & Entrepreneurship Center
City of Scottsburg | Scottsburg, IN

Scottsburg’s Technology, Innovation and Entrepreneurship (TIE) Center is located in Mid-America Science Park, one of Indiana’s 18 certified technology parks aimed at growing technology based businesses. The Mid-America Science Park gives entrepreneurs as well as industries involved in research and development the resources they need to forge new discoveries, create prototypes and bring products to market. As a part of the project, the design team created a plan to transform what was once a factory building into incubator, laboratory, training and administrative spaces.

The TIE Center features 36 customizable wet and dry labs, as well as advanced computing and fiber optics. Along with these amenities, the Center offers rapid prototyping equipment and a fully equipped machine shop with water jet cutting capabilities. A 120-seat modern communications center and global audio/video conferencing capabilities give building users the opportunity to communicate across any geographic boundary, while secure rooms for defense applications offer users a DSN government bridge for communication.

client
City of Scottsburg, IN
Bill Saegesser
p. 812.752.8123
Bill@SaegesserEngineering.com

Date complete / Length of time
2011 / 17 months

square footage
59,360

Operating budget
Not Available

City, state & market population
Scottsburg, IN | 6,731

Management & ownership type
Public / Private Partnership

Link to project report
Click here to view the Facility Program
Sustainable Technologies Building
Central Carolina Community College | Pittsboro, NC

The Pittsboro Campus of Central Carolina Community College has one of the most extensive green technologies programs in North Carolina. The building features innovative classrooms for instruction in Biofuels Production, Sustainable Agriculture, Green Building Technology and Culinary Arts.

Some of the sustainable features include solar hot water, photovoltaic solar panels, green roof, all daylit classrooms and radiant heated floors. The classroom building and the adjacent library share a water recycling system that is one of the most innovative nationwide. It recaptures almost all water used on site including storm water and all sewage water. The recycled water provides make up water for the water cooled chiller as well as for toilet flushing and irrigation.

Together with the adjacent Library, designed by the same team, the Sustainable Technologies Building is helping the college be an exemplar in environmentally responsible design and education.

CLIENT
Central Carolina Community College
Dr. Karen Allen
Provost
p. 919.542.6496

DATE COMPLETE / LENGTH OF TIME
2010 / 24 months

SQUARE FOOTAGE
17,338

OPERATING BUDGET
Not Available

CITY, STATE & MARKET POPULATION
Pittsboro, NC | 3,912

MANAGEMENT & OWNERSHIP TYPE
Community / University Partnership

ARCHITECTURE / INTERIOR DESIGN / LANDSCAPE ARCHITECTURE

LEED Silver Certified
Library of Health Science Renovation
University of Illinois at Chicago | Chicago, IL

The University of Illinois at Chicago selected RATIO to re-design the first level of their four-story Library of Health Sciences building on its West Campus. Primarily used by graduate and doctorate level Medical, Nursing, Applied Health and School of Public Health students, the library hopes to create an open learning commons atmosphere on this floor with the older, more focused students in mind. Most of the stacks that previously occupied the floor have been relocated to high-density shelving in the basement, leaving ample space to create a balance of daylit collaborative spaces and enclosed group study rooms, as well as classrooms, a visualization lab, staff spaces, and a unified help desk. The four floors of this 1974 building that were without fire protection will also be outfitted with a modern fire alarm and sprinkler system as part of this project.
The Eykamp Pavilion & Koch Immersive Theater
Evansville Museum of Arts, History & Science | Evansville, IN

The Museum of Arts, History and Science has become a cultural, educational and architectural landmark for the city of Evansville, Indiana. RATIO’s design for a new immersive theater and entry experience builds upon the rich architectural heritage of the existing institution, creating a design continuum with its context while presenting an updated building of its time.

The new pavilion, a simple white terra cotta box positioned to welcome visitors across a re-imagined entry plaza, functions as a window into the museum and its three core disciplines. This white box serves as a canvas of sorts, the composition completed by the positioning of theater and art gallery components.

The dome-shaped immersive theater contrasts with the new pavilion and embodies the science component of the museum. However, it represents the other disciplines as well: the rich mottled wood cladding takes inspiration from the ancient artifacts found at the nearby Mann Site, linking the museum not only to the history of the region but its art as well.
## COMMERCIAL PROJECTS

### Project Description

Wendler Engineering Services, Inc provided professional services on several development projects ranging in size from one-half acre to 60 acre sites. Projects included motels, banks, restaurants, stores, offices, living centers and libraries. **Civil Engineering Services** include land planning and also designing pavements, parking lots, drainage systems including storm sewers and detention basins, utility extensions and connections, site grading plans and handicap accessibility compliance. **Structural Engineering Design Services** includes foundations, retaining walls, beams, framing, trusses and connection details utilizing wood, steel and masonry components. **Land Surveying Services** include providing topographic, boundary and easement plats, and ALTA/NSPS land title surveys. Wendler also provides construction staking, construction administration and construction observation services.

### Services Provided

- **Land Planning**
- **Land Surveying**
- **Civil Engineering**
- **Structural Engineering**
- **Construction Staking**
CITY OF DEKALB POLICE STATION
DEKALB, ILLINOIS

**Project Description**

**CLIENT:** City of Dekalb  
**LOCATION:** Dekalb, Illinois  
**COMPLETED:** 2013  
**DESCRIPTION:** The DeKalb Police Department had outgrown their space in city hall. The city purchased a 3.6 acre parcel on Lincoln Highway to construct their new 35,000 sf police station. Wendler was proud to serve as the civil and survey consultant as part of the design team. Coordination between the city, architect, consultants and government agencies was critical in order to keep this fast track project on schedule. Wendler’s scope of services included topographic survey, final plat, site grading plan, storm sewer design, storm water detention, underground utilities and permitting through IEPA.

**Services Provided**

- **LAND SURVEYING**
- **CIVIL ENGINEERING**
Egyptian Theatre Expansion

**Project Description**

**Client:** Egyptian Theatre  
**Location:** Dekalb, Illinois  
**Completed:** 2014  
**Description:**

Wendler was hired to assist with preparing a feasibility study for the future expansion of the Egyptian Theatre. The expansion included space for all of the activities associated with the operation of this cultural center complementing the master plan cooperatively developed between NIU and the City of DeKalb.

Wendler scope of work included evaluating the size and location of existing utilities, the locations and elevations of existing building, site grades, and travel corridor between Northern Illinois University Campus and the Central Business District.

Preliminary concept plans were prepared to illustrate the closure of Palmer Court to thru traffic and create a courtyard environment with attractive “streetscape elements” such as brick pavers, colored cast-in-place concrete, and decorative landscaping while accommodating deliveries and garbage collections to the adjacent businesses.

**Services Provided**

- Land Planning
- Civil Engineering
- Cost Estimating

**Engineers**  
**Surveyors**  
**Scientists**
DEKALB CLINIC
DEKALB, ILLINOIS

Project Description

**Client:** Irving Construction  
**Location:** Dekalb, Illinois  
**Completed:** 2009  
**Description:** As a member of the design-build team, Wendler’s scope of services included pavement design, cost estimating, sanitary sewer design, drainage analysis, storm sewer design associated with the construction of a new medical office building. Duties included preparing site layout, grading and drainage plans and the necessary documents to receive permits from the Illinois Environmental Protection Agency, and the municipality.

Services Provided

- Land Planning
- Land Surveying
- Civil Engineering

ENGINEERS    SURVEYORS    SCIENTISTS
SAVANNA MUSEUM & CULTURAL CENTER
SAVANNA, ILLINOIS

Project Description

CLIENT: Savanna Museum & Cultural Center
LOCATION: Savanna, Illinois
COMPLETED: On-Going
DESCRIPTION: Renovation of a 16,000 sq. ft. building originally constructed in approximately 1920 to house a Museum displaying Civil War artifacts, Lincoln Memorabilia and other cultural items significant to the area. Wendler provides on-going professional services since 2008 for structural design for building renovation, site work for ADA compliance, and assist with completing grant applications.

Services Provided

STRUCTURAL ENGINEERING

ENGINEERS   SURVEYORS   SCIENTISTS
CHESSICK PRACTICE CENTER
DEKALB, ILLINOIS

Project Description

CLIENT: Elliott & Wood, Inc.
LOCATION: Chessick Practice Center, NIU Campus, Dekalb, Illinois
COMPLETED: 2013
DESCRIPTION: The following tasks were completed by Wendler’s surveying staff: Check the plans for accuracy, control points, benchmarks, calculate the necessary information for actual positions or offsets to features such as building corners, curb, pavement & other site features. The field crew then set those calculated points for the project and mark them with lath noting the point description, and cut or fill on the front of the lath and the point elevation point number on the back of the lath for the contractor to construct the project from.
CULTURAL ARTS & MUSEUMS

PROJECT EXPERIENCE

Burpee Museum of Natural History, Rockford, IL
26,500-SF Museum Expansion and 8,000-SF Renovation: $1.8M

Children's Museum of Illinois, Decatur, IL
New Children's Museum: $1.5M

Children's Museum of Siouxland, Sioux City, IA
15,000-SF New Children's Museum: $2.5M

City Arch River 2015, St. Louis, MO
Museum of Westward Expansion - St. Louis Arch - Addition and Renovation: $100M

City of Fulton, Fulton, IL
New Dutch Windmill Visitors Center w/ Gallery: $900K

Deere & Company, Moline, IL
New John Deere Collectors Center Museum: $3.8M

Duke University, Durham, NC
4,000-SF Basketball Museum Lighting Upgrade: N/A

Family Museum of Arts and Science, Bettendorf, IA
New Art and Science Museum: $6M

Illinois Historic Preservation Agency, Galena, IL
Master Planning for New 7,000 SF Ulysses S. Grant Visitors Center w/ Gallery: N/A

Illinois Department of Transportation, Dixon, IL
New 2,000 SF Visitors Center w/ Gallery: $1.5M

Iowa Army National Guard, Johnston, IA
14,000-SF Camp Dodge Gold Star Military Museum Expansion and 13,000-SF Renovation: $4M

Muscatine Learning Center, Muscatine, IA
New Museum and Learning Center: $1.6M

Museum of Broadcast Communications, Chicago, IL
60,000-SF Museum Renovation: $6M
12,000-SF Museum Build-out: $500K

Museum of Science & Industry, Chicago, IL
YOU! Exhibit: $4M
Finnigan's Ice Cream Parlor Renovation: $1M
1st Balcony Renovation: $800K
Restroom Renovation: $200K

National Mississippi River Museum & Aquarium, Dubuque, IA
Museum Expansion: $15M

Neosho National Fish Hatchery, Neosho, IL
New 9,000 SF Visitor Center w/ Gallery: $3M

Ottawa National Wildlife Refuge, Oak Harbor, OH
New 12,000 SF Visitor Center w/ Gallery: $2.2M

Peggy Notebaert Nature Museum, Chicago, IL
Retro-Commissioning Museum: N/A

Putnam Museum, Davenport, IA
IMAX Theater and Museum Expansion: $10M

Pritzker Military Library, Chicago, IL
30,000-SF Renovation and Build-out to Library & Museum: $8M

Quad City Botanical Center, Rock Island, IL
New Botanical Center w/ Gallery: $3.8M

Rahr-West Museum, Manitowoc, WI
Museum Humidity Control Study: N/A

River Music Experience, Davenport, IA
Historic Redstone Bldg Restoration to Music Museum: $1.3M

Rock Island Arsenal, Rock Island, IL
New 2,000 SF Visitors Center w/ Gallery: $1.2M

St. Louis Science Center, St. Louis, MO
24,000-SF Museum Addition - LEED Enhanced Commissioning: $8M

State of Wisconsin, Washington Island, WI
Rock Island Public Entrance and Visitor Center Renovation w/ Gallery: $250K

University of Illinois - Urbana/Champaign, IL
153,500-SF Natural History Building Historic Renovation, Including Instructional and Research Labs, Classrooms, Lecture Hall, Museum, Multifunctional Space and Offices: $479M

Wisconsin State Historical Society, Greenbush, WI
41,000-SF New Wade House Visitor Center and Wesley Jung Carriage Museum, Including Geothermal: $8.1M

Wisconsin Department of Natural Resources, Horicon, WI
Horicon Marsh Flyway Visitor Center and Gallery 6,500 SF Addition and Renovation: $3.5M
18,000-SF Stevens Hall Expansion and 67,000-SF Renovation - Pursuing LEED Silver: $22M (Completed: 2015)

85,229-SF Grant Tower D Residence Hall Renovation: $17M (Completed: 2013)

103,000-SF Historic Altgeld Hall Renovation: $16.2M (Completed: 2004)

97,000-SF Grant Tower C Residence Hall Renovation: $12M (Completed: 2011)

13-Story Stevenson Residence Hall Renovation: $6.4M (Completed: 1999)

22,500-SF New Child Care Center: $3M (Completed: 2000)

Renovate Chick Evans Field House to Student Recreation Center: $1.6M (Completed: 2004)


3,400-SF New Diversity Center: $500K (Completed: 2000)

9,500-SF Swen Parson Hall College of Law HVAC Upgrade: $500K (Completed: 2007)

Stevens Building O’Connell Theater Orchestra Pit Renovation: $500K (Completed: 2002)

9,000-SF Student Center Café Renovation: $400K (Completed: 2000)

School of Nursing AHU Upgrade: $400K (Completed: 2001)

McMurray and Stills Halls Fire Alarm Upgrade: $319K (Completed: 1999)

Holmes Student Center Facility Assessment/Master Plan: (Completed: 2005)

Swen Parson College of Law HVAC Assessment (Completed: 2004)
Representative Experience – Feasibility Studies/Master Plans:

- Retail Feasibility Study, The Palmer House Hilton Hotel, Chicago, IL
- Downtown Parking Feasibility Study, Naperville, IL
- Football Stadium Renovation Options, Illinois State University, Bloomington, IL
- Exterior Restoration Study, South Water Plant, Chicago, IL
- Visitor Center and Tour Enhancements, Miller Brewery, Milwaukee, WI
- Museum of Art expansion and renovation study, Indianapolis, IN
- Auditorium Building Masterplan, Roosevelt University, Chicago, IL
- Concourse C Redesign Options, Midway Airport, Chicago, IL
- Military Base Relocation Options, O'Hare ANG/AFRES, Chicago, IL
- Re-roofing options, Terminal 1, O'Hare Airport, Chicago, IL
- AMC Building expansion options, O'Hare Airport, Chicago, IL
- Millennium Park Exhibit feasibility study, Terminal 3, O'Hare Airport, Chicago, IL
- Central Distribution Facility study, O'Hare Airport, Chicago, IL
- Exterior Renovation Options, Olson Pavilion, Northwestern Memorial Hospital, Chicago, IL
- Argonne Laboratory Intense Pulsed Neutron Source Project feasibility study
- Student Wellness and Recreation Center Study, Ball State University, Muncie, IN
- Federal Building Prospectus Development Studies - Cleveland, OH and Minton Capehart, MI
- Federal Courthouse Prospectus Development Studies - Toledo, OH Detroit, MI and Hammond, IN
Representative Experience, Visitor Centers, Parks and Sports facilities:

- Visitor Center, Independence Grove Forest Preserve, Lake County, IL
- Warren Park Ice Skating Facility, Chicago Park District, IL
- Visitor Center, Mounds State Park, Anderson, IN
- Visitor Center, Salamonie Reservoir, Andrews, IN
- Pullman State Historic Site restoration, Chicago, IL
- Divine Word Missionaries Museum and Visitor Center Chicago, IL
- Sports Center and Golf Practice Facility, Libertyville, IL
- Lincoln Memorial Restoration, Washington, DC
- Visitor Center and Tour Enhancements, Miller Brewery, Milwaukee, WI
- Office and Maintenance Building, McCook Reservoir, Bedford Park, IL
- VA National Cemetery, Joliet, IL
- Football training facility, Ball State University, Muncie IN
- Football Stadium Improvements, Ball State University, Muncie, IN
- Childrens Museum Expansion, Indianapolis, IN
- Museum of Art expansion and renovation, Indianapolis, IN
- The Indiana Museum, Indianapolis, IN
- Eiteljorg Museum expansion, Indianapolis, IN
- BAPS Hindu Temple Cultural Center, Bartlett, IL
- Lake County Museum, Expansion and Remodeling, Wauconda, IL
- Office of Admissions and Records, University of Illinois, Urbana, IL
Representative Experience, Higher Education Projects:

- Technical Education Center, College of DuPage, Glen Ellyn, IL
- Student Residences, University of Illinois, Springfield, IL
- Ball State University, North Quad Building, Muncie, IN
- West Side Technical Institute, Chicago IL
- Lake County University Center, Lake County, IL
- Library Storage Facility Expansion, U. of I, Urbana, Illinois
- Student Services Center and Parking Garage, Truman College, Chicago, IL
- Welcome Center, Illinois Wesleyan University, Bloomington, IL
- Student Center Renovation, Ball State University, Muncie, IN
- Alumni Center, Purdue University, Lafayette, IN
- Medical Education Building, Indiana University, Fort Wayne, IN
- University of Illinois, Office of Administration and Records, Urbana, IL
- Life Sciences Education and Research Bldg, Loyola University, Chicago, IL
- Harris Hall Renovation, Northwestern University, Evanston, IL
- IUPUI CAB/CTC building, Indianapolis, IN
- Emison Art Center, DePauw University, IN
- Fine Arts Building Renovation, Ball State University, Muncie, IN
- Burrill Hall Laboratory Renovation, University of Illinois, Urbana, IL
- Roosevelt University, Gage Building Renovation, Chicago, IL
- Football training facility, Ball State University, Muncie IN
Representative Experience, Higher Education Projects (continued):

- Convocation Center, Chicago State University, Chicago, IL
- Residence Hall, Rose Hulman Institute of Technology, Terre Haute, IN
- Information Sciences Building, IUPUI, Indianapolis, IN
- Information Building, Indiana University, Bloomington, IN
- Communications Media Building, Ball State University, Muncie, IN
- University of Chicago Athletic Facility, Chicago, IL
- DePaul University, Downtown Campus Conversion of Goldblatts Store, Chicago, IL
- Illinois Institute of Technology, Law Department Fit Out, Chicago, IL
- Music Instruction Building, Ball State University, Muncie IN
- University of Illinois, Indoor Football Practice Facility, Champaign, IL
- Smart Museum Gallery and Art Storage, University of Chicago, Chicago, IL
- Kresge Hall Expansion, Northwestern University, Evanston, IL
- North Campus parking garage and commercial space, U of I, Urbana, IL
- IUPUI Campus Center Building, Indianapolis, IN
- St. Ambrose University Library, Davenport, IA
- University of Illinois, Grainger Engineering Library, Urbana, IL
- University of Illinois, Engineering Research Facility, Chicago, IL
- University of Wisconsin, Law School Library, Madison, WI
- University of Wisconsin, Chemistry Building, Madison, WI
- The Commons, Christian Theological Seminary, Indianapolis, IN
Representative Experience, Higher Education Projects (continued):

- Renovation Hancock Stadium, Illinois State University, Bloomington, IL
- DeKalb Genetics Corporation Conference Center, DeKalb, IL
- Northern Baptist Church Theological Seminary, Lombard, IL
- Argonne National Laboratory Advanced Photon Source Project, Argonne IL
- Argonne National Laboratory Intense Pulsed Neutron Source Project Development Options, Argonne IL
- Argonne National Laboratory Structural Biology Laboratory Renovation
- Student Residences, University of Illinois at Chicago, Chicago, IL
- Woodworth Hall Expansion and Renovation, Ball State University, Muncie, IN
- Football Stadium Improvements, Ball State University, Muncie, IN
- Institute for Ethics, DePauw University, Greencastle, IN
- Crowe Hall Expansion, Northwestern University, Evanston, IL
- Science Building, Indiana University, Bloomington, IN
- Renovation of Ida Noyes Hall, University of Chicago, IL
- DeHority Hall Student Residences, Ball State University, Muncie, IN
- North Hall Student Residences, Ball State University, Muncie, IN
- Student Wellness and Recreation Center, Ball State University, Muncie, IN
- Academic Library, Chicago State University, Chicago, IL
- Student Residences, University of Chicago, IL
- Norris University Center addition, Northwestern University, Evanston, IL
- Seabury Building Restoration, Northwestern University, Evanston, IL
Representative Experience, Higher Education Projects (continued):

- Rogers House Renovation, Northwestern University, Evanston, IL
- 1835 Hinman Renovation, Northwestern University, Evanston, IL
- 1856 Orrington Renovation, Northwestern University, Evanston, IL
- Allison Hall Renovation, Northwestern University, Evanston, IL
- Foster House Renovation, Northwestern University, Evanston, IL
- Chapin Hall Renovation, Northwestern University, Evanston, IL
- Morris Inn renovation and expansion, Purdue University, South Bend, IN
- Planetarium, Eastern Illinois University
- SRC Space Renovation, College of DuPage, Lombard, IL
- Culinary and Hospitality Education Center, College of DuPage, Glen Ellyn, IL
- Rose/Wood residence Hall Renovation, UW Green Bay, WI
- Mind, Body Brain Laboratory, Columbia University, New York, NY
- New Oncology Vault, University of Illinois at Chicago Medical center
- Lecture Hall Renovations, University of Illinois at Chicago
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