

Lewis, Yockey & Brown, Inc.
Consulting Engineers & Land Surveyors

November 10, 2025

Ridgeview CUSD #19
300 S. Harrison Street
Colfax, IL 61728

ATTN: Erik Young, Superintendent

Re: School Expansion Design Survey

Dear Mr. Young:

This is to confirm that, per our letter of proposal dated October 30, 2025, Lewis, Yockey & Brown, Inc. will provide survey services as outlined in the enclosed LYB Project Agreement #1274.04.

Please sign and date both copies of the enclosed Project Agreement and email the yellow copy to us at your earliest convenience. You may retain the enclosed attachments to the Project Agreement for your records.

Lewis, Yockey & Brown, Inc. will schedule work on this project as soon as the signed and dated Project Agreement is received in our office.

Please contact me if you require assistance in these regards.

Very truly yours,



David P. Brown, President

DPB:kk

Enclosures

cc: 1274.04

PROJECT AGREEMENT

Lewis, Yockey & Brown, Inc.
Consulting Engineers & Land Surveyors

505 N. Main Street Bloomington, IL 61701
Phone: (309) 829-2552

Project No. 1274.04

Date 11/10/25

Secured By DPB

CLIENT INFORMATION

CLIENT NAME: Ridgeview CUSD #19	PHONE: 309-723-5111
ADDRESS: 300 S. Harrison Street	FAX:
Colfax, IL 61728	EMAIL:
AGENT FOR CLIENT: Erik Young, Superintendent	PHONE:
ADDRESS:	FAX:
	EMAIL:

PROJECT DATA

PROJECT TITLE: Ridgeview CUSD #19 School Expansion Design Survey
SCOPE OF WORK: Prepare Design Survey for School Expansion Project related to Property Boundary, Topographic and Utility Locations for School and Parking Facilities Expansion per Letter of Proposal Attached dated 10/30/2025.
ANTICIPATED COMPLETION DATE: ASAP

INVOICING INFORMATION

Fee Basis	<input type="checkbox"/> Not to Exceed Limit
<input checked="" type="checkbox"/> Hourly Rates and Expenses in effect at time services are performed * \$ <u>38,300.00</u>	<input checked="" type="checkbox"/> Estimate
<input type="checkbox"/> Lump Sum \$ _____	<input type="checkbox"/> Including Expenses
<input type="checkbox"/> Other _____	<input type="checkbox"/> Plus Expenses
Invoices to be Submitted: <input checked="" type="checkbox"/> Monthly <input type="checkbox"/> Upon Completion <input type="checkbox"/> Other _____	
Special Instructions/Information _____	
* Current Schedule of Hourly Rates & Expenses Attached.	

Conditions: The Standard Provisions set forth on page 2 hereof and any written attachments of amendment to project scope are hereby incorporated into and made a part of this Agreement.

Services will be scheduled upon receipt of the signed Project Agreement. Please retain a copy of this Agreement for your records. By signing below, each of the parties confirm that they have read and understand the terms and conditions of this Agreement as set forth herein, on Page 1 and Page 2 and by signing hereby acknowledge and agree to all such terms and conditions.

AUTHORIZATION

Engineer Lewis, Yockey & Brown, Inc.	Client Ridgeview CUSD #19
By: David P. Brown, President Date 11/10/25	By: Erik Young, Superintendent Date
(Signature)	(Signature)

PROJECT AGREEMENT TERMS AND CONDITIONS

To assure an understanding of matters related to our mutual responsibilities, these terms and conditions for Professional Engineering and Land Surveying services are made a part of this Agreement for our services:

AMENDMENTS

This Agreement may be amended in writing providing both the Client and Engineer agree to such modifications.

COMPENSATION FOR ENGINEERING SERVICES

The basis for compensation will be as identified in the Agreement.

For the purpose of this Agreement the word "Expenses" or "Reimbursable Expenses" shall mean all direct or indirect costs incurred in connection with the Engineer's performance of the work as may be posted on the Engineer's current schedule of Hourly Rates for Employee Classifications and Expenses Rates, including but not limited to the following: transportation and subsistence, toll telephone calls, GPS survey equipment use, reproductions or printing, survey supplies, drafting supplies, Computer Aided Drafting/Design (CADD) time, environmental equipment, and the services of outside consultants plus a maximum markup of 15% of the outside consultant's fees.

When "Hourly Rates and Expenses" is utilized, the current schedule of Hourly Rates for Employee Classifications and Expense Rates of the Engineer shall be the basis for the Fee for services. If an "estimate" is indicated, the fee will be payed upon the time and materials expended, and unusual problems or difficulties may necessitate the fee to exceed the "estimate".

When "Lump Sum" payment is utilized it shall include all labor and may not include expenses (for the scope of work as defined in the Agreement) incurred by Engineer and shall not exceed the fixed payment amount without prior authorization of the client.

When "Payroll Costs" payment is utilized it shall be computed by a multiplier factor times payroll cost plus expenses.

The "Payroll Costs" means the salaries and wages paid to all Engineering personnel engaged directly on the work plus the cost of customary and statutory benefits including social security contributions, unemployment, health, sick leave, vacation, workman's compensation, incentive and holiday pay applicable thereto.

The "Multiplier" is a factor for general direct overhead, indirect costs, profit and other costs. The Multiplier factor rate shall be identified in the Agreement.

TIME OF PAYMENT

The Engineer may submit monthly invoices for services and expenses based upon the proportion of the actual work completed at the time of billing. Unless provided for otherwise, payments for engineering services will be due and payable thirty (30) calendar days from the issuance of the Engineer's invoice.

LATE PAYMENT

If the Client fails to make any payment due the Engineer for services and expenses within the time period specified, a service charge of 1% per month will be added to the Client's account. This is an annual rate of 12%.

LEGAL EXPENSE

The Client agrees to pay all costs and expenses, including court costs and reasonable attorney's fees, incurred by the Engineer in any action or proceeding brought to enforce any provision of this agreement including, without limitation, the collection of all fees incurred hereunder, and further agrees that such costs and fees may be included in and form a part of any Judgement entered in any proceeding brought by the Engineer, or his firm, against the client.

LIMITATION OF LIABILITY

The Client agrees to limit the Engineer's liability to the Client and to all construction contractors and subcontractors where applicable, on this work, for damages to them, due to the Engineer's negligent acts, errors or omissions, such that the total aggregate liability of the Engineer to all named shall not exceed \$50,000 or the Engineer's total fee for services rendered on this work, whichever is greater.

AUTHORITY AND RESPONSIBILITY

The Engineer shall not guarantee the quality or quantity of the work of any Contractor or Subcontractor, shall have no authority to stop work, shall have no supervision or control as to the work or persons doing the work, shall not have charge of the work, shall not be responsible for safety in, on, or about the job site or have any control of the safety or adequacy of any equipment, building component, scaffolding, supports, forms or other work aids, and shall have no duties or responsibilities imposed by the Structural Work Act.

TERMINATION

This Agreement may be terminated by either party upon notice. Any termination shall only be for good causes such as for legal considerations, unavailability of adequate financing on either the Client or Engineer's part, or major changes in the work. In the event of any termination, the Engineer will be paid for all services and expenses rendered to the date of termination on a basis of Standard Hourly Rates plus reimbursable expenses, plus reasonable termination costs.

REUSE OF DOCUMENTS

All documents including drawings and specifications furnished by the Engineer pursuant to this Agreement are instruments of his services in respect to the work. They are not intended or represented to be suitable for reuse by Client or others on extensions of this work, or on any other work. Any reuse without specific written verification or adaption by the Engineer will be at the Client's sole risk, and without liability of the Engineer, and the Client shall indemnify and hold harmless the Engineer from all claims, damages, losses and expenses including attorney's fees, arising out of or resulting therefrom. Any such verification or adaption will entitle the Engineer to further compensation at rates to be agreed upon by the Client and Engineer.

ESTIMATES OF COST

Since the Engineer has no control over the cost of labor, materials or equipment or over a Contractor(s) method of determining prices, or over competitive bidding or market conditions, his opinions of probable Project Cost or Construction Cost that may be provided for herein are to be made on the basis of his experience and qualifications and represent his best judgement as a design professional familiar with the construction industry, but the Engineer cannot and does not guarantee that proposals, bids or the Construction Cost will not vary from opinions of probable cost prepared by him. If the Client wishes greater assurance as to the Construction Cost, he shall employ an independent cost estimator.

PROJECT AGREEMENT

Lewis, Yockey & Brown, Inc.
Consulting Engineers & Land Surveyors

505 N. Main Street Bloomington, IL 61701
Phone: (309) 829-2552

Project No. 1274.04
Date 11/10/25
Secured By DPB

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AUTHORIZATION

Engineer Lewis, Yockey & Brown, Inc.	Client Ridgeview CUSD #19
By: David P. Brown, President Date 11/10/25	By: Erik Young, Superintendent Date
(Signature)	(Signature)

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Lewis, Yockey & Brown, Inc.
Consulting Engineers & Land Surveyors

10/30/2025

Ridgeview C.U.S.D. #19
300 S. Harrison Street
Colfax, IL 61728

ATTN: Erik Young, Superintendent

Re: School Expansion Design Survey
Boundary, Topographic & Utility
Survey Services

Dear Mr. Young:

Lewis, Yockey & Brown, Inc. is pleased to submit this proposal to provide professional services for preparation of design survey information related to property boundary, topographic attributes and utility locations related to the expansion of school building and parking facilities for Ridgeview C.U.S.D. #19 in Colfax, Illinois. We understand the survey work is inclusive of identifying current property boundaries and existing improvements on the school lands bounded on the east by South Harrison Street, on the north by East Wood Street, on the west by South School Street and on the south by Ridgeview Drive. I have attached a copy of the school land site plan prepared by ARCON dated March 10, 2025 for your general reference. The survey limits coverage for utility and elevation plotting will extend to the far boundary of the public streets around the school property perimeter. This survey limit encompasses approximately twenty-four (24) acres inclusive of the streets. The street areas are necessary to include in survey area to ensure adequate elevation and planimetric information is gathered for design of utilities, access and drainage for the current expansion project as well as for planning in the future.

Lewis, Yockey & Brown, Inc. proposes to prepare the design survey on a time and materials basis for the estimated cost of \$38,300.00. A copy of our current schedule of hourly rates and typical expenses is attached for your review.

Our anticipated work scope includes: locating public water main, public sanitary sewers and public and private storm sewer drainage system improvements within the work scope area; identifying surface locations of power poles and utility pedestals; identifying elevations at building entries, sidewalks, pavements, curbs, inlets, manholes, surface drains and mapping contours on the premises at one foot (1') intervals; identifying building structure locations and various types of paving on the property; identifying and plotting the various athletic standards, general recreational improvements and associated paraphernalia.

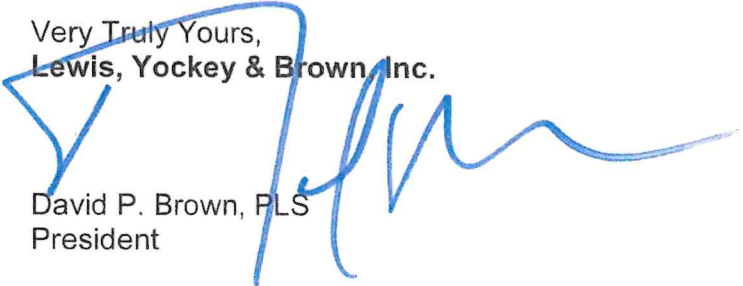
Ridgeview C.U.S.D. #19
October 30, 2025
Page 2

We are prepared to begin this work immediately upon receipt of authorization to proceed. We look forward to immediate authorization to begin so we may complete this work prior to the advancing prospects of winter weather.

Please contact me should you have any questions in these regards. We look forward to working with you and your staff on this project.

Very Truly Yours,
Lewis, Yockey & Brown, Inc.

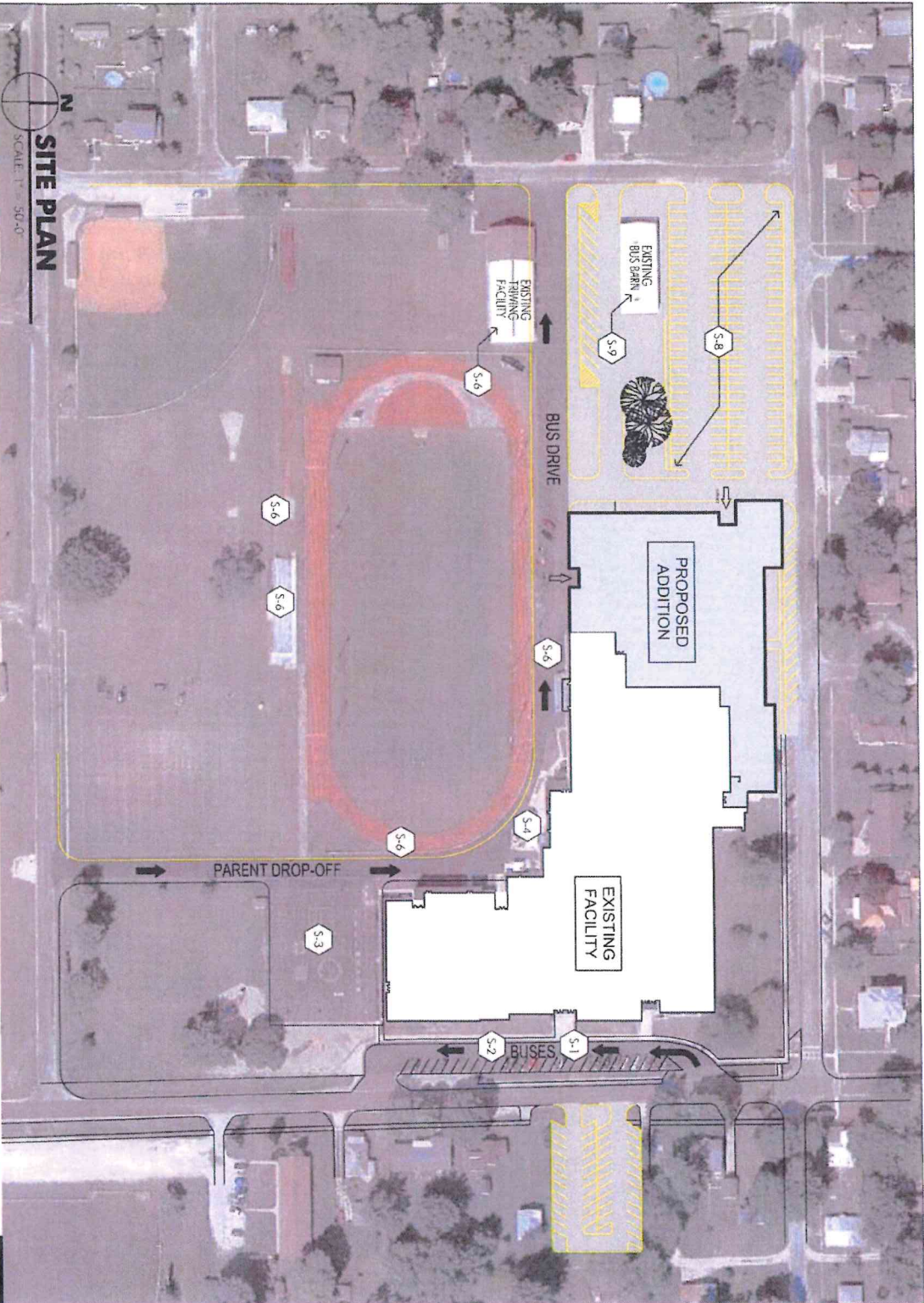
David P. Brown, PLS
President



DPB:kk

Enclosures

Cc: Proposal/Ridgeview CUSD #19/School Expansion Design Survey



TYPE SITE WORK:
S-5
E-3

Lewis, Yockey & Brown, Inc.
Consulting Engineers & Land Surveyors

505 N. Main Street
Bloomington, Illinois 61701
Phone: (309) 829-2552
www.lybinc.com

SCHEDULE OF EMPLOYEE CLASSIFICATIONS AND
RATES FOR ENGINEERING AND LAND SURVEYING SERVICES

Effective January 1, 2025

EMPLOYEE CLASSIFICATIONS

HOURLY RATES

Principal	\$250.00
Project Manager	\$220.00
Project Engineer	\$200.00
Senior Design Engineer	\$180.00
Design Engineer	\$170.00
Professional Land Surveyor	\$210.00
Senior CAD Technician	\$165.00
CAD Technician	\$135.00
Senior Engineering Technician	\$165.00
Engineering Technician	\$135.00
Administrative Professional	\$105.00
Surveyor	\$145.00
Party Chief	\$125.00
Instrument Man	\$105.00
Rodman	\$ 90.00

EXPENSES

Photo copies, 8½ x 11	0.15/each
Photo copies, 11 x 17	0.20/each
Color photo copies, 8½ x 11	1.00/each
Color photo copies, 11 x 17	1.50/each
Color Bond	2.00/square foot
Mylar	10.00/sheet
Prints	3.00/sheet
Wood Stakes/Lath	1.25/unit
Iron Pins	5.00/each
Fence Posts	6.00/each
Mileage	0.70/mile
CADD	15.00/hour
GPS Equipment	300.00/day

