



**EXHIBIT A**

**PROJECT SCOPE OF WORK PROPOSAL**

May 15, 2025

Mr. James Fitton  
Director of Finance and Operations, CSBO  
Riverside School District 96  
3340 S. Harlem Avenue  
Riverside, IL 60546

Architect: DLA Architects, Ltd.

Riverside School District 96 hereby authorizes the Architect to provide professional services for the Project identified herein, which professional services shall be subject to all terms and conditions of the Master Agreement B101 unless specifically provided otherwise in this Project Scope of Work Proposal.

**Location(s) / Description(s) of Project(s):**

Blythe Park Elementary School  
735 Leesley Road  
Riverside, IL 60546

**Description(s) of Project(s):**

- Playground Replacement Project for Blythe Park Elementary School  
*Project: 2025.052*

**Scope of Services, Including Consulting Services to be provided by Architect:**

The Scope will include all Services listed in sections 3.2 Schematic Design 3.3 Design Development, 3.4 Construction Documents, and 3.5 Construction Administration as noted in the Master Agreement for the **Playground Replacement Project at the Blythe Park Elementary**.

As time is of the essence moving forward, it is important for the Board to realize that a timely decision related to this specific project is important in order to be able to meet an appropriate bidding schedule. That being said, approval is being sought on this project to keep on schedule.

**Architect's Consultants:**

- Civil Engineering (WT Engineers)

**Architect's Compensation:**

- The Architect shall be compensated for Basic Services **(for Schematic Design, Design Development and Construction Documents)** for a Lump Sum Fee of **(\$49,750)** based upon final estimate from Vistara for the project at the following:
- Playground Replacement Project for Blythe Park Elementary School which includes all exterior playground equipment, playground surfacing, underdrainage, and concrete curb and sidewalk work accessing the playground.

Planning and Zoning pre-submittal meetings with the Village of Riverside and **will** be necessary prior to these projects going out to bid and could impact the project bidding schedule.

Per our Standard Contract with the District, meetings with the Village of Riverside to obtain approvals for the project shall be considered as a reimbursable expense. Additionally, any time required for municipal permitting and/ or public hearings – meetings shall be considered as a reimbursable expense.

**Project Budget:**

The Conceptual Budget for the project is listed below based on an updated estimate done by Vistara Construction Services Inc. and provided below.

**Replacement of existing Playground at Blythe Park Elementary School.**  
Cost Estimate: **\$560,000.**

### **Tentative Project Schedule \*\*\***

Preliminary Estimate and Proposal:	May 2025
Schematic Design and Visioning	August 2025
Construction Documents:	September 2025 – October 2025
Out to Bid:	November 2025
Bids Received:	December 2025
Construction Contract Approval:	January 2026
Commence Construction:	June 2026
Substantial Completion	August 2026
Final Completion:	August 2026

*\*\*\* If there is a significant delay in decisions, a revised schedule will need to be developed.*

### **Owner's Project Representative:**

Martha Ryan-Toye Superintendent  
Jim Fitton, Director of Finance and Operations  
Bill Radtke, Director of Building and Grounds

### **Owner's Consultants:**

- TBD

### **Additional Services Authorized:**

- Reimbursable expenses\* in accordance with Article 11.8
- All Municipal Permitting

### **Reimbursables and Additional Services:**

This proposal does not include reimbursable expenses such as printing, renderings, postage, presentation boards or additional services as follows:

- Zoning meetings and documents, soil borings and site surveys, MWRD permitting/revisions
- Additional Community Engagement Meetings

These additional services shall be billed on a time and material basis and reimbursables shall be billed at 1.05 time cost. Our hourly rates are included herein. Drawings for this project will be prepared using AutoCAD 2007 or Revit 2013 and the Board shall be provided with at least two sets of hard copies of the completed drawings and the electronic files of the complete drawings.

This Proposal sets forth the Basic Services to be provided by DLA. Article 3 of the Agreement is excluded from incorporation into this Proposal. Further, this Project Scope of Work Proposal shall serve as the **Memorandum of Understanding (MOU) Exhibit A**, identified in the Agreement. Our office looks forward to working on this project. This Memo of Understanding will establish the overall project expectations.

Please sign and return one copy of this memorandum as acknowledgement that our perception of the project is in agreement with the District's wishes.

Sincerely,



Steven K. Wright, AIA  
Principal

c: Lou Noto, DLA Architects

**ACCEPTANCE OF PROJECT EXHIBIT**

Authorized Agent: \_\_\_\_\_  
Mr. James Fitton, Director of Finance and Operations

Date: \_\_\_\_\_

Please sign and return at your earliest convenience.

**\*\*Terms and conditions of this agreement identified above, shall not be disclosed, or allowed to be disclosed, to any third party, school district, architectural firm, legal firm, or private citizen unless through compliance with the Freedom of Information Act without the express written consent of DLA Architects. Riverside District 96 shall provide written notice of all Freedom of Information Act requests to DLA Architects within 3 business days of the request receipt. Thanks for your cooperation in this matter.**

## **EXHIBIT “B”**

### **DLA Architects, Ltd.**

#### Hourly Rates

<b>Category</b>	<b>Rate</b>
Senior Principal	\$220.00
Principal	\$205.00
Director	\$180.00
Senior Project Manager	\$175.00
Senior Architect	\$150.00
Architect / Project Manager	\$135.00
Apprentice Architect	\$115.00
Senior Technician	\$105.00
Project Technician	\$90.00
Senior Designer	\$145.00
Designer	\$125.00
Senior Interior Designer	\$135.00
Interior Designer	\$125.00
Computer Graphics Manager	\$140.00
Senior Administration	\$130.00
Administration	\$85.00

\*These hourly rates will remain constant thru the end of the year and may be adjusted annually thereafter.