



AGENDA
COMMUNITY DEVELOPMENT COMMITTEE
Monday, January 23, 2017

6:00 PM

**Public Safety Building
285 North Seven Hills Road**

I) Roll Call

II) Approval of Minutes – January 9, 2017

III) Items Requiring Council Action – February 6, 2017

- A. Comprehensive Plan Amendment and Highway 50 & Lawn Avenue – Planned Use & Subdivision (2nd Reading)
- B. Family Sports Park Design and Project Management Contract (Resolution)
- C. Lincoln Park Villas – Final Plat (2nd Reading)

IV) Other Business – None

NEXT MEETING: February 13, 2016 – 6:00 P.M. – Public Safety Building

General Citizen Comments: The City of O'Fallon welcomes comments from our citizens. The Illinois Open Meetings Act provides an opportunity for citizens to speak at all committee and Board meetings. However, 5 ILCS 120/1 mandates that NO action shall be taken on matters not listed on the agenda. Please submit your name to the chairman and limit your comments so that anyone present has the opportunity to speak.



MINUTES
COMMUNITY DEVELOPMENT COMMITTEE
6:00 PM Monday, January 9, 2017

Minutes of a regular meeting of the Community Development Committee of the City of O'Fallon, held at the Public Safety Building, 285 N. Seven Hills Road, O'Fallon, Illinois.

CALL TO ORDER: 6:00 PM

- I) Roll Call** – *Committee members:* Jerry Albrecht, Gene McCoskey, David Cozad, Harlan Gerrish and Ray Holden. *Other Elected Officials Present:* Ned Drolet, Kevin Hagerty, Richie Meile, and Robert Kueker. *Staff:* Walter Denton, Pam Funk, Sandy Evans, Mary Jeanne Hutchison, Eric Van Hook, Grant Litteken, Andrew Dallner, James Cavins, Kirk Brueggemann and Justin Randall. *Visitors:* John West, Ron Zelms, Ross Rosenberg, Charles Pitts, Dave Witter, Bevan Gibson, Janice Netil, Earuesline Gilbert, Carolyn Bertrand, Fred Boch, Vern Malare, Bob Elkan, Matt Mayer, Terry Johnson, Dave Dillow, Valerie Piekutowski, Mark Piekutowski, Francis Bertrand, Nancy Karregan, Leslie Blair, Burt Gedney, and Robert Druessel, Jr.
- II) Approval of Minutes from Previous Meetings**– All ayes. Motion carried.
- III) Items Requiring Council Action**
- A. Comprehensive Plan Amendment and Highway 50 & Lawn Avenue – Planned Use & Subdivision (1st Reading) – Justin Randall provided a brief overview of the project, including a comprehensive plan amendment, planned use and subdivision for the Highway 50 and Lawn Avenue Project. Randall explained the concerns discussed at the Plan Commission meeting and the resulting proposed changes to the building elevations for the Dollar General and the proposed alternative to create a cul-de-sac for the residential street instead of a through-street extending Hillcrest Drive. The Committee heard additional citizens' concerns over the existing drainage problems in the area and the crime associated with the Dollar General store. A motion was made to approve the Comprehensive Plan Amendment, subdivision and planned use with staff and Plan Commission recommendations and the revised Dollar General elevations to include windows and the alternative street design with a cul-de-sac. The motion was seconded and passed with a 5-0 vote.
 - B. Flying Aces – Planned Use (2nd Reading) – Justin Randall indicated there were no changes associated with the planned use. A motion and second was made to recommend approval of the planned use, the motion passed with a 5-0 vote.
 - C. Lincoln Park Villas – Final Plat (1st Reading) – Justin Randall provided the committee with an overview of the proposed final plat. The committee discussed the final plat and recommended the final plat with a 5-0 vote.
 - D. Clearwave Right-of-Way Use Agreement (Resolution) – Justin Randall provided the committee with a brief overview of the proposed use agreement with Clearwave Communications. The agreement was to allow for the placement of communication lines to provide up to a gigabyte of internet service and provide internet to Auffenberg dealerships and St. Elizabeth's Hospital. The committee discussed the proposed contract. A motion and second was made to recommend approval of the right-of-way use agreement with Clearwave Communication, the motion passed with a 4-0 vote.

IV) Other Business - None

MEETING ADJOURNED: 7:20 PM

NEXT MEETING: January 23, 2017 – Public Safety Building

Prepared by: Justin Randall, Senior City Planner



MEMORANDUM

TO: Community Development Committee
FROM: Justin Randall, Senior City Planner
THROUGH: Ted Shekell, Community Development Director
DATE: January 23, 2017
SUBJECT: P2016 – 15: Evaluation of an amendment to the 2006 O'Fallon Comprehensive Plan Future Land Use Map (2nd Reading)

List of committee that have reviewed

The Planning Commission held a public hearing on the above referenced application at their December 13, 2016 meeting. The Commission voted 7-ayes and 1-nay to approve the Future Land Use Map Amendment from *Office / Service* to *General Commercial* (2.57 acres on Highway 50) and *Neighborhood Residential* (3.87 acres along Lawn Avenue).

At the January 10, 2017 Community Development Committee meeting, the committee reviewed the proposed development known as Highway 50 and Lawn Avenue. The committee recommended the amendment with a vote of 5 ayes – 0 nays.

At the January 17, 2017 City Council meeting, the City Council passed the amendment of the Comprehensive Plan Future Land Use Map with a vote of 7-5 on 1st Reading.

Project Background and Summary

The evaluation of the Future Land Use Map for this area is a result of a proposed commercial and duplex development at the northwest corner of Highway 50 & Lawn Avenue, which has been proposed by Terry Johnson of Triple Net Management. The proposed project of is currently inconsistent with the 2006 O'Fallon Comprehensive Plan – Future Land Use Map and would require the map to be amended from *Office / Service* to *Neighborhood Residential* and *General Commercial*. The area staff has evaluated consists of approximately 6.44 acres of land north of Highway 50 and west of Lawn Avenue and includes Parcel ID Nos. 03-30.0-300-026, 03-30.0-300-027.

Please see the attached Plan Commission Project Report for more detailed information on the proposed amendment.

Staff Recommendation

Due to the subject property's frontage to Highway 50 and the existing development that has occurred around the area, staff recommends amending the 2006 O'Fallon Comprehensive Plan and the Future Land Use Map from *Office / Service* to *General Commercial* and *Neighborhood Residential* for the 6.44 acres of land along Highway 50 (Parcel ID Nos. 03-30.0-300-026, 03-30.0-300-027).

Attachment:

Report to Plan Commission



PROJECT REPORT

TO: Planning Commission
FROM: Justin Randall, Senior City Planner
THRU: Ted Shekell, Community Development Director
DATE: December 13, 2016
PROJECT: P2016 – 15:
Evaluation of an amendment to the 2006 O'Fallon Comprehensive Plan Future Land Use Map

Summary

This public hearing involves an evaluation of an amendment to the 2006 O'Fallon Comprehensive Plan - Future Land Use Map due to a proposed commercial and duplex development at the northwest corner of Highway 50 & Lawn Avenue, which has been proposed by Terry Johnson of Triple Net Management. The proposed project of is currently inconsistent with the 2006 O'Fallon Comprehensive Plan – Future Land Use Map and would require the map to be amended from *Office / Service* to *Neighborhood Residential* and *General Commercial*. The area staff has evaluated consists of approximately 6.44 acres of land north of Highway 50 and west of Lawn Avenue and includes Parcel ID Nos. 03-30.0-300-026, 03-30.0-300-027.

Future Land Use Map

Surrounding Proposed Land Uses:

North: Neighborhood Residential (orange)
East: General Commercial (red)
South: General Commercial (red)
West: Office / Service (purple)

Applicable Ordinances, Documents and Reports

Public Notice: Public Notice of this project has been fulfilled in accordance with Section 158.255 and 158.256 of the City of O'Fallon Zoning Regulations. More specifically, the applicant has notified property owners within 250 feet of the subject property via certified mail of the filing of the zoning amendment. Additionally, the City has notified property owners within 250 feet of the subject parcel of the public hearing at least 15 days prior to the hearing and published notice of the public hearing in a local newspaper at least 15 days in advance. Proof of notification is on file with the City's Community Development Department.

Discussion Points/Issues

Existing Conditions

The subject property of the proposed project by Triple Net Management is classified under the 2006 O'Fallon Comprehensive Plan and Future Land Use Map as *Office / Service* and consists of 6.44 acres. In the 2006 O'Fallon Comprehensive Plan and Future Land Use Map, the *Office / Service* land use category is the least intense non-

Community Development Department

255 South Lincoln Avenue, O'Fallon, IL 62269 ♦ P: 618.624.4500 x 4 ♦ F: 618.624.4534

residential district, with planned office development recommended when the development adjoins residential areas. General uses under the *Office / Service* land use category include general office activities, financial institutions, business services and ancillary light retails, with a corresponding zoning district of O-1 – Office District.

The surrounding area is primarily non-residential in nature with uses including retail and service uses along Highway 50 to the east, west and south. Highway 50 to the east is designated as *General Commercial* land use category under the 2006 O'Fallon Comprehensive Plan and Future Land Use Map and B-2 – General Business District zoning. In addition to the commercial uses fronting on Highway 50, the *General Commercial* land use designation extends over 700 feet north along Lawn Avenue for potential redevelopment on Highway 50. Across Highway 50, to the south, is also designated as *General Commercial* land use category, with a mixture of B-2 – General Business District and B-1 – Community Business District zoning. Walgreens, a multi-tenant development known as O'Fallon Centre, Easy Street Auto Wash and a used car lot are all located directly across Highway 50 from the property development property. The northern portion of the Highway 50 corridor, west of the development parcel, is designated as *Office / Service*. Redevelopment of the existing single-family residences along Highway 50 has been limited, however the property adjacent was approved for a planned office development in 2005 (not constructed), Scott Credit Union and a residential conversion to a real estate office (2016) have developed. The south portion of the Highway 50 corridor west of the development area is designated as *General Commercial* land use category, with B-1 – Community Business District zoning, including two multi-tenant retail centers, Denny's, Sonic and CVS.

There are residential land uses to the north of the development parcel, designated as *Neighborhood Residential* in the city's Comprehensive Plan. The *Neighborhood Residential* designation provides for a density of residential uses up to 7 detached single-family units per acre, and would include zoning districts of SR-1, SR-2, and SR-3, and under certain circumstances may include attached villas through the Planned Use process, with homeownership being encouraged as a part of that land use designation. Single-family residences are located along north along Lawn Avenue and single-family and two-family residences are located in the Countryside Glen Subdivision to the northwest.

History

The area, particularly the properties north of the project area to State Street and west of Lawn Avenue, was previously evaluated for an amendment to the 2006 O'Fallon Comprehensive Plan and Future Land Use Map as a result of a proposed development in 2008. The development was requesting 4.63 acres of land on State Street be rezoned from "SR-1", Single-Family Residence Dwelling District, to "O-1(P)", Planned Office District for the proposed use of a real estate office. The change in zoning was going to require the subject property to be reclassified as *Office / Service* from *Neighborhood Residential* future land use category.

At the time, staff envisioned that this general area would continue to transform from residential uses to office / business services. During the analysis of the proposed amendment, staff noted the *Office / Service* land use and density would need to be sensitive to the surrounding residential uses, suggesting the character, scale and density of any future office development should be compatible with the nearby residential uses. The recommendations included building architecture similar to houses, such as gables roofs, architectural shingles, maximum two stories, specific uses should be limited to professional offices with hours of operation between 8am and 6pm and retail uses should be avoided. There was opposition by some of the residences near the development and ultimately the petitioner withdrew the request.

Proposed Amendment

The proposed amendment to the 2006 O'Fallon Comprehensive Plan and Future Land Use Map is from the existing *Office / Service* district for the entire 6.44 acres to *General Commercial* for 2.57 acres and *Neighborhood Residential* for the remaining 3.87 acres. The evaluation of the Future Land Use Map for this area is a result of an application submitted by Terry Johnson of Triple Net Management to develop the property with a 10,640 square foot Dollar General, 12,150 square foot multi-tenant retail building and 10 – two-family dwelling units. The commercial buildings would front along Highway 50 and the two-family dwelling units would front along an extended Hillcrest Drive. The

parcels would need to be rezoned from SR-3 – Single-family Residence Dwelling District to B-1(P) – Planned Community Business District and MR-1(P) Planned Two-, Three-, and Four-Family Residence Dwelling District.

General Commercial Designation

Staff evaluated the potential to amend the Future Land Use Map from *Office / Service* to *General Commercial* for the southern 2.57 acres the property located at 648 West Highway 50, which has an associated zoning designation of B-1 – Community Business and B-2 – General Business District. The *General Commercial* designation recommends projects that have a scale and character compatible with the surrounding area, with particular attention paid to the projects architectural / urban design and landscaping features. Additionally, when developments are proposed near a residential area, planned commercial development are necessary to control access, provide additional landscaping and buffering.

Neighborhood Residential Designation

Additionally, staff evaluated the potential to amend the Future Land Use Map from *Office / Service* to *Neighborhood Residential* for the northern 3.87 acres the property located at 648 West Highway 50, which has an associated zoning designation of SR-2 and SR-3 – Single-family Residential Dwelling Districts. The *Neighborhood Residential* designation recommends no more than 7 dwelling units per acre on smaller lots and under certain circumstances may include attached villas through the Planned Use process, with homeownership being encouraged as a part of that land use designation.

Evaluation of Proposed Amendment

One of the major factors in reviewing a zoning amendment is whether the request would result in “spot zoning” as defined in *Griswold v. City of Homer* (10/25/96), 925 P 2d 10115, which defines it as “the process of singling out a small parcel of land for a use classification totally different from that of the surrounding area, for the benefit of the owner of such property and to the detriment of other owners.” Illinois courts have found that not every rezoning is ipso facto void as spot zoning, but there every case must be evaluated with a comprehensive review of existing uses established in the area and the relationship with the comprehensive plan of the city. Rezoning a property to a zone district that is out of character with surround zoning, land uses and the comprehensive plans can result in the courts determining the rezoning was in fact spot zoning and deem the change in zoning illegal. The City of O’Fallon and the Community Development Department has made an assertive effort not to spot zone a property, especially when the proposed use and zoning is inconsistent with the 2006 O’Fallon Comprehensive Plan and Future Land Use Map. Therefore, staff must evaluate a change in the 2006 O’Fallon Comprehensive Plan and Future Land Use Map on the subject property from *Office / Service* to *General Commercial* and *Neighborhood Residential*.

The comprehensive plan amendment looked at the 6.44-acre project area. Staff determined the B-1 - Community Business District would be the most appropriate zone district for the commercial development and MR-1 - Two-, Three-, and Four-Family Residence Dwelling District would be most appropriate zone district for the two-family development. Thus, staff’s analysis is focused on whether the Future Land Use Map should be amended from *Office / Service* to *General Commercial* and *Neighborhood Residential*.

Staff believes that non-residential uses associated with the *General Commercial land* use category should generally be located near major access routes and interchanges. Roadway classifications are an important determination on the type of land uses that should be located throughout the road corridor. The Federal Highway Administration (FHWA) classifies roads from Interstate down to Local type roads. The East-West Gateway Council of Governments has classified Highway 50 as a Minor Arterial, the 4th highest road classification under the definitions of the FHWA. The FHWA characterizes Minor Arterials as an “interconnector to higher-level Arterials” (in the case of Highway 50, it connects Interstate 64 to U.S. Highway 50 on the east end of town), “distributes traffic to smaller geographic areas” and “provides more land access than Principal Arterials without penetrating identifiable neighborhoods” Sound planning principles would direct commercial uses to be located along commercial corridors thus, it would be pertinent to focus commercial uses on the Minor Arterial of Highway 50. The City of O’Fallon has acknowledged the Highway 50 corridor

from Spur to Walnut Street for non-residential uses as the entire corridor has been identified as *General Commercial* and *Office / Service* in the 2006 O'Fallon Comprehensive Plan and Future Land Use Map.

Additionally, the 2006 O'Fallon Comprehensive Plan specifically discusses the area between the Spur and Walnut Street along Highway 50 in the Sub-Area and Corridor Plans (Chapter 8). The plan states "traffic has steadily increased during the past twenty years, and a traffic study was completed with a recommendation for Highway 50, which is an IDOT roadway, to be widened to five lanes". The plan indicates the area has seen increased traffic and significant changes in the overall development patterns due to the Interstate interchange at Green Mount Road. The plan continues and directly address the development property, stating "the vacant site on the north side of Highway 50 across from Walgreen's lies between two residential areas. In order to maintain the area's predominantly residential character, future land use should be primarily single-family residential, with the area fronting West Highway 50 considered for office and business services. Given the nature of the area, this residential section on the north side of West Highway 50 between Lawn and Green Mount would be most suitable for office and business services rather than high impact general or regional commercial or retail use." However, the plan does indicate that the area should be redeveloped in accordance with Section 8.3, which further outlines the conversion of these residential areas into non-residential areas. The plan indicates the City should not "piecemeal development of individual parcels, as it will produce poorly planned development than can only negatively impact the adjacent residential neighborhood".

In considering the impetus for a comprehensive plan change, typically the area proposed for the change would have experienced notable changes, or at least pressure to change, in the development pattern for the area. In this particular area along Highway 50, the City has seen increased pressure for commercial and office redevelopment of the corridor. Additionally, the plan as proposed by Triple Net Management on the 6.44-acre site situates the higher intensity commercial land use along the frontage of Highway 50 and uses a two-family residential development to help buffer some of the single-family homes along Lawn.

The area around 648 Highway 50 is located along Highway 50 and staff is apprehensive of allowing non-residential uses to leak too far north along Lawn Avenue, where existing uses are primarily residential. The proposed amendment to the Future Land Use Map would achieve limiting non-residential uses to within 300 feet of Highway 50, instead of the 565 feet currently designated on the development property and the over 700 feet of *General Commercial* along the east side of Lawn Avenue. Additionally, the project allows for the two-family development to provide a buffer and transition to the single-family homes along Lawn Avenue. Therefore, while the plan calls for limiting retail uses in the area, the project area would be an appropriate location for non-residential land uses associated with the *General Business* land use category.

Staff believes a change of the project area from 6.44 acres of *Office / Service* land use designation to 2.57 acres of *General Commercial* land use designation fronting on Highway 50 and 3.87 acres to be scaled back to a *Neighborhood Residential* land use designation would provide a buffer between the single-family residential land uses to the north along Lawn Avenue and the commercial and office uses to the south along Highway 50. Provided through the Planned Use process there are buffers (fencing and landscaping) required that can reduce concerns of trash, lighting and noise and incorporate the principles of development outlined in Section 8.3 of the 2006 O'Fallon Comprehensive Plan.

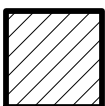
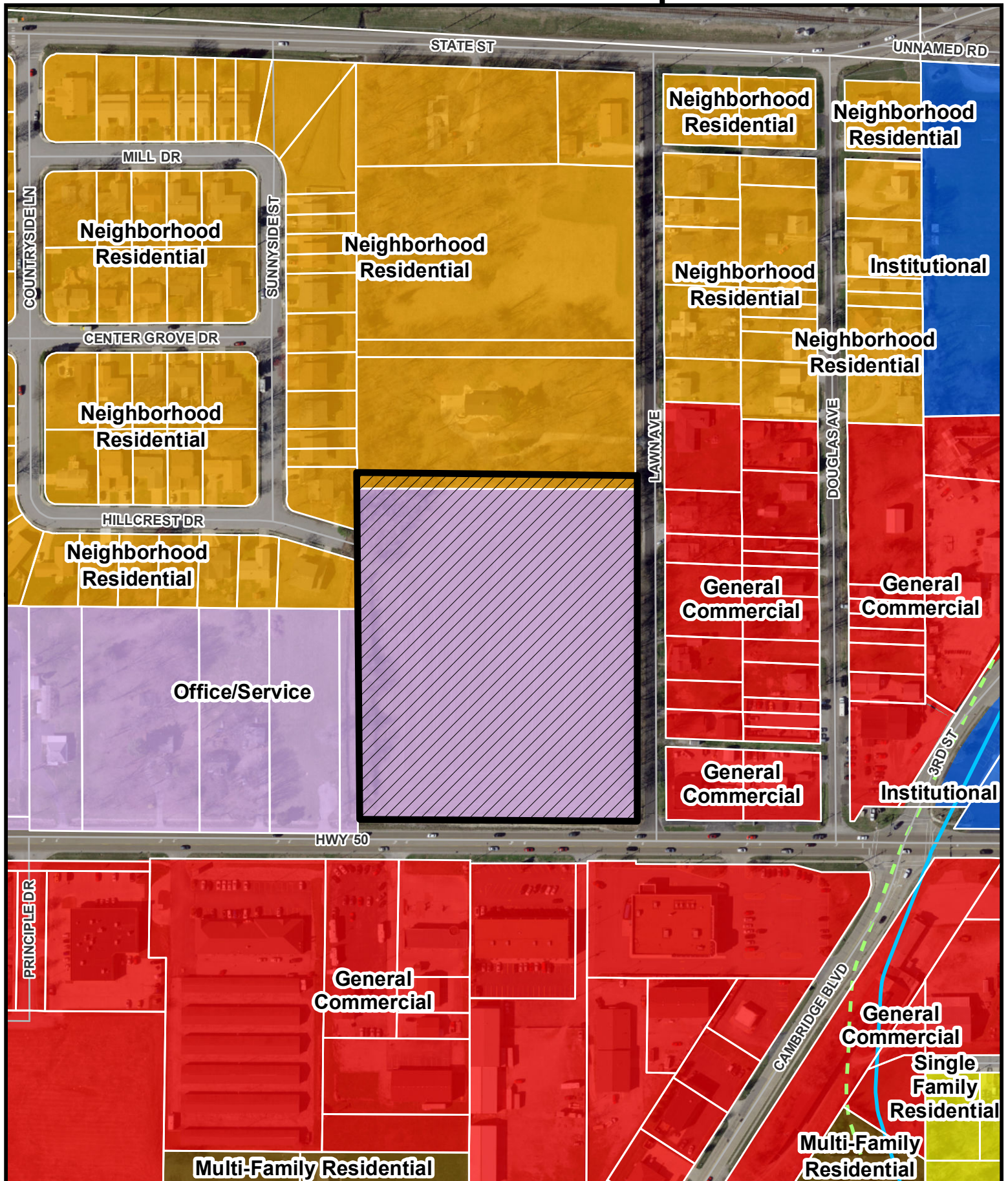
Staff Recommendation

Due to the subject property's frontage to Highway 50 and the existing development that has occurred around the area, staff recommends amending the 2006 O'Fallon Comprehensive Plan and the Future Land Use Map from *Office / Service* to *General Commercial* and *Neighborhood Residential* for the 6.44 acres of land along Highway 50 (Parcel ID Nos. 03-30.0-300-026, 03-30.0-300-027).

Attachments

2006 O'Fallon Future Land Use Map of the Evaluation Area

P2016-15: Future Land Use Map Amendment



Subject
Property

0 62.5 125 250 375 500 Feet



O'Fallon
ILLINOIS



M E M O R A N D U M

TO: Community Development Committee
FROM: Justin Randall, Senior City Planner
THROUGH: Ted Shekell, Director of Community Development
Mary Jeanne Hutchison, Director of Parks and Recreation
DATE: January 23, 2017
SUBJECT: Design & Construction Management Services for the Family Sports Park (RESOLUTION)

Project Background and Summary

The attached proposal is from Millennia Professional Services for the purpose of performing design and construction management services for the Phase 4 of the Family Sport Park that is part of the Destination O'Fallon initiative. For this project, Millennia will design, provide bidding and construction administration and construction observation and quality testing. The contract is for the amount of \$699,248.

Recommendation

Approve the proposed contract with Millennia Professional Services with the dollar amount as shown.

Community Development Department

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MILLENNIA PROFESSIONAL SERVICES

11 Executive Drive, Suite 12 • Fairview Heights, Illinois 62208 • (Phone) 618.624.8610 • (Fax) 618.624.8611

January 10, 2017

Mary Jeanne Hutchison
Director of Parks and Recreation
City of O'Fallon
Katy Cavins Community Center
308 East Fifth Street
O'Fallon, IL 62269

**Re: Design / Construction Administration / Construction Observation and Testing
Proposal – Family Sports Park, Phase 4**

Dear Ms. Hutchison:

Thank you for requesting this proposal from Millennia Professional Services (Millennia). Based on our recent meetings, the topographic survey for this project we have recently completed, and past experience working with athletic fields, we propose to provide the design, construction administration, and construction observation and quality assurance testing services for the Phase IV improvements to the O'Fallon Family Sports Park as shown on Attachment A of this proposal, and as further described below:

- I. Design, Plans and Specifications – Perform the site design, civil engineering, electrical engineering, structural engineering for specified foundations, and the geotechnical engineering for existing bleacher pads which have experienced settling adjacent to the existing Soccer Field 1; and prepare design plans and specifications for the design elements listed below:

1. Two High School/Collegiate Baseball Fields
 - Artificial turf (*outfield and infield*)
 - Backstops
 - Sport field lighting and controls
 - Warning track
 - Subsurface drainage
 - Fencing
 - Dugouts and bleacher areas
 - Drinking fountain
 - Walks, trails, plaza, and site furnishings
 - Pedestrian lighting
 - Concrete sidewalks connectors
 - Ball field plaza (no concessions, restrooms or open pavilion)
 - Grading
 - Site utility distribution (sanitary sewer for future restroom)

- Water service
 - Electrical service
 - Storm drainage
 - Landscape improvements and turf establishment
2. Soccer Parking
 - Approximately 640 parking spaces
 - Earthwork
 - Walkways
 - Lighting
 - Landscape improvements and turf establishment
 - Storm Drainage
 3. The Soccer Pavilion (administration building)
 - Site utility distribution (for future administration building)
 - Sanitary sewer
 - Water service
 - Electrical service
 4. Soccer Field Stadium Seating (at existing championship field)
 - Repair and/or replace existing concrete pads
 - 400 to 500 bleacher seats
 - 5a. Seven New Soccer Fields (all-weather fields)
 - Seven new all-weather fields
 - Sport field lighting and controls
 - Field equipment
 - Connecting concrete walkways
 - Grading
 - Storm drainage
 - Spray cool-down stations
 - Landscape improvements and turf establishment
 - Perimeter fencing - combo decorative and chain link
 6. Soccer Fields Plaza (water tower site)
 - Prefabricated restroom and drinking fountain
 - Grading
 - Site utility distribution
 - Sanitary sewer
 - Water service
 - Electrical service
 - Storm drainage
 - Landscape improvements and turf establishment
- II. Bidding and Construction Administration – For up to five bid packages, prepare bid documents, attend pre-bid meetings, answer bidders' questions, and tabulate bids; review shop drawings, provide periodic site visits by design professionals, review pay requests, prepare punch list, and perform final inspection for the design elements listed above.

- III. Construction Observation, Quality Assurance Testing, and Surveying Control – Provide ongoing construction observation and documentation during construction of hard improvements and turf installation, quality assurance testing of improvements where appropriate, and establishment of survey control points for use by contractor for the design elements listed above. This will include daily visits during construction of hard improvements and turf installation but will not include full-time observation.

The above-described services do not include boundary or surveying; roadway improvement plans, or offsite improvements; retaining wall structural design; easement descriptions or exhibits; property legal descriptions; geotechnical analysis or design other than that specifically defined above; Phase I environmental studies; building architectural or structural analysis or design; hazardous waste detection, analysis, or remediation design; archaeological surveys; quality control testing; or final construction staking.

Millennia's fees as listed below are based on percentages of the construction cost estimate, which is included as Attachment B. Millennia proposes to provide the Design, Plans and Specifications services for the design elements listed above for the lump sum fee of 4% of the construction cost estimate. Millennia proposes to provide the Bidding and Construction Administration services for the design elements listed above for the not-to-exceed fee of 1.75% of the construction cost estimate. Millennia proposes to provide the Construction Observation, Quality Assurance Testing, and Surveying Control services for the design elements listed above for the not-to-exceed fee of 1.50% of the construction cost estimate.

Below is an itemized summary of our fees:

ITEMIZED FEE SCHEDULE		
Item	(Itemized from Above-Listed Items)	Fee (\$)
I	Design, Plans and Specifications (Lump Sum, based on 4.0%)	\$385,792
II.	Bidding and Construction Admin. (Hourly, NTE 1.75% of Estimate)	\$168,784
III.	Construction Observation and QA Testing (Hourly, NTE 1.5% of Estimate)	\$144,672
Total		\$699,248

Millennia Professional Services will invoice the client monthly or less frequently based on the percentage complete for Item I above and based on an hourly and unit rate basis for Items II and III above. Our hourly and unit rates are listed on the attached Billing Rate Schedule. Payment will be due within 30 days of the invoice date.

Millennia Professional Services will provide additional services that we are accustomed to performing on an hourly basis as per the attached Billing Rate Schedule. Hourly rates may be increased by Millennia Professional Services on January 1 of each succeeding year.

Payment of any invoice by the Client to the Consultant shall be taken to mean that the Client is satisfied with the Consultant's services to the date of payment and is not aware of any deficiencies in those services.

Neither the professional activities of the Consultant, nor the presence of the Consultant or its employees and subconsultants at a construction/project site, shall relieve the General Contractor of its obligations, duties and responsibilities including, but not limited to, construction

means, methods, sequence, techniques or procedures necessary for performing, superintending and coordinating the Work in accordance with the contract documents and any health or safety precautions required by any regulatory agencies. The Consultant and its personnel have no authority to exercise any control over any construction contractor or its employees in connection with their work or any health or safety programs or procedures. The Client agrees that the General Contractor shall be solely responsible for jobsite safety, and warrants that this intent shall be carried out in the Client's contract with the General Contractor. The Client also agrees that the Client, the Consultant and the Consultant's subconsultants shall be indemnified by the General Contractor and shall be made additional insureds under the General Contractor's policies of general liability insurance.

The Consultant shall not be required to execute any documents subsequent to the signing of this Agreement that in any way might, in the sole judgment of the Consultant, increase the Consultant's contractual or legal obligations or risks, or adversely affect the availability or cost of its professional or general liability insurance.

Thank you for the opportunity to submit this proposal. If this proposal is acceptable, please sign both copies and return one copy. Please call our office if you have any questions.

Sincerely,

Millennia Professional Services of Illinois, Ltd.



Gary R. Hoelscher, PE, CFM
Director

Accepted by:

Client Company Name

Client Representative

Signature, Title

Date

O'FALLON FAMILY SPORTS PARK

GENERAL USE MAP WITH PHASE IV IMPROVEMENTS

ATTACHMENT A



PHASE IV FIELD SCHEDULE

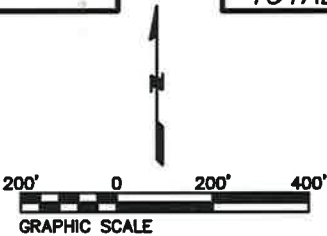
PACKAGE A
TURF SOCCER FIELDS (1,3,4,6,7,8,9)
BASEBALL TURF FIELD 1,2

PACKAGE B
TURF SOCCER FIELDS (10,11)

PHASE IV PARKING SCHEDULE

PACKAGE A
LOT A: 440' X 64' = 88 SPACES
LOT B: (180' X 128') + (120' X 108') = 108 SPACES
LOT C: 256' X 400' = 290 SPACES
LOT D: 480' X 128' = 192 SPACES

TOTAL POSSIBLE: 678 SPACES
TOTAL WITH LANDSCAPING: 640 SPACES



Millennia Professional Services

11 Executive Drive, Suite 12
Fairview Heights, Illinois 62208
(618)624-8610 FAX: (618)624-8611

DRAWN: C.J.H.
CHKD.: G.R.H.
APPD.: G.R.H.
JOB NO.: ME00000
DATE: 12/12/16
SHEET 1 OF 1

O'FALLON FAMILY SPORTS PARK - PHASE IV
DESIGN/CONSTRUCTION COST ESTIMATE

Attachment B
01/10/17

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL ITEM PRICE
1.00	High School / Collegiate Baseball Fields	2	Each	\$ 1,000,000.00	\$ 2,000,000.00
2.00	Soccer Parking	640	Each	\$ 1,200.00	\$ 768,000.00
3.00	The Soccer Pavilion (<i>services</i>)	1	Each	\$ 10,000.00	\$ 10,000.00
4.00	Soccer Field Seating (<i>at existing championship field</i>)	2	Each	\$ 150,000.00	\$ 300,000.00
5a	New Soccer Fields (<i>all weather lighted fields</i>)	7	Each	\$ 800,000.00	\$ 5,600,000.00
6.00	Soccer Fields Plaza	1	Each	\$ 90,000.00	\$ 90,000.00
				Construction Subtotal =	\$ 8,768,000.00
				Construction Contingencies (10 Percent of Construction Subtotal) =	\$ 876,800.00
				PRELIMINARY CONSTRUCTION COST ESTIMATE	\$ 9,644,800.00
				Design, Plans and Specifications (Lump Sum, Based on 4.0%) =	\$ 385,792.00
				Bidding and Construction Admin. (Hourly, NTE 1.75% of Estimate) =	\$ 168,784.00
				Construction Observation and QA Testing (Hourly, NTE 1.5% of Estimate) =	\$ 144,672.00
				Design / Construction Total =	\$ 10,344,048.00
				Lighting Funds Possibly Eligible for Financing Program =	\$ 1,450,000.00
				Amount Funded by Hotel/Motel Bond =	\$ 8,894,048.00
				Elimination of one Baseball Field (if necessary) =	\$ 800,000.00
				Amount Funded by Hotel/Motel Bond with Only One Baseball Field =	\$ 8,094,048.00

Notes: This cost estimate is an approximation.

Unit prices do not reflect the impact of future inflation rates and/or contractor workload.

This cost estimate does not include property acquisition or easement costs.



850 North Main Street • Morton, Illinois 61550 • 309.321.8141
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METRO EAST OFFICE BILLING RATE SCHEDULE (Rates Effective January 1, 2017)

Description	2017 Hourly Rate (Unless Noted)
Senior Project Manager	\$184.00
Project Manager	\$148.00
Engineer III	\$109.00
Engineer II	\$94.00
Engineer I	\$80.00
Survey Project Manager	\$128.00
Materials Operations Manager	\$110.00
Technician V	\$138.00
Technician IV	\$108.00
Technician III	\$88.00
Technician II	\$74.00
Technician I	\$55.00
Two-Man Survey Crew	\$148.00
One-Man GPS/Robotics	\$128.00
Administrative Assistant II	\$76.00
Administrative Assistant I	\$52.00
Vehicle per Mile	\$0.535 Mile
Vehicle per Day	\$65.00 Day
Materials Testing	
Concrete	
ACI / IDOT PCC Level 1 Field Technician	\$55.00
Concrete Compression Tests – Cylinders	\$16.00 Each
Concrete Compression Tests – Beams	\$43.00 Each
Soil	
Soils Field Technician	\$55.00
Nuclear Density Gauge	\$50.00 Day
Standard Proctor	\$185.00 Each
Modified Proctor	\$225.00 Each
Sieve Analysis	\$150.00 Each
Water (Moisture) Content Determination	\$15.00 Each
Atterberg Limits	\$120.00- \$160.00 Each
Asphalt	
IDOT HMA Level 1 Field Technician	\$55.00
Aggregates	
Sieve Analysis	\$85.00 Each

Rates may be subject to annual adjustments.