

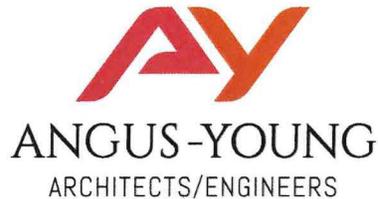
## REQUEST FOR PROPOSAL

Landscape Architectural and Engineering Services

**Angus-Young Associates, Inc.**

Brad Werginz, Principal Architect  
416 East State Street, Suite 200 | Rockford, IL 61104  
815.904.6693





September 10, 2025

**Landscape Architectural and Engineering  
Services for Porter Park Phase 2 Expansion  
Project**

Village of Roscoe, Illinois

Dear Selection Committee Members,

Angus-Young brings extensive experience in the planning, design, and construction administration of multi-facility public park projects, including the City of Delavan Tower Park, Gathering Place Site, and recreational upgrades for state municipalities. We have also partnered with two excellent firms to provide additional expertise for this project, ARC Design and A3 Environmental Consultants. Our team has delivered projects that integrate athletic fields, courts, shelters, concessions, and restrooms - comparable to various elements in the proposed expansion of Porter Park. We are excited about the opportunity to bring this expertise to the Village of Roscoe.

### PROJECT UNDERSTANDING

We have a clear understanding of the requirements for this project, which is partially funded by the Illinois Department of Natural Resources' OSLAD Grant Program. Our proposal is designed to successfully deliver the specific components required, including the construction of a new prefabricated public restroom facility, expansion of the existing disc golf course, and installation of the National Fitness Campaign - Fitness Court.

We will also focus on the crucial trail and ecological components, which include an accessible trail extension and prefabricated pedestrian bridge to connect the regional Perryville Path. Our proven capabilities in navigating public engagement, permitting, and multi-agency coordination will ensure a smooth process from early design to construction completion, allowing us to effectively meet your project goals and the projected Spring/Summer 2026 completion schedule.

### OUR TEAM

We have assembled a dedicated team with the expertise required to successfully complete this project. Please see additional information (including resumes) about the proposed project team personnel in the Appendix at the end of this proposal.

- Brad Werginz, Principal-in-charge: With over 20 years of experience in municipal and institutional design, Brad will be directly involved in the development of the design, systems coordination, scheduling, budget, and quality control.
- Tom Lind, Project Manager: With nearly 20 years of experience in municipal and public park projects, Tom will oversee the coordination of all project schedules, budgets, and scopes.



# COMPANY OVERVIEW

**69**

Years in Business

**60+**

Excellent Employees

**5**

Principals

**3**

Office Locations

**10,329+**

Projects since 1956

**Angus-Young** is a full service architectural, engineering, landscape architecture, and interior design firm providing high quality design solutions, construction documentation, bid management, and construction services. Registered architects, engineers, and interior designers carry out the development of all projects. Our team's involvement starts during initial programming and development of the design and continues through completion of construction.

**As a design firm, we bring an innovative and fresh perspective to all of our projects, whether the project is a study, programming and planning, renovation or new construction.** We are knowledgeable in all building systems, and we have an interactive approach to working with clients. Our ability to listen to our clients and involve them in the decision making process allows us to develop and produce successful projects for them.

## COMPANY HISTORY

1956	1972	1981	1986	1990	2014	2023
The firm was established in Janesville, WI by partners Lincoln F. Frelich, AIA, and James J. Angus, AIA.	Roger Young, AIA, became a partner of the firm and so the name of the firm changed to Frelich-Angus-Young Architects.	Lincoln Frelich, AIA, retired, and the firm became known as Angus-Young Architects, S.C	The firm was established by virtue of ownership changes, and became known as Angus-Young Associates, Inc.	Angus-Young Associates acquired the firm of Rose Associates/Architects.	Angus-Young established an office in downtown Madison, WI.	Angus-Young established an office in downtown Rockford, IL.

# ARC DESIGN RESOURCES, INC. OVERVIEW



***Arc Design Resources' mission is to provide our clients quality and responsive civil engineering consulting services that allow them to excel at their core businesses. We are guided by the principles of trust, honor, and integrity and offer meaningful career opportunities to a diverse group of professionals.***

Arc Design Resources, Inc. is an Illinois Corporation established in 1993. Located in Northern Illinois, where we have a team of 20 professional and technical support staff. In addition to design services, we can assist with all facets of a project, including site evaluation and due diligence, entitlements, planning, surveying, and project management.

Our approach to projects is based on a team concept, with each project manager in charge of a group of engineers, designers, and technicians to expedite project completion. From conceptual planning to construction close-out, our team is ready to fully engage in the details of your facilities maintenance or development plans to bring your project goals to reality.

Arc Design is grateful for the vibrant clients who have included us on their development teams. These clients have pursued growth plans in the north central section of the US, requiring us to expand with them. This map provides an overview of our regional market area and professional registrations. The firm has professional engineers registered in the states of IL, AR, IA, IN, KY, MI, MN, MO, ND, OH, TX and WI.

On projects located outside of the Northern Illinois area, our team uses a proven internal process of local code review coupled with a personal meeting with local agencies to understand the permitting environment. Civil engineering is a profession built on both science and relationships. We understand both.

We have experience in the following areas:

- Project Management
- Land Development Consulting
- Permits & Entitlements
- ALTA & Topographic Surveys
- Roadway & Roundabout Design
- Traffic & Transportation Studies
- Traffic Signal Design
- Sanitary Sewer Collection & Treatment
- Storm Water Management
- Floodplain Management
- Recreational Spaces & Trails
- Water Supply Distribution
- GIS Services
- Construction Services
- Landscape Architecture



**ARC DESIGN**

Village of Roscoe Porter Park Phase 2 Expansion | 6



## GOVERNMENT: PARKS & RECREATION EXPERTISE

At Angus-Young we know creating the right outdoor space for your community to relax and connect with one another at a sporting event, picnic, or show is special. Whether you are designing a space to host community parties, volunteer opportunities, student field trips, markets, fairs, or movie nights- we have the experience and team to get it done. Here is a selection of the parks and recreation projects we have collaborated on.

### PARKS AND RECREATION PROJECTS

- > Arise Janesville Town Square
- > Beloit Big Lawn
- > Beloit Lagoon Park Shelter
- > Fitchburg McKee and McGaw Park Shelters
- > Delavan Tower Park
- > DNR Vernon Marsh Wildlife Area
- > Elkhorn Parks Building
- > Fitchburg Huegel-Jamestown Park Canopy
- > Fitchburg Parks Addition
- > Janesville Courthouse Park Canopy
- > Janesville Palmer and Rockport Park Pavilions
- > Janesville Youth Baseball Complex
- > Evans Legacy Analematic Sundial
- > McFarland Lewis Park Shelter
- > Nature at the Confluence
- > Traxler Park Master Plan



# THE GATHERING PLACE

MULTI-PURPOSE VENUE

## SCOPE

2-Acre Site with Bandshell

## LOCATION

715 Campus Street  
Milton, WI 53563

## CLIENT

Dave Fisher, Executive Director  
The Gathering Place  
608.868.3500  
tgpdirector@charter.net

## SERVICES PROVIDED

Architectural  
Civil  
Landscaping  
Structural  
Mechanical  
Electrical  
Plumbing



## PROJECT DESCRIPTION

Angus-Young worked with The Gathering Place in Milton, WI to develop an under-utilized plot of land abutting their existing Senior Activity Center. The two acre site has been developed to help them expand their programming towards community-based outdoor events such as music nights, social gatherings, weddings, etc.

Utilizing an existing gazebo as one end of an axis and the new bandshell and restrooms at the other end, the site design was maximized to provide easy access from the main building, the surrounding neighborhoods, and the new parking lot. A welcoming trellis serves as an entry point as well as the centerpiece of a donation wall. And a centralized wind-powered kinetic sculpture generates movement, interest, and inspiration. The combination of site layout, structures, and art pieces serves to open The Gathering Place's doors wider than ever for ceremonies, socialization, recreation, relaxation, and celebration.

# RELEVANT EXPERTISE

\*Projects were not completed by Angus-Young; but are included to demonstrate relevant experience of Project Manager, Tom Lind.

## WANTZ MEMORIAL PARK RENOVATION

602 East Riverside Boulevard, Loves Park, IL 61111

OSLAD grant project - Wantz Memorial Playground serves as the site of the Park District's busiest summer camp, accommodating up to 100 school-aged children daily throughout the summer. Park improvements included a new playground with unitary safety surfacing, a new picnic shelter, a small spray pad, a four-square hard court, a new ball field, and renovations to the existing restroom and staff building.

Tom served as the Park District staff project manager. His responsibilities included **OSLAD grant application assistance**, overall site design, engagement with neighborhood residents and summer camp users, coordination with Park District maintenance, programming, and therapeutic recreation staff, collaboration with multiple equipment vendors and architecture/engineering consultants, procurement, and construction management. The project was completed in 2024.



## Washington Park Improvements



## WASHINGTON PARK RENOVATION

3617 Delaware Street, Rockford, IL 61102

OSLAD grant project - Washington Park is a heavily used urban park that also serves as home for the Washington Park Community Center (WPCC). The center provides a safe and welcoming space for families and year-round programming for all ages. Renovation efforts included a new playground with equipment for both preschool and school-aged children, a teen-oriented obstacle course, new multi-purpose sport courts, and a renovated picnic shelter.

Tom served as the Park District staff project manager, overseeing the project from design kickoff through construction. His responsibilities included **OSLAD grant application assistance**, site design, user engagement, construction plan preparation, coordination with equipment suppliers and engineering consultants, procurement, and construction management. The project was completed in 2021.



## FITNESS & RECREATION FACILITY EXPERIENCE

At Angus-Young, we know that fitness and recreational facilities are more than just spaces for activity; they're environments that fosters community and create lasting memories. Whether you are designing a building that has an expansive athletic field, track, pool, auditorium, classroom, or multi-use community room, we have the experience and team to get it done. Here is a selection of the fitness and wellness projects we have collaborated on.

### FITNESS & RECREATIONAL PROJECTS AND CLIENTS

- > Peter Kraus Fitness
- > Beloit Snappers Batting Cage Shelter
- > Carbon World Health
- > Glen Erin Golf Academy
- > Janesville Ice Arena Feasibility Study and Programming
- > Janesville Youth Baseball Complex
- > Anytime Fitness
- > Boys and Girls Club of Beloit
- > Boys and Girls Club of Janesville
- > Janesville Country Club
- > Waukesha County Naga-Waukee Golf Course
- > YMCA (Multiple Locations)
- > Rock County Rifle and Pistol Club
- > The Gathering Place
- > Beloit College Powerhouse (Track, pool, fieldhouse, gyms, etc.)
- > Glen Erin Clubhouse Renovations
- > Blackhawk Technical College Public Safety Education Building (Track, shooting range, gym, etc.)

3

## DESIGN YOUR SPACE

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### CONSTRUCTION DOCUMENTS & BIDDING

Using insights from prior phases, we'll create a complete biddable plan set of construction drawings and specifications that reflect the proposed elements. Our in-house design professionals will contribute to preparing a detailed opinion of probable cost, and providing maintenance recommendations aimed at ensuring the park's long term sustainability. These estimates and recommendations will be grounded in real-world construction experience combined with knowledge tailored to the site's unique layout and terrain.

4

## DELIVER EXCELLENCE

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### CONSTRUCTION ADMINISTRATION

As this is a required part of the project's scope, we will provide construction oversight to ensure the project is executed as designed. This includes:

- > Weekly on-site observations with preparation of site observation records (assumed 12 week construction duration).
- > Review of contractor pay requests and lien waivers.
- > Review and recommendation for any change order requests.
- > Performing a final construction review and punch list to ensure all items are completed by the contractor.

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## CONSTRUCTION ADMINISTRATION & OBSERVATION

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Angus-Young will be an active and engaged partner throughout the construction of the Porter Park Phase 2 Expansion. As a full-service firm with in-house architectural, landscape architectural, and engineering professionals, we can proactively address design and construction issues as they arise, ensuring a logical and straightforward solution.

Our approach to Construction Administration includes:

- > **Proactive Communication:** The core project team, including your dedicated Project Manager, will be included on all communications. We commit to a prompt response time for all Requests for Information (RFIs), submittals, and potential change orders. Our efficient process for electronic submittal reviews and timely email responses ensures that the project remains on schedule
- > **Active On-Site Involvement:** Our team will provide frequent on-site observations to monitor construction progress and quality. We will conduct regular bi-weekly construction meetings with the Village and the selected contractor to review progress and address any issues collaboratively. All site observations, field reports, and project photos will be shared with the entire team to maintain transparency and ensure everyone is aligned.
- > **Final Delivery:** Upon substantial completion, we will perform a thorough review and prepare a punch list of items for the contractor to correct. We will provide a final construction review after the punch list is completed, ensuring the final product meets your vision and the highest standards of quality.

# 6. COST ESTIMATE

SERVICE	FEE
Angus-Young	\$68,580.00
ARC Design (survey subconsultant)	\$6,900.00
A3 Environmental (wetland and ecological subconsultant)	21,562.50
<b>Total Fee</b>	<b>\$97,042.50</b>

## ASSUMPTIONS & DISCLAIMERS

- > A total of 4 meetings are included through the bidding phase (site analysis phase, final design phase, construction documentation phase, and bid opening), and a total of 12 weekly construction progress meetings are included.
- > We understand that, as outlined in the Selection Process, there will be a contract negotiation for the services at a fair and reasonable price.
- > We understand that because this is an OSLAD project we are following the OSLAD manual which states: "In cases where the assistance of an architect, landscape architect, consultant, planner, or engineer is required for a project, no more than 15.25% of the costs may be borne by program funds."
- > Additional topographic survey work is included as we anticipate needing this information to properly design the accessible path and pedestrian bridge that will connect to the Perryville Path.
- > Exclusions include, but are not limited to, electrical engineering and site lighting design services, stormwater management design, architectural or structural engineering associated with the pre-fabricated restroom building, and unforeseen mitigation fees, permitting fees, and additional engineering services requested from regulators. Geotechnical services are not included in this fee/proposal.
- > Color renderings are not included, but can be provided as an additional service. Refer to Appendix II for additional information.

*Please see additional terms and conditions in Appendix III.*

# APPENDIX I RESUMES



# BRAD WERGINZ

**Project Architect, AIA**  
Principal-in-charge

**20+ YEARS OF EXPERIENCE** in Municipal and Institutional Design, including designing over a dozen park shelter and recreational projects, along with 10+ Transit and Department of Public Work projects.

**MORE THAN 50+ STATE PROJECTS** with the State of Wisconsin - Division of Facilities Development as a design consultant. Including multiple state agencies such as: UW-Whitewater, UW-Platteville, the Department of Corrections, Department of Natural Resources, and the Department of Veteran's Affairs.

**FUSING FUNCTION WITH PURPOSE, BRAD IS** dedicated to designing efficient, well-planned facilities that enhance communities and those who use them every day.

**SOME CALL HIM CAPTAIN BRAD, AND FOR** good reason - when he's not at work, he's cruising the Waupaca Lakes on his pontoon boat, enjoying the peaceful, sunny days.

## ROLE & RESPONSIBILITIES

Leads the team by overseeing the project holistically - guiding the project design, and aligning relevant disciplines to the clients desired outcomes.

Oversees project planning and programming, proposals, contracts, budgets, and quality control for the project.

Steers the project team through the plan approval and entitlement processes by collaborating with the local municipalities and authorities.

Passionate about mentoring and developing emerging talent, driving innovation and excellence across all project phases.

## EDUCATION

Bachelor of Science in Architecture, University of Wisconsin-Milwaukee (2002)

## REGISTRATIONS & MEMBERSHIPS

State of Wisconsin Registered Architect – WI #A-11686

Memberships: American Institute of Architects (AIA), American Public Works Association (APWA), Town of Dunkirk Plan Commission in Dane County

## SELECTED PROJECT EXPERIENCE

City of Delavan Tower Park

City of Fitchburg McKee & McGaw Park Shelters

Fitchburg Huegel-Jamestown Park Shelter

McFarland - Lewis Park Shelter

DNR Vernon Marsh Wildlife Area

Lakeside Park Pavilion & Site Improvements

City of Fort Atkinson DPW



# KATIE UDELL

**PLA, ASLA, LEED AP**

Landscape Architect and Site Planner

WITH TWO DECADES OF EXPERIENCE AT A-Y, Katie plays a pivotal role in shaping project sites. She ensures that designs are effectively integrated into the landscape and guides the early planning stages with careful attention to detail.

BLENDING AESTHETICS WITH PRACTICALITY, Katie ensures each site design meets both functional demands and project vision. Katie provides site plans that combine performance, efficiency, and beauty. She balances the client's vision with the realities of utilities, stormwater, parking, and landscaping.

KATIE DESIGNS FOR LONG-TERM IMPACT, creating site plans that not only meet immediate project needs but also deliver resilient, adaptable spaces that support growth for years to come. Her priority is supporting the Client's long-term success.

TO KATIE, "TREE APPEAL" MAKES A DIFFERENCE. Katie has shown throughout her projects how even a single tree can transform the character and charm of a site, adding personality into the design.

## ROLE & RESPONSIBILITIES

Design and develop landscape plans that focus on functionality, aesthetics, and sustainability.

Conduct site analysis to inform project designs.

Prepare detailed construction documents, including site layouts, grading plans, and planting designs.

Oversees project implementation by coordinating with contractors, monitoring progress, and ensuring adherence to design intent and specifications.

## EDUCATION

Bachelor of Sciences in Landscape Architecture, University of Wisconsin-Madison (2003)

Environmental Studies Certificate, University of Wisconsin-Madison (2003)

## REGISTRATIONS & MEMBERSHIPS

State of Wisconsin Registered Landscape Architect (2009)

LEED Accredited Professional (2007)

Memberships: American Society of Landscape Architects (ASLA), Wisconsin American Society of Landscape Architects (WI ASLA), Xerces Society

## SELECTED PROJECT EXPERIENCE

City of Delavan Tower Park

The Gathering Place Master Planning and Construction

The Woods Camp Master Plan

Boys & Girls Club of Janesville

Lions Beach Analematic Interactive Sundial Exhibit

Blackhawk Technical College Courtyard Renovation

Prairie Pines Golf Club - Clubhouse and Event Venue



## **REBECCA OLSON, M.S.**

Senior Ecologist

### **Qualifications Summary:**

Rebecca Olson is the Principal Ecologist for A3 Environmental, LLC. Her consulting services specialize in wetlands and water quality of streams and lakes in the Upper Midwest Region and focuses on high quality native remnants and restored natural areas.

The consulting projects provide wetlands and natural storm water filters in rural and developed settings like river corridors, drainage systems, wetlands, parks, and neighborhoods. The consultants at A3E spend most of their time designing and monitoring wetland and stream mitigation plans, planning and implementing watershed-based plans to prevent nonpoint source pollution from entering our streams and lakes and designing best management practices (BMPs) related to storm water runoff. The restoration crew at A3E support efforts to care for public open spaces, wetland mitigation sites, and natural areas in and around the Chicagoland Region. Restoration technicians spend most of their time removing invasive species and encouraging the growth of native species in established and restored natural areas.

### **Areas of Expertise:**

- Stormwater & Wetland Design
- Wetland/Stream Mitigation
- Wetland Delineation
- Plant & Tree Surveys
- Habitat Surveys
- Soil Erosion Consultation
- BMP Design, Planning
- Conservation Design
- Grant Writing & Administration

### **Education:**

- M.S., Wildlife Biology/Ecology, 2000  
Colorado State University, Fort  
Collins, CO
- B.A., Biology & Minor, Chemistry,  
1996 Denison University, Granville,  
OH

### **Registrations & Training:**

- Cook Co. WBE Certification, IL IDOT  
DBE Certification, IL
- Lake Co. Certified Wetland Specialist,  
IL
- McHenry Co. Certified Wetland  
Specialist, IL
- USACOE Methods Wetland
- Delineation Training, Wetland Training  
Institute, WI
- Floating Island International,
- Island Master Training, Shepherd, MT  
ASLA Honor Award Contributor, IL

### **■ Representative Project Experience**

#### **Wetland & Stream Restoration, Mitigation, & Permitting:**

Designs wetland & stream restoration & mitigation plans including site assessment, target plant communities, restoration specifications, performance standards, & monitoring of functions & vegetation. Bass Cr., Sun Prairie, & N. IL Wetland Mitigation Banks; IL 173 Stream & Wetland Mitigation; Speedway Stores Stream & Wetland Mitigation; IL Tollway Wetland Mitigation Prospectuses; Tallgrass Land Conservation Speculative Mitigation Bank Site Locations & Assessments; Black Earth Wetland Mitigation.

#### **Stormwater Infiltration & Filtration Planning & Design:**

Designs best management practices (BMPs) in cooperation with an engineer to improve quality of stormwater such as constructed stormwater wetlands, stream meanders & bank stabilization, filter strips, & vegetated bioswales. Levings Lk. Biofiltration Treatment Train & Filter Strips; Candlewick W. Tributary Biofiltration, Vegetated Swales, & Filter Strips; Spring Lk. Plan; Babbling Br. Meanders, Bank Stabilization, Sediment Pond; Sinnissippi Park Stormwater Detention; Rock R. Water Recl. Dist. Vegetated Swale, Oak Cr. Naturalized Detention Pond.

# LEE SPRECHER, PLS

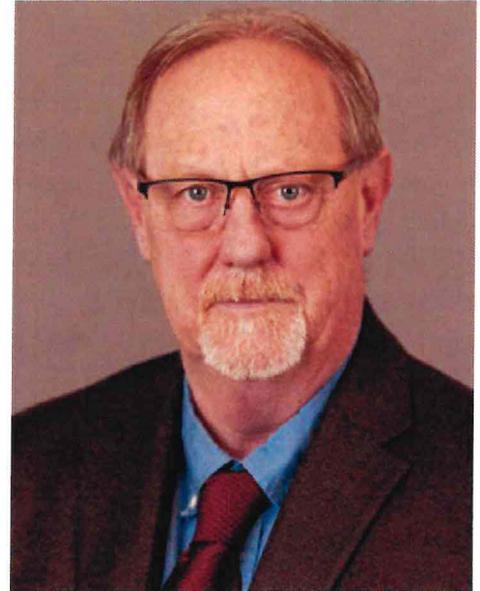
## SURVEY



lsprecher@arcdesign.com

815-484-4300 x 238

Mr. Sprecher has over 38 years of land surveying and construction observation experience as a professional land surveyor in private development and a wide variety of state, county, and municipal projects. He is well versed in a wide variety of survey types including, right-of-way projects, horizontal and vertical control projects, boundary and topographical surveys, ALTA/ACSM Land Title Surveys, CSM, subdivision and condominium plats and well as cadastral surveys for small and large scale sites.



Mr. Sprecher manages a staff of seven which include technicians and land surveyors responsible for all land surveying, construction staking services, and mapping for Arc Design Resources, Inc.

### EDUCATION

University of Missouri

### PROFESSIONAL REGISTRATIONS

Licensed Professional Surveyor  
Illinois, Wisconsin

### PROFESSIONAL MEMBERSHIPS/ AFFILIATIONS

Professional Land Surveyors Assoc.  
(Illinois and Wisconsin)  
Winnebago Chapter of IL  
Professional Land Surveyors Assoc.  
Northern IL Building Contractors  
Assoc.  
National Society of Professional  
Surveyors

## RELEVANT PROJECT EXPERIENCE

- Survey Services for RPS District 205 new schools, Kishwaukee Elementary and Cherry Valley Elementary, Rockford, IL
- Surveying and staking services for 18 RPS 205 remodels and expansions.
- Construction layout services for OSF Bed Tower addition, Rockford, IL
- Topographical and Boundary Surveys for Swedish American Downtown Campus Expansion, Rockford, IL
- Anchor Bolt survey for Mercy Health Systems Building, Rockford, IL
- S.U.E. Level B Topographic Survey, Elmhurst, IL
- S.U.E. Level B Topographic Survey, Pecatonica, IL
- ROW staking No. Main Street Improvements, Rockford, IL
- Harrison Ave Improvements Utility layout and As-Built, Rockford, IL
- Location surveys using GPS and hydraulic surveys for the Menominee and Sinsinawa River bridges on U.S. Hwy 20 in Galena, IL
- Construction Observation services US Route 20 Bridges over IL Route 251 in Rockford, IL
- Route 53 Phase II Design Surveys between Biesterfield Road and Higgins Rd.
- IL Route 290 Phase II Design Surveys between I 294 and Manheim Road, Hillside, IL

# KURT M. THOMAS

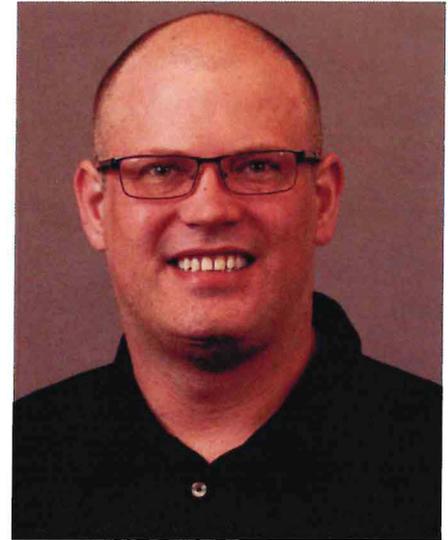
## CONSTRUCTION MANAGER

kthomas@arcdesign.com

815-484-4300



Mr. Thomas is the Construction Manager for Arc Design Resources, Inc. Kurt has 15 years of experience with Arc Design Resources in our survey department, he has provided both public and private sector clients with a wide variety of surveying and construction management services. These projects include route surveys, right-of-way surveys, intersection surveys, hydraulic and centerline plots, cross sections, drainage system inverts sewer surveys, construction observation and project management. Kurt has lead field operations for a large assortment of subdivision and site development projects. Project work has included clients such as RPS 205, Winnebago School District 323, Byron CUSD 226, Winnebago County Highway Department, the City of Rockford, the City of Loves Park, the Village of Roscoe, Illinois Department of Transportation, Division of Highways, and other local municipalities and private sector projects.



### Construction Management and Inspection Services

- Construction Observation for new RPS 205 Cherry Valley and Kishwaukee Schools
- Winnebago School Parking Lot
- On site Construction Manager for \$4M Phase III, Alpine Road Reconstruction, Loves Park, IL
- On site Construction Manager for \$5M roadway reconstruction of Alpine Rd. Phase I, Loves Park, IL
- On site Construction Manager for \$4M roadway reconstruction of Alpine Rd. Phase II, Loves Park, IL
- Alpine Hills Adventure Park, Rockford, IL
- City of Loves Park, City-Wide Street Program
- Woodward Rock Cut Campus, Loves Park, IL
- Rosecrance RHN Campus Pavement Rehab Project, Rockford, IL

### EDUCATION

Illinois Department of Transportation

- Documentation of Contract Quantities 16-11408

### PROFESSIONAL MEMBERSHIPS/AFFILIATIONS:

ACEC Illinois  
Northern Illinois Builders and Contractors Association

### Survey Projects

- Perryville and Spring Road Intersection Improvements, Rockford, IL
- Bell School Rd & State St Intersection Improvements, Rockford, IL
- Kilbuck Creek Crossing, Rockford, IL
- Alpine Road Reconstruction, Loves Park, IL
- Loves Park Overlay Projects 2013-2015, Loves Park, IL
- PTB 151 Item 013, Belmont and Oriole, urban right-of-way survey, topographic survey and underground mapping. Coordinate utility locations and traffic control. Margaret Road and Ridge Road along the edge of an existing quarry in Homewood, IL, IL Rte 30 and Heggs Road, Plainfield. Rte. 30 and Heggs is a rural survey with extensive flood plain and wetland impacts.
- Rock Valley College, Jacobs Center. 15-acre topographic survey for major classroom addition. Establish control and stake improvements for the general contractor.
- Rockford Mass Transit District, East Side Transfer Center. Topographic and boundary survey for a 7-acre \$6M project. Establish centerline for Lyford Road improvements; provide staking for road, site and building construction.
- Midwest Related, provide construction staking and platting services to developer on 110 acre redevelopment project for Roosevelt Square on Chicago's near west side.
- Nicholas Conservatory, provided staking services to general contractor for site improvements on \$8.6M project.
- Chrysler Plant Expansion, Belvidere, IL. Set controls and stake improvements for general contractor on \$10M, 600,000 s.f. plant expansion.
- Winnebago County Highway Department, Topographic Survey for Willowbrook Rd (CH 52) extension. Survey 5.12 miles of roadway from Swanson Rd to Belvidere Rd, establish and confirm right of way.

APPENDIX II  
RENDERING  
SERVICES



## ARCHITECTURAL RENDERING SERVICES



## OUR ARCHITECTURAL RENDERING SERVICES

We bring your architectural vision to life with high-quality renderings, ranging from simple white-box models to detailed animations. Whether you need a quick client visual or an immersive video walkthrough, we offer solutions to fit your scope and budget.

### ✓ **Better Understanding**

Architectural visualizations help clients, stakeholders, and design teams clearly understand the design, making complex ideas easier to grasp and discuss.

### ✓ **Informed Decisions**

Visuals allow clients to identify potential design issues early, assess space functionality, and make adjustments before construction, saving both time and money.

### ✓ **Effective Marketing**

High-quality renderings are powerful marketing tools, helping clients sell properties or secure investments by giving a realistic preview of the finished project.

### ✓ **Accurate Feedback**

Visualizations enable clients to give more precise feedback on design details like materials, lighting, and space, ensuring the final result aligns with their vision.

### ✓ **Risk and Cost Reduction**

By reviewing a design in a visual format, clients can spot flaws early, reducing the risk of change orders and unexpected costs during the construction process.

## LET ANGUS-YOUNG BRING YOUR VISION TO LIFE

Architectural renderings serve a multitude of purposes for clients, stakeholders, and the design team by providing a visual representation of a project's design. They enhance communication, making it easier to understand complex concepts and ideas.

**Renderings help clients visualize the final outcome, allowing for:**

- More informed decision-making
- Effective Feedback
- Adjustments before construction begins

For stakeholders and investors, renderings offer a compelling tool for marketing and securing funding, while the design team can use them to refine details, assess spatial relationships, and align the vision with client needs.

## STAY IN TOUCH

JANESVILLE | MADISON | ROCKFORD  
WWW.ANGUSYOUNG.COM  
608.756.2326



APPENDIX III  
TERMS &  
CONDITIONS

Re:

**ANGUS-YOUNG ASSOCIATES, INC.**  
**STANDARD TERMS AND CONDITIONS**

**1. SERVICES.**

- 1.1. Scope of Services. Unless otherwise provided for in these Standard Terms and Conditions (these "Terms and Conditions"), the services Angus-Young Associates, Inc., a Wisconsin corporation ("Angus-Young"), agrees to provide will generally consist of, but may not be limited to, architectural, civil, electrical, mechanical, plumbing, and structural engineering (the "Services"). The actual Services included are set forth in the proposal to which these Terms and Conditions are attached ("Proposal," which with these Terms and Conditions, collectively the "Agreement").
- 1.2. Not Included in Services. The Services will not include, and Angus-Young will not coordinate the provision of any of the following: soils, concrete, material, and performance testing; site surveying services; design of pre-engineered building components; other professional services such as real estate, accounting, or legal services. Angus-Young will not specify construction procedures, manage or supervise construction, or implement or be responsible for construction site health and safety procedures and Angus-Young will not have control or charge of and will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs. To the extent Client questions whether a Service is included herein, Client shall make a written inquiry to which Angus-Young will respond, in writing, within three (3) business days of receipt of Client's inquiry.
- 1.3. Information from Client. With respect to providing the Services, Angus-Young shall be entitled to rely upon the accuracy and completeness of information provided by Client or Client's affiliates, including but not limited to space requirements, design criteria and project requirements; drawings, specifications, surveys, and soils engineering reports; and any other reports or other documents reasonably necessary for Angus-Young to provide the Services to Client ("Client Information"). Client represents and warrants that the Client Information is true, correct, and accurate and that the same may be used in connection with the Services.

**2. STANDARD OF CARE.** Angus-Young will perform the Services consistent with the professional skill and care ordinarily provided by architects, engineers, and other design professionals practicing in the same or similar specialization, locality, and under the same or similar circumstances. Angus-Young will perform its services in a reasonably expeditious manner that is consistent with such professional skill and care and the orderly progress of the Services.

**3. PAYMENT.**

- 3.1. Service Fee. The payment to Angus-Young by Client for the Services (the "Service Fee") shall either be (i) an agreed upon amount that is fixed at the commencement of the Services or at the inception of a subsequent written agreement between Angus-Young and the Client (a "Fixed Fee"); or (ii) based upon standard hourly rates and expenses and/or materials (a "Variable Fee"). Angus-Young's standard hourly rates may be adjusted from time to time in Angus-Young's sole discretion.
- 3.2. Reimbursable Expenses. In addition to the Service Fee, Client shall reimburse Angus-Young for actual and necessary expenditures, including but not limited to, submittal and approval fees, printing, reproduction of drawings and specifications, rendering and presentation materials, mailing, advertising fees, and travel expenses (the "Reimbursable Expenses"). Reimbursable Expenses will be invoiced at cost *plus* fifteen percent (15%) and may either be included on the invoice as a separate expense from the Service Fee or included in the Service Fee (only when the Service Fee has been specifically adjusted to include the Reimbursable Expenses).
- 3.3. Payment Terms. Angus-Young will invoice Client monthly for the Service Fee and any Reimbursable Expenses based on the progress of work completed and expenses incurred. Payment shall be due within twenty-one (21) calendar days from date of invoice. In addition to the Service Fees and Reimbursable Expenses, compounding interest of one percent (1%) per month (12% per annum) will be charged on balances outstanding for sixty (60) calendar days or more from date of invoice.
- 3.4. Taxes and Duties. Except for Angus-Young's net income taxes and payroll obligations, Client is liable for all applicable federal, state, and local sales, foreign withholding, value added, use, property, excise, service and other taxes, and all duties and customs fees relating to Client's receipt of the Services.

**4. INSTRUMENTS OF SERVICE.**

- 4.1. Reservation of Rights. Angus-Young will retain ownership and all common law, statutory and other reserved rights, including copyrights, in and to any and all calculations, computer files, drawings, specifications, reports, and other documents and electronic data (the "Instruments of Service") prepared for Client by Angus-Young, Angus-Young's independent professional associate(s), and/or Angus-Young's subconsultant(s).
- 4.2. Limited License. Upon payment in full under Section 3 of this Agreement, Angus-Young will grant Client a limited license to the Instruments of Service solely and exclusively for use pursuant to the Services (the "Limited License"). Client shall not assign, delegate, sublicense, pledge or otherwise transfer the Limited License granted herein without the prior written consent of

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**UNDER ANY PROVISION OF THIS AGREEMENT SHALL NOT EXCEED THE RISK ALLOCATION AMOUNT SET FORTH HEREIN OR, IF NO SPECIFIC AMOUNT IS SET FORTH, THE AMOUNT RECEIVED BY ANGUS-YOUNG FROM CLIENT FOR THE SERVICES. THIS LIMITATION OF LIABILITY IS CUMULATIVE WITH ALL SUCH PARTY'S EXPENDITURES BEING AGGREGATED TO DETERMINE SATISFACTION OF THE LIMIT.**

**9. GENERAL PROVISIONS.**

- 9.1. **Enforcement Costs.** In the event Angus-Young is required to enforce any provision of this Agreement, Angus-Young shall be entitled to recover the costs of such enforcement from Client, including, but not limited to, reasonable attorneys' fees and other costs and expenses incurred by Angus-Young.
- 9.2. **No Assignment.** This Agreement and all rights and obligations of the Client herein may not be transferred or assigned at any time without prior written consent of Angus-Young, which consent may be withheld in its sole discretion. In any event, no such assignment shall release the Client from any obligations pursuant to this Agreement.
- 9.3. **Governing Law.** This Agreement shall be governed by and interpreted and construed in accordance with the laws of the State of Wisconsin without regard to its choice of law rules. In the event of any dispute, the venue for any litigation shall be the Circuit Court of Rock County, Wisconsin.
- 9.4. **Severability.** If any provision of this Agreement is adjudicated invalid or unenforceable, it shall be judicially amended in such fashion as to render the provision valid and enforceable, and to reflect, to the extent possible, the original intent of the parties. If any provision of this Agreement is amended or stricken as a result of its invalidity or unenforceability, such amendment or deletion shall not affect the remaining provisions herein.
- 9.5. **Integrated Agreement.** This Agreement contains the entire agreement of the parties with respect to its subject matter, all contemporaneous and prior negotiations having been merged herein, and may only be modified or amended only by written instrument signed by both parties. Any and all accepted quotes, statements of work, proposals, estimates, or other agreements between the parties specifically incorporate these Terms and Conditions unless otherwise expressly set forth in writing and signed by Angus-Young and the Client.
- 9.6. **Sole Benefit of the Parties.** This Agreement is for the exclusive benefit of Angus-Young, the Client, and their respective successors and/or assigns, and will not be deemed to give any legal or equitable right, remedy, or claim, either express or implied, to any other entity or person whatsoever, other than to Angus-Young, and the Client.
- 9.7. **Notice Required to Preserve Lien Rights. THIS IS TO NOTIFY AN OWNER THAT IF NOT PAID FOR ANY OR ALL SERVICES PROVIDED, ANGUS-YOUNG MAY EXERCISE IT'S RIGHT TO PLACE A LIEN ON PROPERTY.** As required by Wisconsin Construction Lien Law, Angus-Young hereby notifies the Parties hereto that persons or companies furnishing labor or materials for the construction on an Owner's land may have lien rights in an Owner's land and buildings if not paid. Those entitled to lien rights in such an instance, in addition to Angus-Young, are those who contract directly with an Owner or those who give an Owner notice within sixty (60) calendar days after they first furnish labor or materials for the construction. Accordingly, an Owner will probably receive notices from those who furnish labor or materials for the construction and should give a copy of each notice received to its mortgage lender, if any. Angus-Young agrees to co-operate with an Owner and an Owner's lender, if any, to see that all potential lien claimants are duly paid.

**END OF STANDARD TERMS AND CONDITIONS**

