FARR
ASSOCIATES

The Monadnock Building
53 West Jackson Blvd. Suite 650
Chicago, Illinois 60604

February 19, 2016

Mike Mertens
Assistant Village Manager
Village of Tinley Park
16250 S. Oak Park Avenue
Tinley Park, IL 60477

RE: Additional Services

Dear Mike,

In order to get more face time with the community and make sure we are getting adequate participation from diverse demographics, we propose additional community workshops at different times and locations. The Steering Committee has also expressed interest in expanded items to be covered by the market analysis that were originally excluded from the original scope. These items will contribute to a better Plan and the content will be shared with the community so that they are well-prepared to offer constructive feedback and preferences. The feedback collected from all of the scope items will be used to inform and refine the Master Plan.

Our proposal includes the following menu of options:

1. Expanded Market Analysis
Task to be led by SB Friedman

The original scope for the SB Friedman's market analysis explicitly excluded: hotel, entertainment uses (e.g., movie theaters, Sportsplex), and office. The Steering committee has expressed interested in some level of market research on all three of these products.

The proposed fees include time, fees and expenses required to research these areas incorporate these findings into a market update summary deliverable and to prepare for and present at the Educational Forum.

A. *Sportsplex*
Proposed Fee Range: $2,300 - $3,800

High Level analysis Proposed Fee: $2,300
More Detailed Analysis Proposed Fee: +$1,500

B. *Movie Theatre – High Level Analysis*
Proposed Fee: $1,700

The high-level Movie Theatre Analysis will include a map and table of surrounding theaters and an estimate of the population supporting those theaters. Those figures would then be compared to the population around the State Campus site to see how many screens our population could potentially support, given the competition.

C. *Hotel – High Level Analysis*
Proposed Fee: $1,500

The Hotel Analysis will also be at a high-level. If the Village needs a deeper analysis on hotels, a 3rd party hotel specialist would have to be hired at an additional cost. A third-party firm can be identified, but SB Friedman cannot do a deep dive hotel market study.

D. *Office*
Proposed Fee: $700

Deliverable: Expanded Market Analysis memo

2. Community Workshop (Educational Forum)

Proposed Fee: $12,500

There are two parts to this workshop. The intent of the first part is to provide the community with in-depth information on policy, regulatory, and market issues relevant to the project. SB Friedman will be heavily involved in this part of the meeting and provide educational information relating to market feasibility. A large part of the educational piece will be devoted to understanding the feasibility of a sports complex. SB Friedman's analysis on whether a sports complex will work or not, will be thoroughly explained at this Workshop.

The second part of the Workshop will be a breakout exercise to determine preferences of land uses and their organization on the site. Small groups will work together to place "game pieces", representing land uses, on a scaled site plan. The game pieces will be scaled to size and contain information on them that is integral to their decision-making process. Given that this will follow the educational component, the community will be making choices after understanding the tradeoffs associated with cost, density, traffic, etc.



Deliverable: Educational presentation pdf; summary document of small group exercises

3. Community Workshop (repetition of Workshop 3 at a different time and location)

Proposed Fee: $4000

This Workshop should be a repeat of the currently planned Workshop 3, where we will unveil up to three concepts and solicit feedback. The current workshop is planned for a Wednesday evening; the repeated workshop would be held on another weekday or over the weekend, at a new location, targeting a different demographic.

If this workshop requires keypad polling, the Village will need to cover the cost of keypad rental fees if more than 100 keypads are required. The Steering Committee will be consulted prior to any equipment rental and fees will be confirmed beforehand. These rental fees will be in addition to the "proposed fee" and not included in the reimbursable percentage.

Deliverable: Summary document of feedback collected

4. Youth Workshop

Proposed Fee: $4,000

The Steering Committee expressed interest in obtaining participation from youth in Tinley Park. Not only will this incorporate feedback from a demographic often marginalized in the planning process, but will likely provoke indirect participation from the parents or guardians of the school children. The Youth Workshop may be conducted in one of two ways: (1) an on-site, half-day workshop at a local school in the Village (identified by the Steering Committee), or (2) activities prepared by the Consultant team, passed on to the school teachers to distribute and collect at various schools; the consultant team would then review the completed exercises and report back.

Deliverable: Summary document of Youth Workshop results

Farr Associates and its consultants can provide these services for the fees mentioned, not including reimbursable expenses.

We estimate that reimbursable expenses will total 2% of the total additional services budget.

Items included in reimbursable expenses are:

- Printing and production costs for requested draft and final documents.
- Posters, boards, plots or other graphics produced for meetings where the Village is present.
- Materials and printing associated with public meetings.
- Car rental or mileage costs for site visits & meetings.
- Additional expenses as they occur, approved by the Village.

If the terms are acceptable, please sign and return. Please call if you have any questions.

Sincerely,

Douglas Farr, AIA
Founding Principal
Farr Associates Architecture and
Urban Design

Mike Mertens
Assistant Village Manager
Village of Tinley Park

This is an amendment to the Tinley Park 80th Street Redevelopment Plan Contract dated November 5, 2015.