



April 9, 2026

Mr. Steve Wilder
Riverside School District 96
3340 S. Harlem Avenue
Riverside, IL 60546

Dear Mr. Wilder,

10 Year Life Safety Survey Proposal

As requested, DLA Architects, Ltd. is pleased to provide Riverside School District 96 with architectural and engineering services in the preparation of a 10 Year Life Safety Survey for the District. This document will provide your District with a comprehensive planning tool for the next 10 years. Services for the Project identified herein, shall be subject to all the terms and conditions of the Master AIA Document B101 – 2007 Agreement entered into between the Board and DLA (“Agreement”) unless specifically provided otherwise herein.

Project Scope of Services: Life Safety

There are very specific tasks that need to be accomplished in the preparation of the required documentation for the Illinois State Board of Education. Therefore, DLA Architects shall do the following:

- Update existing digital drawings and create Safety Reference Plans in CAD format for all your buildings;
- Create a summary of the existing conditions of all your buildings;
- Determine the applicable code for code compliance based upon the year constructed (23, IL Adm. Code, Part 185; 23, IL Adm. Code, Part 175; 23, IL Adm. Code, Part 180);
- Visual inspection of all of the District’s facilities (including the sites) and identify violations;
- If violations are identified, prepare the Violations and Recommendation Schedule via the IWAS system. If required, DLA will also prepare associated amendments, via the IWAS system, for levy purposes; and
- If there are no violations, fill out a Certificate of Building Compliance.

Project Schedule:

We anticipate beginning this project on June 1st, 2026, while the existing buildings are not occupied by students, and completing our fieldwork by July 31, 2026, or as directed by Riverside School District 96.

After the fieldwork findings, including any violations, are reviewed with the District, we anticipate submitting a final report to IWAS in September 2026.

Architect's Compensation:

We propose to provide professional architectural and engineering services for the 10-year survey at each of the following schools:

Ames Elementary	62,417 SF	\$9,400
Blythe Park Elementary	32,889 SF	\$5,000
Central Elementary	68,647 SF	\$10,300
Hauser Jr. High	113,600 SF	\$17,000
Hollywood Elementary	21,830 SF	\$3,300

Total Fee for Life Safety: \$45,000

Reimbursables and Additional Services:

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

- Schematic Design, Design Development or Construction Documents
- Specifications
- Zoning meetings and documents, soil borings and site surveys, MWRD permitting/revisions

These additional services shall be billed on a time and material basis and reimbursables shall be billed at cost. Drawings for this project will be prepared using AutoCAD 2018 and the District shall be provided with at least two sets of hard copies of the completed drawings and the electronic files of the complete drawings.

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

Sincerely,



Ryan Kelley, AIA
Associate Principal

ACCEPTANCE OF FEE PROPOSAL

Authorized Agent: _____
Mr. Steve Wilder Date

Please return one signed copy of Proposal at your earliest convenience.