



EXHIBIT A
City of St Charles - Prairie Centre
Traffic Impact Study
Anticipated Scope of Services

The project consists of a proposed mixed-use development on IL Route 38 east of Randall Road in St Charles, IL. No new access points are proposed. HLR's scope of services will include traffic counts at 16 public intersections, data collection and analysis, observation and analysis of existing and anticipated traffic operations, and preparation of a traffic impact study summarizing the analyses and recommendations. Attendance at one meeting with a presentation at the City of St Charles is included. Additional meeting attendance is optional (see Optional Services). This scope does not include revisions due to changes in the Developer's plans or land use assumptions, origin-destination studies, detailed cut-through analyses, detailed traffic calming analyses, detailed site circulation analyses, etc.

Task	Description	Hours by Employee Classification			Direct Costs	Fee
		E5	E3	E2		
I. Data Collection						
a.	Coordinate with City and Developer to obtain site plans, land use assumptions, and other relevant information affecting the study. One set of land use assumptions is to be used for this study. Any changes by the Developer to the land use assumptions will necessitate revisions to all study work completed up to the time the changes are directed. Such revisions are not included in this scope.		4		\$	484.00
b.	Collect existing signal timing data and existing roadway network details from IDOT (Illinois Dept of Transportation) and KDOT (Kane County Division of Transportation) and via site visit.		8	\$10.80	\$	968.00
c.	Conduct peak hour traffic counts at 13 intersections. Video counts to be provided by a subconsultant. Counts will be conducted during weekday peak traffic periods from 6:00 to 9:00 am and 3:30 to 6:30 pm and on a Saturday from 11:00 am to 2:00 pm. <i>Direct costs for subconsultant fee.</i>		0.5		\$	54.50
	1) IL Route 38 & Randall Road			\$ 1,025.00		
	2) IL Route 38 & Jewel Right-in/Right-out Driveway			\$ 680.00		
	3) IL Route 38 & West Mall Entrance			\$ 680.00		
	4) IL Route 38 & East Mall Entrance/Vanderbilt Drive			\$ 680.00		

Task	Description	Hours by Employee Classification			Direct Costs	Fee
		E5	E3	E2		
	5) IL Route 38 & 14th Street/Bricher Road				\$ 680.00	
	6) 14th Street & Mall Drive/Vanderbilt Drive				\$ 680.00	
	7) 14th Street & Covington Court/Horne Street				\$ 680.00	
	8) Prairie Street & 16th Street				\$ 680.00	
	9) Prairie Street & Covington Court/Wessel Court				\$ 680.00	
	10) Prairie Street & East Mall Driveway (KinderCare)				\$ 680.00	
	11) Prairie Street & West Mall Driveway				\$ 680.00	
	12) Prairie Street & Jewel/La Huerta Driveway				\$ 680.00	
	13) Randall Road & Prairie Street				\$ 680.00	
d.	Conduct 13-hour weekday and Saturday peak hour counts at 3 intersections. Video Counts to be provided by subconsultant. Counts will be from on a weekday 6:00 am to 7:00 pm and on a Saturday from 11:00 am to 2:00 pm. <i>Direct costs for subconsultant fee.</i>			0.5	\$	54.50
	1) Prairie Street & 14th Street				\$ 1,055.00	
	2) Prairie Street & 7th Street				\$ 1,055.00	
	3) Prairie Street & 3rd Street				\$ 1,055.00	
Task I Sub-Total =		0	12	1	\$ 12,360.80	\$ 1,561.00

II. Data Analysis and Traffic Study

a.	Compile traffic count data, balance volumes, and make other appropriate adjustments to establish Existing Traffic.			4	\$	436.00
b.	Using HCS (Highway Capacity Software) and Synchro, conduct intersection capacity analysis of weekday AM and PM and Saturday peak period Existing Traffic at the 16 intersections noted in task I.	2	2	10	\$	1,640.00
c.	Calculate Projected Traffic (Future No-build Condition), using growth rates provided by CMAP (Chicago Metropolitan Agency for Planning) to estimate ten-year background traffic growth.			4	\$	436.00
d.	Using HCS and Synchro, conduct intersection capacity analysis of weekday AM and PM and Saturday peak period Projected Traffic at the 16 intersections noted in task I.		2	10	\$	1,332.00

Task	Description	Hours by Employee Classification			Direct Costs	Fee
		E5	E3	E2		
e.	Calculate anticipated weekday AM and PM and Saturday peak hour and daily site-generated trips, including new trips, internal capture, and pass-by trips (Full Build-out Condition), using the current ITE (Institute of Transportation Engineers) <i>Trip Generation</i> rates.		2	8	\$	1,114.00
f.	Develop directional distribution and assign site traffic for weekday AM and PM and Saturday peak hours at site driveways and nearby major intersections to establish Total Traffic.		1	4	\$	557.00
g.	Using HCS and Synchro, conduct intersection capacity analysis of weekday AM and PM and Saturday peak period Total Traffic at the 16 intersections noted in task I, assuming no improvements to the existing roadway network.		2	14	\$	1,768.00
h.	Using HCS and Synchro, conduct intersection capacity analysis of weekday AM and PM and Saturday peak period Total Traffic at the 16 intersections noted in task I, assuming recommended improvements to the existing roadway network based on Task II.i.		2	14	\$	1,768.00
i.	Evaluate traffic signal warrants found in Chapter 4C of the current MUTCD (Manual on Uniform Traffic Control Devices) based on Existing Traffic, Projected Traffic, and Total Traffic for the three intersections listed in Task I.d.			8	\$	872.00
j.	Prepare a traffic impact study report with illustrative exhibits summarizing the analyses, findings and recommendations of the traffic study.	4	8	36	\$	5,508.00
Task II Sub-Total =		6	19	112	\$ -	\$ 15,431.00
III. Coordination and Meetings						
a.	Coordination with City, Developer, etc. (phone calls, email).		16		\$	1,936.00
b.	Prepare for and attend a kick-off meeting with the City and site developer at St Charles City Hall. <i>Direct costs for mileage.</i>		6		\$9.72	\$ 726.00
c.	Prepare for and attend one Plan Commission meeting at St Charles City Hall to present study findings and answer questions. <i>Direct costs for mileage.</i>		16		\$9.72	\$ 1,936.00

Task	Description	Hours by Employee Classification			Direct Costs	Fee
		E5	E3	E2		
d.	Prepare for and attend one additional the Plan Commission <i>or</i> City Council meeting at St Charles City Hall to assist City Staff and answer questions. <i>Presentation not included. Direct costs for mileage.</i>		6		\$9.72	\$ 726.00
e.	Prepare for and attend one coordination/review meeting at IDOT District 1 offices in Schaumburg. <i>Direct costs for mileage.</i>		8		\$17.28	\$ 968.00
f.	Prepare for and attend one additional daytime meeting at St Charles City Hall. <i>Direct costs for mileage.</i>		4		\$9.72	\$ 484.00
g.	Project administration (account setup, resource scheduling, budgeting, invoicing, QAQC).	24				\$ 3,696.00
Task III Sub-Total =		24	56	0	\$ 56.16	\$ 10,472.00
IV. Additional Tasks						
a.	Compare site-generated traffic volumes to traffic volumes generated assuming current year full occupancy of demolished St Charles Mall, which previously occupied site, using current ITE Trip Generation rates.		4			\$ 484.00
b.	Compare site-generated traffic volumes to traffic volumes generated assuming current year full occupancy of site based on current zoning, as directed by City Staff, using current ITE Trip Generation rates.		4			\$ 484.00
c.	Prepare commentary on impacts of KDOT's planned widening of Randall Road on results of Task II.j.			4		\$ 436.00
d.	Prepare commentary on cut-through traffic, traffic calming, and on-site traffic circulation.			6		\$ 654.00
Task III Sub-Total =		0	8	10	\$ -	\$ 2,058.00
Subtotals Engineering Hours & Fee =		30	95	123		\$ 29,522.00
Direct Costs (Traffic Counts) =						\$ 12,350.00
Direct Costs (Vehicle Expense) =						\$ 66.96
TOTAL FEE =						\$ 41,938.96

HLR to St Charles City Hall = 9 miles, 15 min
HLR to site = 10 miles, 20 min
HLR to IDOT D1 = 16 miles, 30 min

		mi.	rate	
1.b	Site visit	20	0.54	\$10.80
3.b/f	Kick-off meeting	18	0.54	\$9.72
3.c/d	Plan Commission meeting	18	0.54	\$9.72
3.d	City Council meeting	18	0.54	\$9.72
3.e	IDOT coordination meeting	32	0.54	\$17.28