

**TESTING SERVICE CORPORATION**

Corporate Office:
360 S. Main Place, Carol Stream, IL 60128-2404
630.462.2800 • Fax 630.653.2988

ALFREDO

May 3, 2002

Mr. Stanley B. Tomala
Tomala Associates, Inc.
15790 E. New Avenue, Suite 200
Lemont, Illinois 60439

RE: P.N. 26,957
Geotechnical Exploration
Addition to Chateau Bu-Sche'
11535 South Cicero Avenue
Alsip, Illinois

Dear Mr. Tomala:

Testing Service Corporation (TSC) is pleased to submit this proposal to provide Geotechnical Engineering Services for the captioned project. Our proposal responds to your letter dated May 2, 2002. The objectives of the Geotechnical Study are to explore soil conditions and provide recommendations for foundation, floor slab, pavement design and construction.

Proposed Project:

We understand that the project will be design and construction of additions to the existing building as shown in the site plan provided in the RFP. If, in developing your construction program, the location or type of the structures are changed, TSC should be promptly contacted to determine the relevance of the proposed borings to the new project configuration.

Site Work:

The soil exploration phase of the study includes six (6) soil borings extended 25 feet in depth and four (4) to 20 feet in depth. A total of 230 lineal feet of drilling and sampling is proposed.

Based upon information provided by you, TSC believes the site is accessible to conventional drilling equipment. Our proposal does not include a provision for any tree or brush clearing that may be necessary to access the site.

Utility clearance for the borings to be made will be obtained by TSC beforehand by contacting JULIE (Joint Utility Locating Information for Excavators), local municipalities and the customary agencies. TSC will utilize a crew trained in layout procedures to locate the borings in the field. TSC will provide ground surface elevations for each bore hole by level survey methods.

Soil samples will be obtained by split spoon or thin walled tube methods. Sampling will be performed at 2½ foot intervals for the first 15 feet, and normally will not exceed 5 foot intervals below this level. Representative portions of samples will be sealed, packaged and transported to our laboratory. Groundwater observations will also be made during drilling.

Providing a Full Range of Geotechnical Engineering, Environmental Services, and Construction Materials Engineering & Testing
Carol Stream, IL • Bloomington, IL • Cary, IL • DeKalb, IL • Geneva, IL • Shorewood, IL • Tinley Park, IL

Tomala Associates, Inc.
P.N. 26,957 - May 3, 2002

Laboratory Testing:

Samples retained from the borings will be examined by laboratory personnel to verify field descriptions and to estimate soil classifications in accordance with the Unified Soil Classification System. Laboratory testing will include moisture content and dry unit weight determinations, as well as measurements of unconfined compressive strength, by direct or indirect methods, as appropriate. Other tests deemed to be necessary by TSC's Project Engineer may also be recommended for your approval.

Report of Data Obtained:

Upon completion of sampling and testing, you will receive an engineering report summarizing field and laboratory test data, including a boring location plan and computer generated boring logs. The report will address anticipated soil and groundwater conditions impacting site development, based upon the information obtained from the borings. The report will also provide recommendations to guide design and specification preparation pertaining to geotechnical issues relevant to the structure or purpose described in this proposal including:

- Site development considerations.
- Earthwork and construction considerations.
- Remedial work and/or treatment of unstable or unsuitable soil types.
- Fill placement and compaction requirements for structures, floor slabs and pavements.
- Foundation type, capacity and depth (elevation).
- Protective measures required for frost action.
- Groundwater conditions.

Fees and Scope:

To provide the Geotechnical Study outlined above, TSC is proposing a lump sum fee of Four Thousand Six Hundred Dollars (\$4,600.00). This fee is based on the understanding that: the boring locations are accessible to a conventional truck or All-Terrain Vehicle (ATV) mounted drills; none of the borings will be located in standing water; and that the work can be performed during standard business hours. Our fee is further subject to this proposal being accepted by you on or before August 30, 2002.

Unless stated otherwise, TSC fees include all state and federal taxes and permits that may be required; however, they do not include any license, permits or bond fees that local governments may impose. The local fees, if any, will be added to the invoice.

Should the study reveal unexpected subsurface conditions requiring a change in scope, you will be contacted before we proceed with further work. Extra drilling and sampling, including related laboratory testing and engineering services, will be invoiced at \$18.50 per lineal foot. An additional charge of \$250.00 will apply should it become necessary to remobilize the drill and crew to perform additional work authorized by you.

Tomala Associates, Inc.

15790 E. New Avenue, Suite 200, Lemont, IL 60439
TEL (630) 257-1198
FAX (630) 257-1123

Design/Build Services
Construction Management
Facility Management

December 19, 2001

Mr. Tony Cirella
The Chateau Bu-Sche
11535 South Cicero Avenue
Alsip, IL, 60801

Re: **Architectural Services**

Dear Mr. Cirella:

Per our discussion of last week and after further review of the architectural plans submitted by Albert A. Pacelli, we respectfully submit two options to correct modifications per owner's request. Our first option is to request a release of construction documents and permission to proceed with revisions from Mr. Pacelli (architect of record). An amendment of revisions would then be submitted to Alsip Building Department. This arrangement would free all parties from any future liability and enable modifications, complete for spring construction. A release letter would be provided by our firm. The first option is attached in detail and can be provided for Thirty Four Hundred Dollars (\$3,400.00).

The second option is presented as an alternate to the first, should permission of alterations be denied by architect of record. This alternate would require redesign and redraw of complete construction documents and resubmission of documents to the building department for review and approval. This would obviously require more time and delay, as your construction project would be delayed beyond spring 2002. We estimated this proposal for services can be completed for Eighty Four Hundred Dollars (\$8,400.00).

Should you any questions or concerns, please feel free to call me at 630-514-9293, to discuss these options with you and the owner.

Respectfully,



Stanley B. Tomala

Cc: enclosures

Faxing two pages in all.

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December 19, 2001

Mr. Tony Cirella
The Chateau Bu-Sche
11535 South Cicero Avenue
Alsip, IL, 60801

Re: **Architectural Services**

Dear Mr. Cirelli:

We appreciate the opportunity to present a proposal for providing architectural services to existing proposed documents. Attached please find breakdown of services as follows: services to include revisions of proposed architectural design plans, addition of alterations to plans, Construction Documents, Bidding and Negotiations Phase and Construction Phase. The following will address the scope of work, as we understand it, and the proposed fee for this work.

Scope of Work

- A. DESIGN PHASE (AIA Doc 51, Article 2.2) Provide field verification of existing façade and details of existing plans, include revisions of design documents, per request of owner for final approval. \$ 1,500.00
- B. CONSTRUCTION DOCUMENTS PHASE (AIA Doc 151, Articles 2.3.1. & 2.3.2) Any and all Modifications of drawings required to outline the Scope of Work (defined above) for Building Permits and Contractor's Proposal including, Site Plan, Roof Plan, Ground Floor plan, Building Elevations, Typical Wall Sections, Details, Structural Systems Requirements, Electrical, Plumbing Systems. HVAC calculations to be provided by HVAC subcontractor. \$ 1,900.00
- C. BIDDING & NEGOTIATION PHASE: (AIA Doc B151, Article 2.3.3) Prepare pricing documents for a new fascia and other directly associated work. Any and all services required to secure bids from contractors. \$ 60.00/HR
- D. CONSTRUCTION PHASE: (AIA Doc B151, Article 2.4) Representation of the owner through out the construction Phase including review and approval of all work performed by contractors and approvals of all payouts requested by contractors. \$ 60.00/HR

Compensation

We propose to furnish the aforementioned services for the sum of:

Thirty Four Hundred Dollars and no/100 **(\$3,400.00)**

Any additional services performed with your prior approval would be billed at an average rate of \$60.00 per hour. We would also be reimbursed for direct out-of-pocket expenses such as printing, photos, etc. In consideration of services rendered and to be rendered, the undersigned agrees to pay these consultant fees, established from time to time, for consulting services rendered plus costs advanced by these consultants will be sent monthly and that payment is due rendering of the invoice.

We estimate that the revisions and construction documents would take approximately one week to complete, with Construction Documents an additional two weeks to complete, depending on grading plan, topography and municipal approvals. Bidding and construction to start as soon afterward as possible. If the above is to your satisfaction, please indicate your approval by returning one signed copy, and we will proceed in good faith until a full agreement is reached.

Your signature below and retainer of \$500.00 will constitute acceptance of this proposal and its conditions and this Proposal shall serve as our agreement for this project. Proposal shall serve as our agreement for this project. AIA Doc B151 "Abbreviated Form of Agreement Between Owner and Architect shall be considered a part of this agreement and our conduct regarding the execution of this agreement shall be in accordance with that document.

We hereby accept the foregoing terms and conditions..

Accepted By: Owner

By:


Tomala Associates, Inc.

Tomala Associates, Inc.

15790 E. New Avenue, Lemont, IL 60439
TEL: (630) 257-1198
FAX: (630) 257-1123

Construction Management

March 13, 2002

Mr. Jeffrey Bussean
The Chateau BuSche
11535 S. Cicero Ave.
Alsip, IL 60803

Dear Jeffrey;

Since our last meeting of February 25th, 2002, and further evaluation of structural design criteria, our design team has requested the following items for evaluation for the structural design of the banquet hall additions.

The Soil test evaluation completed for the front entry addition completed on September 11, 1997 may have satisfied the design requirements for the front entry addition. However, additional soil tests will be required for the addition proposed sites, since each additional element will requires isolated boring capacities, and shall be treated independently due to insufficient foundation documentation and previous soil testing.

Since the last meeting, Tomala Associates, Inc. is providing the following criteria for evaluation prior to design of structural design, and is reporting to Mr. Jeffrey Bussean recommendations and estimated design fees for completion of structural phase.

Tomala Associates, Inc. has reviewed the following criteria with two independent structural engineers, recommending documentation for analysis.

1. New soil tests completed on new additions, bridge area, pavilion area and rear service area prior to completion of structural design.
2. Recommendation of bottom of elevation of caissons.
3. Allowable bearing pressure
4. Lateral sub grade modulus of soil.
5. Friction coefficient against concrete
6. Soil profile and water table of each log.

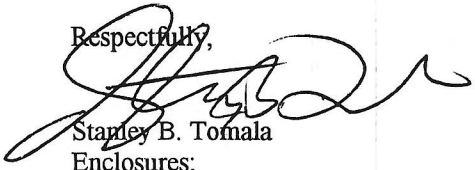
Tomala Associates, Inc. has consulted with Mr. John Fong of John Fong Incorporated, of Bolingbrook Illinois and Wesley Wojcik of WZW Associates of West Chicago, Illinois for estimated structural fees for the proposed projects. Mr. John Fong initial fees for services are estimated at Fifteen Thousand Dollars (\$15,000.00). Mr. Wesley Wojcik is proposing a lump sum fee for all calculations to include north and south addition, new bridge, new pavilion, and rear service area addition for Eleven Thousand, Eight Hundred Dollars (\$11,800.00).

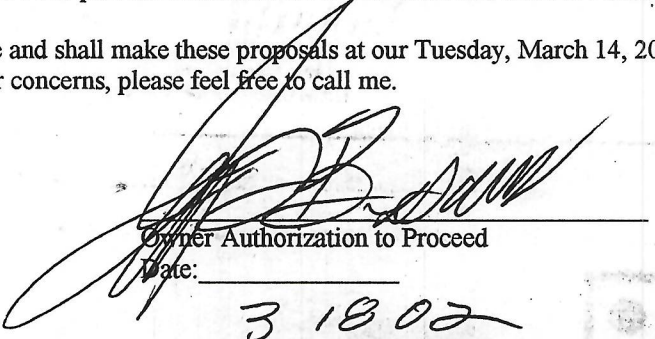
Tomala Associates, Inc. recommends proceeding with WZW Associates with the authorization and permission of owner to proceed with structural design requirements. The owner has the opportunity to solicit bids for the structural design requirements whom can provide the required documentation, thereafter Tomala Associates, Inc. will work in conjunction with Group Design Associates, approved structural engineer to complete the project.

Additional requirements of the owner will be to provide locations for the new additions and have them staked on the property by a licensed surveyor.

Again, we look forward to your response and shall make these proposals at our Tuesday, March 14, 2002 meeting. Should you have additional questions or concerns, please feel free to call me.

Respectfully,


Stanley B. Tomala
Enclosures;


Owner Authorization to Proceed

Date:

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