



EXHIBIT A

MEMORANDUM OF UNDERSTANDING

March 4, 2026

Architect: DLA Architects, Ltd.
DLA Project Number: 2026.013

Minooka Community High School District 111 hereby authorizes the Architect to provide professional services for the Project identified herein, which professional services shall be subject to all terms and conditions of the Master Agreement AIA B101 dated 01/13/2023 unless specifically provided otherwise in this Memorandum of Understanding.

Project Location:

Minooka Community High School District 111

Central Campus	South Campus
301 S. Wabena Ave.	26655 W. Eames Street
Minooka, IL. 60447	Channahon, IL 60410

Scope of Services provided by Architect:

Central Campus

The scope of Architectural services will include Programming, Schematic Design, Design Development, Construction Documents, Bidding, and Construction Administration services to design a new Varsity Baseball & Softball stadium, required sitework, which includes capturing rainwater on the northeast portion of the site, design for the required detention expansion as a result of these improvements, and a window replacement project.

South Campus

The scope of Architectural services will include Programming, Schematic Design, Design Development, Construction Documents, Bidding, and Construction Administration services to review the existing Parking Lots and provide recommendations for improvements and existing drainage and detention areas. Based on recommendations, this work may be completed by the District under a separate contract or included in the bid documents.

Due to the fact that the District is intending to utilize a construction manager delivery method (CMC), DLA Architects shall not provide the following services:

- Providing or updating the Construction Cost Estimates (Cost of the Work) for any Phase of the Project.
- Preparation of the overall Project schedule.
- Establish a list of prospective prime contractors for bidding.
- Organize and conduct the bid opening.
- Preparation of prime contractor contracts for construction, preparation of change orders or preparation of pay applications.

Due to the fact that the District is intending to utilize a construction manager delivery method (CMC), DLA Architects shall provide the following services:

- Meet with the Construction Manager in order to convey and coordinate the scope of work and design intent to date.
- Upon receipt of the Construction Manager's review comments and cost estimate at the conclusion of the Schematic Design Phase, Design Development Phase and the Construction Document Phase, if the Construction Manager's estimate of the Cost of the Work exceeds the Owner's budget for the Cost of the Work, the Architect, in consultation with the Construction Manager, shall make appropriate recommendations to the Owner to adjust the Project's size, quality or budget, and the Owner shall cooperate with the Architect in making such adjustments.
- Assist the Construction Manager in scope review meetings during the bidding phase.
- Communicate design changes/updates at each phase with the Construction Manager during design services phases.
- Work with the Construction Manager to respond to contractor/subcontractor questions related to design intent.

Architect's Consultants:

- Structural Engineer
- Mechanical, Electrical, Plumbing & Fire Protection Engineer

Reimbursable Consultants

- Civil Engineer
- Landscape Architect (If Required)

Owner's Consultants:

- Site Survey & Topo: Geotech Inc
- Geotechnical Engineer / Soil Borings: TBD

Architect's Compensation:

The Architect shall be compensated for Basic Services for a fee of 8.5% of the lowest competitively bid total construction cost, including design alternates if applicable.

The Cost of the Work, as defined herein, shall include the total cost to the Owner to construct all elements of the Project designed or specified by the Architect and shall include the Construction Manager's general condition costs, reimbursable expenses related to construction, insurance, and overhead and profit.

Project Schedule:

We are prepared to begin work on this project upon approval of this MOU.

Project Budget:

The conceptual construction budget for the Project will be prepared by the Construction Manager, Nicholas & Associates, Inc. once the initial programming and Schematic Design work begins on the project.

The Owner shall require the Construction Manager to include appropriate contingencies for design, bidding or negotiating, price escalation, and market conditions in estimates of the Cost of the Work. The Architect shall

be entitled to rely on the accuracy and completeness of estimates of the Cost of the Work the Construction Manager prepares as the Architect progresses with its Basic Services. The Architect shall prepare, as an Additional Service, revisions to the Drawings, Specifications or other documents required due to the Construction Manager's inaccuracies or incompleteness in preparing cost estimates. The Architect may review the Construction Manager's estimates solely for the Architect's guidance in completion of its services, however, the Architect shall report to the Owner any material inaccuracies and inconsistencies noted during any such review.

Owner's Project Representative:

Dr. Robert Schiffbauer, Superintendent
John Troy, Assistant Superintendent of Business & General Counsel
Jason Piper, Building & Grounds Director

Owner's Construction Manager

Nicholas & Associates, Inc.
Joe Papanicholas, Vice President

Additional Services:

Any additional services incurred in connection with this project are in addition to the fee set forth above. Examples of additional services may include, but are not limited to, the following:

- Reimbursable expenses in accordance with Article 11.8. Not to exceed \$15,500 without prior District approval.
- All Permitting (ROE permitting is included in base fee above)
- Security system design
- Any consultants or engineers not listed above
- Zoning meetings and documents, site surveys and storm water analysis and permitting.
- LEED services, special governmental / public outreach meetings and approvals
- Multiple phased bid packages – negotiated separately.
- Re-drawing and Re-bidding due to value engineering services if bids received are substantially higher than the construction managers' estimate

Site Observation:

The Architect shall visit the site in accordance with Article 3.6.2.1 on an average of one visit per week during major construction activities.

Completion of Architect's Services:

If the Construction Phase services required for the project have not been completed within sixty (60) days of the date of Substantial Completion through no fault of the Architect, extension of the Architect's services beyond that time shall be compensated as an Additional Service.

Architect's Hourly Rate Schedule:

Category	Rate
Principal	\$220.00
Associate Principal	\$200.00
Director	\$180.00
Senior Project Manager	\$175.00
Senior Architect	\$150.00
Architect / Project Manager	\$135.00 \$115.00
Apprentice Architect	\$105.00
Senior Project Technician	
Project Technician	\$80.00
Senior Designer	\$145.00
Designer	\$125.00
Senior Interior Designer	\$145.00
Interior Designer	\$125.00
Computer Graphics Manager	\$140.00
Senior Administration	\$130.00
Administration	\$85.00
Owners Representative	\$175.00

