

**A RESOLUTION APPROVING A PROFESSIONAL SERVICES AGREEMENT
WITH THRESHOLD ACOUSTICS, LLC
FOR ACOUSTIC DESIGN REVIEW FOR THE CHICAGO BEARS
REDEVELOPMENT OF ARLINGTON INTERNATIONAL RACECOURSE**

WHEREAS, the City of Rolling Meadows, as a home rule unit of local government as provided by Article VII, Section 6(a) of the Illinois Constitution of 1970, has the authority to exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the Village of Arlington Heights and an affiliated entity of the Chicago Bears Football Club, among other parties, have declared in a memorandum of understanding (“*MOU*”) their collective interest in redeveloping the former Arlington International Racecourse (“*Site*”) as a mixed-use transit-oriented development including a stadium capable of hosting National Football League games and other sporting and entertainment events as well as other entertainment and hospitality uses (“*Project*”); and

WHEREAS, depending on its design, construction, and maintenance, the Project may generate significant levels of environmental noise that could adversely affect residents and properties within the City and could impair public health, safety, and welfare; and

WHEREAS, the City Manager recommends the City enter into a Professional Services Agreement (“*Agreement*”) with Threshold Acoustics, LLC (“*Consultant*”) to provide acoustic design review (“*Services*”) concerning the Project and the redevelopment of the Site; and

WHEREAS, the Corporate Authorities have determined that it is advisable, necessary and in the public interest that the City engage Consultant to provide the Services.

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Rolling Meadows, Cook County, State of Illinois, as follows:

Section 1: The facts and statements contained in the preambles to this Resolution are found to be true and correct and are hereby adopted as part of this Resolution.

Section 2: Pursuant to the City’s Purchasing Manual and the City’s home rule authority, the City Council hereby approves the Agreement with Consultant attached as *Exhibit A*.

Section 3: This Resolution shall be in full force and effect upon its passage and approval in accordance with law.

PASSED AND APPROVED by the City Council of Rolling Meadows, Cook County,
Illinois this 27th day of May, 2025.

AYES: O'Brien, Boucher, Reyez, Koehler, McHale

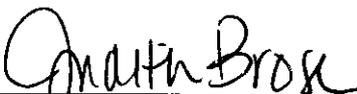
NAYS: 0

ABSENT: Budmats, Vinezeano



Lara Sanoica, Mayor

ATTEST:



Judith Brose, Deputy City Clerk

Exhibit A
Agreement

**Agreement between THE CITY OF ROLLING MEADOWS, ILLINOIS
and THRESHOLD ACOUSTICS, LLC
for the furnishing of PROFESSIONAL SERVICES
for ACOUSTIC DESIGN REVIEW OF THE CHICAGO BEARS REDEVELOPMENT (2025)**

THIS AGREEMENT made and entered into by and between the **CITY OF ROLLING MEADOWS, ILLINOIS**, hereinafter referred to as the "**City**," and **THRESHOLD ACOUSTICS, LLC**, hereinafter referred to as the "**Consultant**," has been prepared and executed for Consultant to review the acoustic design of a proposed new NFL stadium for the Chicago Bears to be located at the site of the former Arlington International Racecourse. The review services to be performed by Consultant is hereinafter referred to as the "**Project**". This Agreement is hereinafter referred to as the "**Agreement**".

In consideration of these premises and of the mutual covenants herein set forth:

A. THE CONSULTANT AGREES:

1. Provision of the Services. The Consultant shall serve as the City's professional consultant and shall perform the consulting services described in its proposal attached hereto as **Exhibit B** and made a part hereof after first receiving a Notice to Proceed pursuant to this Agreement. Where there is any conflict between Exhibit B and this Agreement, this Agreement controls.

2. Additional Services. Additional services beyond the scope of the Consulting Services above-described, requested in writing by the City, shall be performed by the Consultant in accordance with the price as agreed upon in writing between the City and Consultant, and approved by the City.

3. Nature of Professional Services. The Consultant will perform Consulting Services under this Agreement in accordance with generally accepted and currently recognized practices and principles and in a manner consistent with that level of care and skill ordinarily exercised by members of its profession.

4. Personnel & Subcontractors.

- a. Key Project Personnel. All of Consultant's specific personnel identified in **Exhibit B** ("**Key Project Personnel**") shall be primarily responsible for carrying out the Project on behalf of the

Consultant. The Key Project Personnel shall not be changed without the City's prior written approval.

- b. Availability of Personnel. The Consultant shall provide all personnel necessary to complete the Project including, without limitation, any Key Project Personnel identified in this Agreement. The Consultant shall notify the City as soon as practicable prior to terminating the employment of, reassigning, or receiving notice of the resignation of, any Key Project Personnel. The Consultant shall have no claim for damages and shall not bill the City for additional time and materials charges as the result of any portion of the Services which must be duplicated or redone due to such termination or for any delay or extension of the Time of Performance as a result of any such termination, reassigning, or resignation.

- c. Approval and Use of Subcontractors. The Consultant shall perform the Project with its own personnel and under the management, supervision, and control of its own organization unless otherwise approved by the City in writing. All subcontractors used by the Consultant shall be acceptable to, and approved in advance by, the City, except that those subcontractors specifically identified in **Exhibit B** shall be deemed acceptable to and approved by the City without further action. The City's approval of any subcontractor or subcontract shall not relieve the Consultant of full responsibility and liability for the provision, performance, and completion of the Project as required by the Agreement. All Consulting Services performed under any subcontract shall be subject to all of the provisions of this

Agreement in the same manner as if performed by employees of the Consultant. For purposes of this Agreement, the term "Consultant" shall be deemed also to refer to all subcontractors of the Consultant, and every subcontract shall include a provision binding the subcontractor to all provisions of this Agreement.

- d. Removal of Personnel and Subcontractors. If any personnel or subcontractor fails to perform the Consulting Services in a manner satisfactory to the City, the Consultant shall immediately upon notice from the City remove and replace such personnel or subcontractor. The Consultant shall have no claim for damages, for compensation in excess of the amount contained in this Agreement or for a delay or extension of the Time of Performance as a result of any such removal or replacement.

5. Minimum Insurance Requirements. No later than five days after receiving the City's Notice to Proceed, and in any event prior to beginning to provide the Consulting Services, the Consultant shall procure and thereafter maintain for the duration of its Agreement insurance against errors and omissions and claims for injuries to its employees which may arise from, or are in conjunction with, the performance of the work hereunder by the Consultant, its agents, representatives, employees, or subcontractors. Consultant's insurance shall meet the minimum requirements attached hereto as **Exhibit A** and made a part hereof.

6. Indemnity and Hold Harmless. To the fullest extent permitted by law, the Consultant shall INDEMNIFY AND HOLD HARMLESS the City, its officials, employees and volunteers against injuries, deaths, loss, damages, claims, suits, liabilities, judgments, cost and expenses, which may in anyway accrue against the City, its officials, employees and volunteers, arising in whole or in part in consequence of the negligent acts, errors or omissions or willful misconduct of the services by the Consultant, its employees, or subcontractors, or which may in any way result therefor, except that arising out of the negligence or

willful act of the City, its officials, employees and volunteers. The Consultant shall, at its own expense, appear, defend and pay all reasonable charges of attorneys and all reasonable costs and other expenses arising therefore or incurred in conjunction therewith, and, if any judgment shall be rendered against the City, its officials, agents, employees and volunteers, in any such action, the Consultant shall, at its own expense, satisfy and discharge the same. Nothing contained herein shall be construed as prohibiting the City, its officials, employees and volunteers from defending, through the selection and use of their own agents, attorneys and experts, any injuries, deaths, loss, damages, claims, suits, liabilities, and judgments brought against them. The City's participation in its defense shall not remove the Consultant's duty to indemnify, defend and hold harmless the City as set forth herein.

7. No Limitation of Indemnity and Hold Harmless. Any insurance policies required by this Agreement, or otherwise provided by the Consultant, shall in no way limit the responsibility to indemnify, keep and save harmless and defend the City, its officials, agents, employees and volunteers and herein provided.

8. PATRIOT Act Compliance. The Consultant represents and warrants to the City that neither it nor any of its principals, shareholders, members, partners, or affiliates, as applicable, is a person or entity named as a Specially Designated National and Blocked Person (as defined in Presidential Executive Order 13224) and that it is not acting, directly or indirectly, for or on behalf of a Specially Designated National and Blocked Person. The Consultant further represents and warrants to the City that the Consultant and its principals, shareholders, members, partners, or affiliates, as applicable, are not, directly or indirectly, engaged in, and are not facilitating, the transactions contemplated by this Agreement on behalf of any person or entity named as a Specially Designated National and Blocked Person. The Consultant hereby agrees to defend, indemnify and hold harmless the City, the corporate authorities, and all City elected or appointed officials, officers, employees, agents, representatives, engineers, and attorneys, from and against any and all claims, damages, losses, risks, liabilities, and expenses (including reasonable attorneys' fees and costs) arising from and related to any breach of the foregoing representations and warranties.

9. Compliance with Laws. The Consultant will comply with all applicable federal and Illinois statutes, and local ordinances of the City and shall operate within and uphold the ordinances, rules and regulations of the City while engaged in Consulting Services herein described.

10. Change Orders. The City reserves the right by written change order or amendment to make changes in requirements, amount of work, or Consulting time schedule adjustments, and the Consultant and City shall negotiate appropriate adjustments acceptable to both parties to accommodate such changes.

11. Suspension of Services. The City may, at any time, by written order to the Consultant (Suspension of Services Order) require the Consultant to stop all, or any part, of the Consulting Services required by this Agreement. Upon receipt of such an order, the Consultant shall immediately comply with its terms and take all reasonable steps to minimize the costs associated with the services affected by such order. The City, however, shall pay all costs incurred by the suspension, including all costs necessary to maintain continuity and for the resumption of the Consulting Services upon expiration of the Suspension of Services Order. The Consultant will not be obligated to provide the same personnel employed prior to suspension, when the Consulting Services are resumed, in the event that the period of suspension is greater than thirty (30) days.

12. Termination. This Agreement may be terminated by the City, upon seven (7) days written notice to the Consultant, at its last known post office address. Provided that, should this Agreement be terminated by the City, the Consultant shall be paid for any Consulting Services completed and any Consulting Services partially completed. All field notes, test records, drawings, and reports completed or partially completed at the time of termination shall become the property of, and made available to, the City. Within five (5) business days after notification and request, the Consultant shall deliver to the successor City all property, books and effects of every description in its possession belonging to the City and pertaining to the Project.

13. Termination for Insolvency. This Agreement may be terminated by the City upon written notice to the Consultant, at its last known post office address, upon the occurrence of any one or more of the

following events, without cause and without prejudice to any other right or remedy:

- a. If the Consultant commences a voluntary case under any chapter of the Bankruptcy Code (Title 11, United States Code), as now or hereinafter in effect, or if the Consultant takes any equivalent or similar action by filing a petition or otherwise under any other federal or state law in effect at such time relating to bankruptcy or insolvency;
- b. If a petition is filed against the Consultant under any chapter of the Bankruptcy Code as now or hereafter in effect at the time of filing, or if a petition is filed seeking any such equivalent or similar relief against the Consultant under any other federal or state law in effect at the time relating to bankruptcy or insolvency.
- c. If the Consultant makes a general assignment for the benefit of creditors;
- d. If a trustee, receiver, custodian or agent of the Consultant is appointed under applicable law or under contract, whose appointment or authority to take charge of property of the Consultant is for the purpose of enforcing a Lien against such property or for the purpose of general administration of such property for the benefit of the Consultant's creditors;
- e. If the Consultant admits in writing an inability to pay its debts generally as they become due.

14. Actions Upon Termination. Upon termination, the Consultant shall deliver to the City, copies of partially completed plans, drawings, specifications, partial and completed estimates, and data, if any, from investigations and observations, with the understanding that all such material becomes the property of the City. In such case, the Consultant shall be paid for all Consulting Services and any expense sustained, less all costs incurred by the City, to have the services performed which were to have been performed by the Consultant.

15. Representations of Consultant. The Consultant is qualified technically and is conversant with

the policies applicable to the performance of subject consultation and that sufficient, properly trained, and experienced personnel will be retained to perform the Consulting Services enumerated herein.

16. Project Records. The Consultant will maintain all books, documents, papers, accounting records, and other evidence pertaining to its costs incurred and relating to its performance of its Consulting Services and shall require its subcontractors to maintain all books, documents, papers, accounting records, and other evidence pertaining to their costs incurred and relating to their performance of their services under their subcontract in compliance with the requirements of the Local Records Act (50 ILCS 205/1 et seq.) and the Freedom of Information Act (5 ILCS 140/1 et seq.). The Consultant shall maintain all books and records relating to the performance of its Consulting Services under the Agreement and all subcontractors shall maintain books and records relating to their performance of work under their subcontract until written approval for the disposal of such records is obtained from the Local Records Commission has been obtained or for a period of three (3) years from the date of final payment under this Agreement, whichever is longer. All books and records required to be maintained by the Consultant and all subcontractors shall be available for review and audit by the City or representatives of the State of Illinois. The Consultant and its subcontractors shall cooperate fully with the City or the State (a) with any request for public records made pursuant to the Freedom of Information Act (5 ILCS 140/1 et seq.), (b) with any request for public records made pursuant to any audit and (c) by providing full access to and copying of all relevant books and records at the Consultant's office at all reasonable times and within a time period which allows the City or the State to timely comply with the time limits imposed by the Freedom of Information Act (5 ILCS 140/1 et seq.). Failure by the Consultant or its subcontractor to maintain the books, records, and supporting documents required by this section or the failure by the Consultant or its subcontractor to provide full access to and copying of all relevant books and records within a time period which allows the City to timely comply with the time limits imposed by the Freedom of Information Act (5 ILCS 140/1 et seq.) shall establish a presumption in favor of the City for the recovery of any funds paid by the City under the Agreement for which adequate books and records are not available or for the recovery for any

penalties or attorneys' fees imposed by the Freedom of Information Act (5 ILCS 140/1 et seq.). The Consultant shall include the requirements of this section in all subcontracts. The obligations imposed by this section shall survive final payment and the termination of the other obligations imposed by the Agreement.

17. No Inducement. The Consultant warrants that Consultant has not employed or retained any company or person, other than an employee working solely for the Consultant, to secure this Agreement, and that the Consultant has not paid or agreed to pay any company or person any fee, commission, percentage, brokerage fee, gifts, or any other consideration, contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, the City shall have the right to annul this Agreement without liability, or, in its discretion, to deduct from the Agreement price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gifts, or contingent fee.

18. Limitation Upon Work Within City. The Consultant, during the period commencing upon the execution of this Agreement and concluding one (1) year following the completion of the Project, shall not accept employment from any developer developing land within the City or any contractor, subcontractor or material supplier performing work or supplying material to the City without the express written consent of the City.

19. No Assignment. This Agreement shall be deemed to be exclusive between the City and the Consultant. This Agreement shall not be assigned by the Consultant without first obtaining permission in writing from the City.

20. Copyright of Deliverables. All books, papers, notes, records, lists, data, files, forms, reports, accounts, documents, manuals, handbooks, instructions, computer programs, computer software, computer disks and diskettes, magnetic media, electronic files, printouts, backups, and computer databases created or modified by the Consultant relating in any manner to the work performed by the Consultant or by anyone else and used by the Consultant in performance of the services under this Agreement (the "**Work**") shall be a "work made for hire" as defined by the laws of the United States regarding copyrights.

21. Assignment of Deliverables. The Consultant hereby assigns to the City and its successors and assigns all of its right, title, interest and ownership in the Project deliverables, including, but not limited to, copyrights, trademarks, patents, and trade secret rights and the rights to secure any renewals, reissues, and extensions thereof. The Consultant grants permission to the City to register the copyright and other rights in the Work in the City's name for use on the Project. The Consultant shall give the City, or any other person designated by the City all assistance reasonably necessary to perfect its rights under this Agreement and to sign such applications, documents, assignment forms and other papers as the City requests from time to time to further confirm this assignment. The Consultant further grants to the City full and complete ownership of the Project deliverables. The Consultant shall not use the Project deliverables for the benefit of anyone other than the City, without the City's prior written permission. Upon completion of the Work or other termination of this Agreement the Consultant shall deliver to the City all copies of Project deliverables relating or pertaining to this Agreement.

22. Confidentiality. The Consultant will not at any time, either directly or indirectly, disclose, use or communicate or attempt to disclose, use or communicate to any person, firm, or corporation any confidential information or any other information concerning the business, services, finances or operations of the City except as expressly authorized by the City. The Consultant shall treat such information at all times as confidential. The Consultant acknowledges that each of the following can contain confidential information of the City and that the disclosure of any of the following by the Consultant without the City's express authorization would be harmful and damaging to the City's interests:

- a. Compilations of resident names and addresses, resident lists, resident payment histories, resident information reports, any other resident information, computer programs, computer software, printouts, backups, computer disks and diskettes, and computer databases and which are not otherwise known to the public.
- b. All information relating to the Consulting Services being performed by the

Consultant under this Agreement, regardless of its type or form and which are not otherwise known to the public.

- c. Ideas, concepts, designs and plans which are specifically involved with the Consulting Services being performed by the Consultant under this Agreement which are created, designed, enhanced by the Consultant and which are not otherwise known to the public.
- d. Financial information and police records.

This itemization of confidential information is not exclusive; there may be other information that is included within this covenant of confidentiality. This information is confidential whether or not it is expressed on paper, disk, diskette, magnetic media, optical media, monitor, screen, or any other medium or form of expression. The phrase "directly or indirectly" includes, but is not limited to, acting through Consultant's wife, children, parents, brothers, sisters, or any other relatives, friends, partners, trustees, agents or associates.

23. City Records. All books, papers, records, lists, files, forms, reports, accounts, documents, manuals, handbooks, instructions, computer programs, computer software, computer disks and diskettes, printouts, backups, and computer databases relating in any manner to the City's business, services, programs, software or residents, whether prepared by the Consultant or anyone else, are the exclusive property of the City. In addition, all papers, notes, data, reference material, documentation, programs, diskettes (demonstration or otherwise), magnetic media, optical media, printouts, backups, and all other media and forms of expression that in any way include, incorporate or reflect any confidential information of the City (as defined above) are the exclusive property of the City. The Consultant shall immediately return said items to the City upon termination of the Consultant's engagement or earlier at the City's request at any time.

24. Breach of Confidentiality. In the event of breach of the confidentiality provisions of this Agreement, it shall be conclusively presumed that irreparable injury would result to the City and there would be no adequate remedy at law. The City shall be entitled to obtain temporary and permanent injunctions, without bond and without proving damages, to enforce this

Agreement. The City is entitled to damages for any breach of the injunction, including, but not limited to, compensatory, incidental, consequential, exemplary and punitive damages. The confidentiality provisions of this Agreement survive the termination or performance of this Agreement.

25. Compliance with Law. The Consultant will comply with all laws, codes, ordinances and regulations which are in effect as of the date of this Agreement.

26. Time of Performance. Time is hereby declared to be of the essence of this Agreement. The Consultant shall commence work upon receipt of a Notice to Proceed and shall complete the Consulting Services according to the schedule within Consultant's proposal attached as **Exhibit B**.

B. THE CITY AGREES:

1. Fee for Services. The City shall pay the Consultant, for the Consulting Services above described, a fee not to exceed **TWENTY-SEVEN THOUSAND, FIVE HUNDRED Dollars and 00/100 Cents (\$27,500.00)** plus certain reimbursable expenses as provided in **Exhibit B**. This fee may be modified as follows:

a. Escalator (Chicago CPI-U). If the City's Notice to Proceed shall be made later than June 1, 2026, the Consultant shall receive a single adjustment in the above provided fixed fee for services by an amount equal to 100% of the percentage increase of the CPI-U, which shall be determined by comparing the CPI-U reported for May 2025 to the most recent CPI-U reported by the U.S. Department of Labor as of the date of the City's Notice to Proceed. ("**CPI-U**" means the Chicago-Naperville-Elgin Consumer Price Index for all Urban Consumers, All Items, Issued by the Bureau of Labor Statistics of the United States Department of Labor (1982-84=100).)

2. Cooperation with Services. The Consultant shall indicate to the City the information needed for rendering of the Consulting Services of this Agreement. The City shall provide to the Consultant such information as is available to the City and the City's Consultants and contractors, and the Consultant shall be

entitled to rely upon the accuracy and completeness thereof.

3. Invoices and Payment. The City, for and in consideration of the rendering of the Consulting Services enumerated herein shall pay to the Consultant for rendering such Consulting Services the fee hereinbefore established in the following manner:

- a.** Upon receipt of monthly statements from the Consultant and the approval thereof by the City, payments for the work performed shall be due and payable to the Consultant within thirty (30) days after approval by the City.
- b.** Payments shall be made in accordance with the Local Government Prompt Payment Act (50 ILCS 505/1 *et seq.*).

C. IT IS MUTUALLY AGREED:

1. Relationship of the Parties. The Consultant is an independent contractor in the performance of this Agreement, and it is understood that the parties have not entered into any joint venture or partnership with the other. The Consultant shall not be considered to be the agent of the City. Nothing contained in this Agreement shall create a contractual relationship with a cause of action in favor of a third party against either the City or Consultant.

2. Designees. Each party to this Agreement shall designate one or more persons to act with authority on its behalf with respect to appropriate aspects of the Project. The persons designated shall review and respond promptly to all communications received from the other party.

3. [Reserved.]

4. Written Notices. Written notices between the City and the Consultant shall be deemed sufficiently given after being placed in the United States mail, registered or certified, postage pre-paid, addressed to the appropriate party as follows:

- a.** If to the City:
City of Rolling Meadows
3600 Kirchoff Road
Rolling Meadows, Illinois 60008
Attn: City Manager

cc: Director of Community Development

b. If to the Consultant:

Threshold Acoustics, LLC
141 West Jackson Boulevard
Suite 2080
Chicago, IL 60604
Attn: Shane Kanter

c. Either party may change its mailing address by giving written notice to the other party as provided above. Whenever this Agreement requires one party to give the other notice, such notice shall be given only in the form and to the addresses described in this paragraph.

5. Entire Agreement. This Agreement represents the entire and integrated contract between the parties and supersedes all prior negotiations, representations or understandings, whether written or oral. This Agreement may only be amended by written instrument executed by authorized signatories of the City and the Consultant.

6. Successors. The terms of this Agreement shall be binding upon and inure to the benefit of the parties and their respective successors.

7. No Waiver. The waiver of one party of any breach of this Agreement or the failure of one party to enforce at any time, or for any period of time, any of the provisions hereof, shall be limited to the particular instance, shall not operate or be deemed to waive any future breaches of this Agreement and shall not be construed to be a waiver of any provision, except for the particular instance.

8. Provisions Severable. If any term, covenant, or condition of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this contract shall not be affected thereby; and each term, covenant or condition of this Agreement shall be valid and shall be enforced to the fullest extent permitted by law.

9. Governing Laws. This Agreement shall be construed under and governed by the laws of the

State of Illinois, and all actions brought to enforce the dispute resolution provisions of this Agreement shall be so brought in the Circuit Court of Cook County, State of Illinois.

10. Counterpart Execution. This Agreement may be signed in counterparts, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same instrument.

11. Headings. The headings, titles, and captions in this Agreement have been inserted only for convenience and in no way define, limit, extend, or describe the scope or intent of this Agreement.

12. Required Provisions. Every provision required by law to be inserted into this Agreement shall be deemed to be inserted herein.

D. CERTIFICATION OF CONSULTANT

The Consultant certifies that the Consultant, its shareholders holding more than five percent (5%) of the outstanding shares of the Consultant, its officers and directors are:

1. Not delinquent in the payment of taxes to the Illinois Department of Revenue in accordance with 65 ILCS 5/11-42.1-1;
2. Not barred from contracting as a result of a violation of either Section 33E-3 (bid rigging) or Section 33E-4 (bid rotating) of the Criminal Code of 1961 (720 ILCS 5/33E-3 and 5/33E-4);
3. Not in default, as defined in 5 ILCS 385/2, on an educational loan, as defined in 5 ILCS 385/1;
4. In compliance with the Veterans Preference Act (330 ILCS 55/0.01 *et seq.*);
5. In compliance with equal employment opportunities and that during the performance of the Agreement, the Consultant shall:
 - a. Not discriminate against any employee or applicant for employment because of race, color, religion, sex, marital status, national origin or ancestry, age, physical or mental

handicap unrelated to ability, or an unfavorable discharge from military service; and further that it will examine all job classifications to determine if minority persons or women are underutilized and will take appropriate affirmative action to rectify any such underutilization.

- b. If it hires additional employees in order to perform this Agreement or any portion hereof, it will determine the availability (in accordance with the Illinois Department of Human Rights Rules and Regulations) of minorities and women in the area(s) from which it may reasonably recruit, and it will hire for each job classification for which employees are hired in such a way that minorities and women are not underutilized.
- c. In all solicitations or advertisements for employees placed by it or on its behalf, it will state that all applicants will be afforded equal opportunity without discrimination because of race, color, religion, sex, marital status, national origin or ancestry, age, physical or mental handicap unrelated to ability, or an unfavorable discharge from military service.
- d. Send to each labor organization or representative of workers with which it has or is bound by a collective bargaining or other Agreement or understanding, a notice advising such labor organization or representative of the Consultant's obligations under the Illinois Human Rights Act and the Department's Rules and Regulations. If any such labor organization or

representative fails or refuses to cooperate with the Consultant in its efforts to comply with such Act and Rules and Regulations, the Consultant will promptly so notify the Illinois Department of Human Rights; and the City and will recruit employees from other sources when necessary to fulfill its obligations thereunder.

- e. Submit reports as required by the Illinois Department of Human Rights, Rules and Regulations, furnish all relevant information as may from time to time be requested by the Department or the contracting agency, and in all respects comply with the Illinois Human Rights Act and the Department's Rules and Regulations.
- f. Permit access to all relevant books, records, accounts, and work sites by personnel of the contracting agency and the Illinois Department of Human Rights for purposes of investigation to ascertain compliance with the Illinois Human Rights Act and the Department's Rules and Regulations.
- g. Not maintain or provide for its employees any segregated facilities at any of its establishments, and not permit its employees to perform their services at any location, under its control, where segregated facilities are maintained. As used in this section, the term "segregated facilities" means any waiting rooms, work areas, restrooms and washrooms, restaurants and other eating areas, time clocks, locker rooms and other storage or dressing

areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing facilities provided for employees which are segregated by explicit directive or are in fact segregated on the basis of race, creed, color, or national origin because of habit, local custom, or otherwise.

h. Consultant (except where it has obtained identical certifications from proposed Subcontractors and material suppliers for specific time periods), obtain certifications in compliance with this subparagraph from proposed subcontractors or material suppliers prior to the award of a subcontract or the consummation of material supply Agreements, exceeding \$10,000.00 which are not exempt from the provisions of the Equal Opportunity clause, and that Consultant will retain such certifications in its files.

i. In the event of the Consultant's non-compliance with the provisions of this Equal Employment Opportunity Clause, the Act or the Rules and Regulations of the Department, the Consultant may be declared ineligible for future contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations, and the contract may be cancelled or voided in whole or in part, and other sanctions or penalties may be imposed or remedies invoked as provided by statute or regulation.

9. In compliance with 775 ILCS 5/2-105(A)(4) by having in place and enforcing a written sexual harassment policy.

10. In agreement that in the event of non-compliance with the provisions of this certification relating to equal employment opportunity, the Illinois Human Rights Act or the Illinois Department of Human Rights, Rules and Regulations, the Consultant may be declared ineligible for future contracts with the City, and this Agreement may be canceled or voided in whole or in part, and such other sanctions or penalties may be imposed or remedies invoked as provided by statute or regulation.

11. In compliance with 30 ILCS 580/1 *et seq.* (Drug Free Workplace Act) by providing a drug-free workplace by:

a. Publishing a statement:

(1) Notifying employees that the unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance, including cannabis, is prohibited in the Consultant's workplace.

(2) Specifying the actions that will be taken against employees for violations of such prohibition.

(3) Notifying the employee that, as a condition of employment on such Agreement, the employee will:

(a). Abide by the terms of the statement; and

(b). Notify the employer of any criminal drug

- statute
conviction for a
violation
occurring in the
workplace no
later than five
(5) days after
such conviction.
- b. Establishing a drug-free awareness program to inform employees about:
 - (1) The dangers of drug abuse in the workplace; and
 - (2) The Consultant's policy of maintaining a drug-free workplace; and
 - (3) Any available drug counseling, rehabilitation, and employee assistance program; and
 - (4) The penalties that may be imposed upon employees for drug violations.
 - c. Making it a requirement to give a copy of the statement required by this subparagraph to each employee engaged in the performance of the Agreement, and to post the statement in a prominent place in the workplace.
 - d. Notifying the City within ten (10) days after receiving notice under this subparagraph from any employee or otherwise receiving actual notice of such conviction.
 - e. Imposing a sanction on or requiring the satisfactory participation in a drug abuse assistance or rehabilitation program by any employee who
 - f. is so convicted, as required by 30 ILCS 580/5.
 - f. Assisting employees in selecting a course of action in the event drug counseling treatment and rehabilitation is required and indicating that a trained referral team is in place.
 - g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of this section.
- 9. [Reserved.]
 - 10. Not a City official, spouse or dependent child of a City official, agent on behalf of any City official or trust in which a City official, the spouse or dependent child of a City official.
 - 11. Not having solicited any gratuity, discount, entertainment, hospitality, loan, forbearance, or other tangible or intangible item having monetary value including, but not limited to, cash, food and drink, and honoraria for speaking engagements related to or attributable to the government employment or the official position of the employee or officer from the Consultant.
 - 12. Not having given to any officer or employee of the City any gratuity, discount, entertainment, hospitality, loan, forbearance, or other tangible or intangible item having monetary value including, but not limited to, cash, food and drink, and honoraria for speaking engagements related to or attributable to the government employment or the official position of the employee or officer.
 - 13. In agreement that, pursuant to the provisions of the Illinois Freedom of Information Act, (5 ILCS 140/1 *et seq.*), documents or records prepared or used in relation to work performed under this Agreement are considered a public record of the City; and therefore, the

Consultant shall review its records and promptly produce to the City any records in the Consultant's possession which the City requires in order to properly respond to a request made pursuant to the Illinois Freedom of Information Act (5 ILCS 140/1 *et seq.*), and the Consultant

agrees that it shall produce to the City such records within three (3) business days of a request for such records from the City at no additional cost to the City.

**[REMAINDER OF PAGE
INTENTIONALLY LEFT BLANK]**

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized officers as of the dates below indicated.

Executed by the City, this ____ day of _____, 20____.

CITY OF ROLLING MEADOWS
3600 Kirchoff Road
Rolling Meadows, Illinois 60008

By _____
Rob Sabo, City Manager

ATTEST

By _____
Judy Brose, Deputy City Clerk

Executed by the Consultant, this ____ day of _____, 20____.

By _____

Title: _____

EXHIBIT A
Minimum Insurance Requirements

a. Minimum Scope of Insurance

Coverage shall be at least as broad as:

- (1) Insurance Services Office Commercial General Liability occurrence form CG 0001 (Ed. 11/85);
- (2) Insurance Services Office form number CA 0001 (ed. 1/87) covering Automobile Liability, symbol 01 "any auto" and endorsement CA 0029 (Ed. 12/88) changes in Business Auto and Truckers coverage forms - Insured Contract or ISO form number CA 0001 (Ed. 12/90);
- (3) Professional Liability/Malpractice Liability policy; and
- (4) Workers' Compensation as required by the Labor Code of the State of Illinois and Employers' Liability insurance.

b. Minimum Limits of Insurance

The Consultant shall maintain limits no less than:

- (1) Commercial General Liability: \$1,000,000 combined single limit per occurrence for bodily injury, personal injury, and property damage. The general aggregate shall be \$2,000,000 per Project.
- (2) Automobile Liability: \$1,000,000 combined single limit per accident or bodily injury and property damage.
- (3) Professional Liability: \$2,000,000 single limit for errors and omissions, professional/malpractice liability.
- (4) Workers' Compensation and Employers' Liability: Workers' Compensation insurance of \$1,000,000, and Employers' Liability limits of \$500,000 per accident.
- (5) Umbrella Liability: \$5,000,000 combined single limit per occurrence for bodily injury, personal injury, and property damage. Minimum Aggregate shall be no less than \$5,000,000 per person, per aggregate.

c. Deductibles and Self-Insured Retentions

Any deductibles or self-insured retentions must be declared to and approved by the City. At the option of the City, either the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the City, its officials, employees and volunteers; or the Consultant shall procure a bond guaranteeing payment of losses and related investigation, claim administration and defense expenses.

d. Other Insurance Provisions

The policies are to contain, or be endorsed to contain the following provisions:

- (1) **General Liability and Automobile Liability Coverages**

- (a) The City, its officials, employees and volunteers are to be covered as additional insured as respects: liability arising out of activities performed by or on behalf of the Consultant; or automobiles owned, leased, hired or borrowed by the Consultant. The coverage shall contain no special limitations on the scope of protection afforded to the City, its officials, employees, and volunteers.
- (b) The Consultant's insurance coverage shall be primary as respects the additional insureds. Any insurance or self-insurance maintained by the City, its officials, agents, employees, and volunteers shall be in excess of the Consultant's insurance and shall not contribute with it.
- (c) Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the City, its officials, agents, employees, and volunteers.
- (d) The Consultant's insurance shall contain a severability of interests' clause or language stating that the Consultant's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

(2) Workers' Compensation Coverage

The insurer shall waive all rights of subrogation against the City, its officials, employees, agents and volunteers for losses arising from work performed by Consultant for the City.

(3) All Coverages

Each insurance policy required by this clause shall be endorsed to state that the coverage shall not be voided, canceled, reduced in coverage or in limits except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the City.

e. Acceptability of Insurers

The insurance carrier used by the Consultant shall have a minimum insurance rating of A+ according to the AM Best Insurance Rating Schedule and licensed to do business in the State of Illinois.

f. Verification of Coverage

The Consultant shall furnish the City with certificates of insurance and with copies of endorsements affecting coverage. The certificates and endorsement for the insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates and endorsements may be on forms provided by the insurance carrier and are to be received and approved by the City before any work commences. The City reserves the right to request full certified copies of the insurance policies.

EXHIBIT B
Consultant's Proposal for the Service



9 May 2025

Glen Cole
City of Rolling Meadows
3600 Kirchoff Road
Rolling Meadows, Illinois 60008

RE: Acoustics Consulting Proposal
Peer Review Study Regarding the Bears Stadium, Rolling Meadows, Illinois

Dear Glen:

It was great to speak with you last week. We're excited to work with you as an independent 3rd party reviewer for the upcoming Bears Stadium in Arlington Heights. We're also aware that this work might be two years away, give or take, based on negotiations between Chicago, Bears management, Arlington Heights, and so many other factors.

That said, we're no strangers to the need for large arenas to be 'good neighbors,' having worked on The Steelhouse Omaha to isolate the rock events inside from the condominium towers across the street. We also understand that our work is to be an impartial third party for the review group consisting of lobbyists, stadium representatives, city representatives et al. To that end, we have put together our scope of work for our efforts on behalf of Rolling Meadows.

Scope of Services

We propose the following scope of services:

Document Review: Review design documentation at two agreed-upon project milestones; we would suggest reviews occur at the completion of Design Development and nearing the completion of Construction Documents. We will review documents related to acoustic and AV systems as provided by the project team (drawings, specifications, narratives, reports). Focus areas include:

- Noise propagation to surrounding neighborhoods and adjacent properties.
- Environmental noise control (e.g., mechanical systems, crowd noise, amplified sound).
- Sound containment strategies during concerts, sports events, and other high-impact uses.
- Code and regulatory alignment as applicable.

While formal noise propagation modeling is not assumed in our scope, we will work with the applicable design team members, with access to their acoustic prediction software, to validate pre-calculation assumptions and model results. If software licensing is a hindrance, we will work with the acoustics and AV design team to review assumptions and results live during a conference call.

Feedback and Reporting: At the conclusion of each review period, deliver a concise review memo outlining our findings.

- Prepare a memo or report summarizing findings, questions, and recommendations.
- Provide focused commentary to assist the review group in evaluating potential acoustic impacts and mitigation strategies.
- Attend 2 review meetings (remote or in-person) to present findings and respond to questions from representatives from Rolling Meadows, legal advisors, and other stakeholders. Beyond these meetings, we will remain available on an hourly basis to clarify peer review findings and provide support as needed during negotiations or public discussion.

Timeline for each review period: From the time of receiving the documents, we anticipate 1-2 months for each review period.

Fees

Our fee for the proposed scope of work will be \$27,500.

Customary reimbursable expenses including travel, premiums for insurance over and above our current limits, expedited delivery, rental of specialized testing equipment, construction of physical models and mock-ups for acoustic testing, plotting and reproduction, and any project-related taxes or fees will be billed in addition to the fee at 110% of cost.

Additional Services

Services beyond those identified in the Scope of Services may be added for additional fee. The following are examples of Additional Services:

- Meetings and site visits in excess of those enumerated in the Scope of Services.
- Acoustic or AV modeling.
- Site visits or noise measurements of the existing area to establish baseline conditions or measurements to document post construction results.
- Public presentations.
- Review or validation of AV systems for intelligibility or general audience coverage.
- Ongoing review during design revisions or construction.

Additional services may be provided on a negotiated fixed fee basis or may be provided at the following hourly rates (subject to reasonable annual escalation):

Partners	\$250 - \$285.
Principal Consultants	\$200 - \$225.
Senior Consultants	\$185.
Consultants	\$150.
Technical Staff	\$125.

* * * * *

We look forward to working with you. Please do not hesitate to contact me with any questions.

Sincerely,



Shane Jerome Kanter

Principal