

JOHNSON WILBUR ADAMS, INC.
Structural Engineering

June 25, 2026

Mr. Steve Hinchee
Superintendent of Planning
Wheaton Park District
1000 Manchester Road
Wheaton, Illinois 60187

**Re: Wheaton Park District – Wheaton, IL
Cosley Zoo Structural Condition Assessment
JWA Project No. 2026281**

Dear Steve:

Per your request, a site visit was performed on Monday, June 15, 2026, at the above referenced facility. The purpose of the site visit was to visually observe the existing structural condition of two structures. The first is the wood rear porch and stairs at the Animal Welcome Center and the second is the roof eave on the west side of the storage barn.

At the time of the site visit two main PSL beams supporting the exterior wood rear porch and stairs at the Animal Welcome Center were observed to be in poor condition. Rot was observed on both beams with the worst location being the north end of the N-S edge beam supporting the stairs. The beams are exposed to the weather and did not appear to be pressure treated. As a result, it appears that the deterioration in the PSL beams is the direct result of the long-term exposure to moisture. It is my opinion that the two PSL beams should be replaced with new pressure treated PSL beams of the same size as soon as possible. In the interim, the use of the stairs and deck should be restricted until the repairs are made.

At the storage barn, the roof eave on the west side of the roof was observed to be pulling away from the main roof and sagging several inches at the midpoint. It does not appear that the roof eave was properly attached back to the main roof structure. It is my opinion that the roof eave on the west side of the barn should be removed and replaced as soon as practical with emphasis on a stronger connection detail back to the roof. In the interim, the area below the sagging eave should be restricted to access by park district personnel.

**Wheaton Park District – Wheaton, IL
Cosley Zoo Structural Condition Assessment
JWA Project No. 2026281**

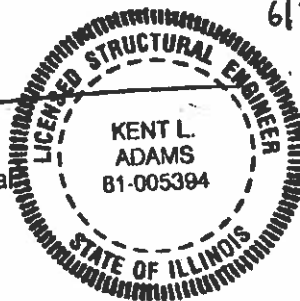
If you have any questions regarding this report or need additional assistance, please feel free to call me.

Scope and Limitation:

This report is a qualitative review of the structure and does not represent an exhaustive structural analysis of the building and its components. This report addresses the exposed and accessible structural framing only. This report does not address nonstructural items such as mechanical, plumbing, and electrical systems, weather enclosure items (roofing, gutters, siding, doors, and windows), life safety and accessibility issues, architectural features, pest control, mold, mildew, fungus, hazardous materials etc. All structural observations were visual only, no measurements or tests were performed. The observations were limited to the exposed and accessible areas of the building. The opinions and recommendations given above are based on the conditions assessed at the time of the observations. JWA reserves the right to modify or change any of these opinions in the event that other areas of construction are made accessible for observation or other documents and information about the structure become available. JWA makes no warranties, expressed, or implied in this report.

Very truly yours,


Kent L. Adams, S.E.
Johnson Wilbur Adams, Inc.-Principal



License Exp. 11/30/26

**Wheaton Park District – Wheaton, IL
Cosley Zoo Structural Condition Assessment
JWA Project No. 2026281**



Photo 1 Sagging eave on west side of Storage Barn



Photo 2 Rotting PSL edge beam at deck



Photo 3 Rotting PSL support beam at deck

JOHNSON WILBUR ADAMS, INC.

Structural Engineering

July 2, 2026

Mr. Steve Hinchee
Superintendent of Planning
Wheaton Park District
1000 Manchester Road
Wheaton, IL 60187

**Re: Proposal for Structural Engineering Services
Cosley Zoo Structural Repairs – Wheaton, IL
JWA Proposal No. PR2026155**

Dear Steve:

Johnson Wilbur Adams (JWA) is pleased to propose structural engineering services in connection with this project as described in Attachment A.

We will provide the Scope of Services as described in the attached Scope of Services (Attachment A).

Terms and Conditions contained in Attachment C shall apply.

Based on the Scope of Services and Terms and Conditions referenced in this letter, compensation shall be the lump sum of:

Structural Design and Drawings

\$4000 (Four Thousand Dollars)

Reimbursable expenses are not included in our base fee and will be billed at a multiple of 1.0 times the expenses incurred.

Additional Services requested in writing by the Client, including additional construction administration services, shall be billed at the hourly rates listed in Attachment B.

Substantial changes to the Description of the Project, or major revisions after acceptance of the construction documents, shall be subject to additional fees based on the hourly rates in Attachment B.

Invoices will be prepared and submitted monthly for services performed by the SER. Invoices are due when rendered and shall be considered past due after 30 days; past due accounts are subject to service charges of 1.5% per month, beginning on the past due date. In the event if all or any portion of an account remains unpaid 90 days after billing, the Client shall pay the cost of collection, including reasonable attorneys' fees.

Services relating to Special Inspections are specifically omitted from this Agreement.

**Proposal for Structural Engineering Services
Cosley Zoo Structural Repairs – Wheaton, IL
JWA Proposal No. PR2026155**

We look forward to working with you on this Project. If this proposal is acceptable to you, please return a signed copy to this office within ten (10) days.

Very truly yours,



Kent L. Adams, S.E.
Johnson Wilbur Adams, Inc. - Principal



Accepted by
Executive Director
Title
7/8/26
Date

Attachment A

Scope of Services

This is an attachment to and made a part of Agreement dated July 2, 2026, between Wheaton Park District and Johnson Wilbur Adams, Inc. for the engineering services associated with the design and drafting of repairs to the rear porch of the Animal Welcome Center and the west eave of the Storage Barn.

The services of the Structural Engineer of Record (SER) for this project include those indicated below.

General Description of Scope of Services

The following services are included in the scope of this proposal:

- **Design of Framing and Attachments to Replace the West Eave of the Storage Barn.**
- **Replace Two Deteriorated Beams at the Rear Porch of the Animal Welcome Center.**
- **ACAD Drawings of the Above in Sufficient Detail for Construction of the Structural Portions of the Project.**
- **One site visit prior to development of design drawings have been included in the scope of this proposal.**
- **Construction Administration Services**
 - **No site visits during construction have been included in the scope of this proposal. Site visits if required can be performed for an additional \$510 per visit.**

Attachment B

2026 Hourly Rates

Principal	\$190
Project Engineer	\$170
Senior Associate	\$160
Associate	\$150
Senior CAD Operator	\$145
CAD Operator	\$130

ATTACHMENT C – Terms and Conditions

This is an attachment to and made a part of the Letter of Agreement between Johnson Wilbur Adams, Inc ("JWA") and Client.

Section 1 - General

1.1 This Agreement

- 1.1.1 These Terms and Conditions, along with the Letter Agreement, Attachment A - Summary of Services, Attachment B – JWA Hourly Rates, form the Agreement as if they were part of one and the same document. Any modifications to the Agreement shall be in writing and signed by both JWA and Client.
- 1.1.2 If a Prime Design Professional is also engaged by the Client to participate in this project, then that Prime Design Professional shall be responsible for determining and interpreting the needs of the Client, and for coordinating the work of JWA and other members of the design team.

1.2 General Obligations of the SER and the Client

- 1.2.1 JWA shall perform those professional structural engineering services as specified in Exhibit A and detailed in these Terms and Conditions. In rendering these services, JWA shall apply the skill and care ordinarily exercised by structural engineers at the time and place the services are rendered. JWA makes no warranties, expressed or implied, under this Agreement or otherwise, in connection with JWA's Services.
- 1.2.2 JWA shall be entitled to rely on the accuracy and completeness of all information supplied by the Client.

1.3 Definitions

- 1.3.1 **Non-Structural Elements** are elements of a building that are not Primary or Secondary Structural Elements. Items in this category could include curtain walls and cladding, non-bearing partitions, stair railings, etc.
- 1.3.2 **Pre-Engineered Structural Elements** are structural elements which are specified by JWA but may be designed by a Specialty Engineer. JWA shall specify the design criteria, including the incorporation of the Pre-Engineered Structural Elements into the structure. Stairs, railings, precast concrete, engineered lumber, curtain walls, storefronts, steel connection design, shoring, underpinning etc. are considered items designed by a specialty engineer and unless specifically noted in Attachment A are not included in this proposal.
- 1.3.3 **Primary Structural System** is the completed combination of elements which serve to support the building's self-weight, the applicable live load, and the environmental loads such as wind, seismic.
- 1.3.4 **Prime Design Professional** is the leader of the design team charged with the design of a facility, either an architect or an engineer. The Prime Design Professional is responsible for determining and interpreting the needs of the Client and for coordinating the work of the other members of the design team.
- 1.3.5 **Reimbursable Expenses** are expenses incurred directly or indirectly in connection with the project such as, but not limited to, transportation, meals or lodging for travel, overnight deliveries, courier services, the cost of reproductions beyond those normally required for coordination and information purposes, and the cost of outside professional services.
- 1.3.6 **Secondary Structural Elements** are elements that are structurally significant for the function they serve but do not contribute to the strength or stability of the Primary Structure.
- 1.3.7 **Special Inspection** is inspection performed by a qualified person, approved by the building official, for the types of work requiring inspection per the governing codes and contract documents.
- 1.3.8 **Specialty Engineer** is a licensed professional engineer, not the JWA, who is legally responsible for sealing plans and designs for Pre-Engineered Structural Elements which are necessary for the structure to be completed.
- 1.3.9 **Structural Engineer of Record (SER)** is the Structural Engineer who is legally eligible to seal the Structural Documents for a Building Project. The SER is responsible for the design of the Primary Structural System.

Section 2 - Basic Services

2.1 General – The Basic Services of the SER shall include the following:

- 2.1.1 Analysis, design and preparation of drawings and specifications for the Primary Structural System, as designated in Attachment A.

Section 3 - Additional Services

3.1 General

- 3.1.1 Services beyond those outlined under Basic Services may be requested. These services may be provided as Additional Services by JWA under terms mutually agreed upon in writing by the Client and JWA.

Section 4 - Fees and Payments

4.1 Fees and Other Compensation

- 4.1.1 Fees for Basic Services, Additional Services and Compensation for Reimbursable Expenses are set forth in the Letter Agreement.

4.2 Payments on Account

- 4.2.1 Invoices for JWA's services shall be submitted, at JWA's option, either upon completion of any phase of service or on a monthly basis. Invoices shall be payable when rendered and shall be considered past-due if not paid within 30 days after the invoice date.

4.3 Late Payments

- 4.3.1 A service charge will be charged at the rate of 1.5% per month (18% true annual rate) or the maximum allowable by law on the then outstanding balance of past due accounts. In the event if any portion of an account remains unpaid 90 days after billing, the Client shall pay all costs of collection, including reasonable attorney fees. Payments on account will be credited first to any service charge and then to any outstanding balances.

Section 5 - Insurance, Indemnifications & Risk Allocation

5.1 Insurance

- 5.1.1 JWA shall secure and endeavor to maintain the following insurance:
Professional liability: \$2,000,000 per claim/ \$4,000,000 annual aggregate

**Proposal for Structural Engineering Services
Cosley Zoo Structural Repairs – Wheaton, IL
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General Liability: \$2,000,000 General Aggregate/\$1,000,000 each occurrence

Excess Liability – Umbrella: \$2,000,000

Workers Compensation: As required by State law.

Client shall maintain insurance of equal or greater value.

5.2 Indemnifications

- 5.2.1 To the fullest extent permitted by law, but subject to Section 5.3.1 below, Client and JWA each agree to indemnify the other party and the other party's officers, directors, partners, employees, and representatives, from and against losses, damages, and judgments arising from claims by third parties, including reasonable attorneys' fees and expenses recoverable under applicable law, but only to the extent they are found to be caused by a negligent act, error or omission of the indemnifying party or any of the indemnifying party's officers, directors, members partners, agents, employees or sub consultants in the performance of services under this Agreement. If claims, losses, damages, and judgments are found to be caused by the joint or concurrent negligence of Client and Consultant, they shall be borne by each party in proportion to its negligence.

5.3 Risk Allocation

- 5.3.1 In recognition of the relative risks, rewards, and benefits of the project to both the Client and JWA, the risks have been allocated so that the Client agrees that, to the fullest extent permitted by law, JWA's total liability to the Client, for any and all injuries, claims, losses, expenses, damages or claim expenses arising out of this agreement, from any causes shall not exceed JWA's fee. Such causes include JWA's negligence, errors, omissions, strict liability, and breach of agreement.

Section 6 - Miscellaneous Provisions

6.1 Reuse of Documents

- 6.1.1 All documents including calculations, computer files, drawings, and specifications prepared by JWA pursuant to this Agreement are instruments of professional service intended for the one-time use in construction of this Project. They are and shall remain the property of JWA. Any reuse without written approval or adaptation by JWA is prohibited.

6.2 Opinion of Probable Construction Cost

- 6.2.1 JWA's opinion of probable construction cost, if rendered as a service under this Agreement, is based on assumed labor costs and approximate quantities of material and equipment and therefore is of a conditional character. JWA does not guarantee the cost of work to be performed by others.

6.3 Review of Contractor's Work

- 6.3.1 JWA will not supervise, direct, or have control over the Contractor's work. JWA shall not be responsible for the Contractor's means, methods, procedures, techniques, or sequences of construction, nor for safety programs or procedures employed by the Contractor on the job site. JWA shall not be responsible for the Contractor's failure to carry out work in accordance with the Contract Documents.

6.4 Termination, Successors and Assigns

- 6.4.1 This agreement may be terminated upon 10 days' written notice by either party should the other fail to fulfil its obligations hereunder. In the event of termination, the Client shall pay JWA for all services rendered to the date of termination, all reimbursable expenses, and reasonable termination expenses.
- 6.4.2 The Client and JWA each bind himself or herself, partners, successors, executors, administrators, assigns and legal representatives to the other party of this Agreement and to the partners, successors, executors, administrators, assigns, and legal representatives of such other party in respect to all covenants, agreements, and obligations of this Agreement.
- 6.4.3 Neither the Client nor JWA shall assign or transfer any rights under or interest in (including but without limitations, monies that may be due or monies that are due) this Agreement, without the written consent of the other, except as stated in the paragraph above, and except to the extent that the effect of this limitation may be restricted by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement. Nothing contained in this paragraph shall prevent JWA from employing such independent consultants, associates, and subcontractors as he or she may deem appropriate to assist in the performance of services hereunder.
- 6.4.4 JWA and Client agree that the services performed by JWA pursuant to this Agreement are solely for the benefit of the Client and are not intended by either JWA or the Client to benefit any other person or entity. To the extent that any other person or entity, including but not limited to the Contractor and/or any of its Subcontractors and other Design Professionals, is benefited by the services performed by JWA pursuant to this Agreement, such benefit is purely incidental and such other person or entity shall not be deemed a third-party beneficiary to this Agreement.

6.5 Dispute Resolution

- 6.5.1 All claims, counterclaims, disputes, and other matters in question between the parties hereto arising out of or relating to this Agreement or the breach thereof will be presented to mediation, subject to the parties agreeing to a mediator(s).

6.6 Governing Laws This Agreement shall be governed by the laws of Illinois.

- 6.7 **Force Majeure.** Neither party shall be deemed in default of the Agreement to the extent that any delay or failure in the performance of its obligations results from any cause beyond its reasonable control and without its negligence.