

Competing Firms' Cost Proposals



FEE PROPOSAL

Ecological Restoration & Stewardship Services

For: *The Village of Orland Park, IL*
Project: *Village Hall Complex South Pond Shoreline Restoration & Naturalization*

Friday, April 22, 2011

Base Bid – Our base bid includes the following tasks following **IL Prevailing Wage Laws**:

1. Apply herbicide to existing turf grass to clean-up edges of current herbicide line and areas of turf grass that re-sprout. We observed a large amount of Common Teasel, an invasive species, which had been mowed after flowering & developing seed. Therefore we will physically remove any existing seed heads from the site and allow any seed that has been dropped to flush. Once the Teasel seed has flushed, we will apply an appropriate herbicide to the rosettes to eliminate the severe threat that Teasel provides to newly planted natural areas.
2. Re-grade the existing shoreline to repair erosional damage, mainly to the toe of slope. Existing trees along the basin slopes will be removed.
3. Install Pizzo's customized seed mixes in all areas treated with herbicide, ensuring 110 seeds per square foot or more of native seed. The main seed mix proposed will be our Low-Profile Prairie mix, which has an average mature height of less than 3 feet and is loaded with wildflowers. A cover crop of Seed Oats would be installed with the native seed to achieve "green-up" of the seeded area as soon as possible. To aid in seedling development an appropriate Mycorrhizal inoculant will be installed with the native seed. As in all of our seed installations, we will not utilize Annual Rye as a cover crop because of its tendency to persist and inhibit appropriate growth of native seedlings...it is also believed to have allelopathic properties. In addition to seed, we propose to install 8 native plugs and/or bare root stock per linear foot of shoreline to ensure quick vegetative establishment at Normal Water Level. To protect planted plugs, temporary goose enclosure fencing will be erected. Proposed seed mixes and plug species lists are attached to this document.
4. To protect the newly graded slope from erosion, we will install two types of temporary erosion control blanket. Directly along NWL we have proposed a straw-coconut fiber blanket such as North American Green SC-150. Further upslope we have proposed a single net straw blanket, such as North American Green S-75.
5. Begin stewardship immediately and continue for a minimum of three years. Stewardship will be as described in our RFP submittal, generally consisting of mowing, herbicide applications, and prescribed fire. Because of the high visibility of the site, we propose that stewardship visits be conducted 6-7 times in the first year and up to 10 visits in years two and three. Prescribed fire may or may not be recommended at the end of year three depending upon fuel loads and

ecological necessity. For the purposes of this proposal we have included prescribed fire as an alternate service.

Basin Restoration: \$77,300.00
3-years Stewardship: \$27,390.00
TOTAL BASE BID: \$104,690.00

Alternate #1: Upgraded Native Seeding – Expand the native seeding areas as shown on the graphic masterplan.

ALTERNATE #1: \$6,000.00

Alternate #2: Upgraded Native Planting – Install a variety of balled and potted plants in the amphitheater area and other high-traffic areas, including multi-season flowering native perennials (including early spring) and native shrubs as appropriate. Plants will be installed into shredded hardwood mulch beds with spaded edging and/or planted in Pizzo’s unique “seed/plug hybrid” planting scheme. We anticipate the installation of approximately 7,790 2” native plugs, 50 one-gallon native plants, and up to 150 native shrubs. Watering will be billed hourly as needed, so we have provided a not-to-exceed price. This could also be avoided by Village staff conducting watering operations.

ALTERNATE #2: \$48,000.00

ALTERNATE #2a: 6 weeks of watering newly planted “landscape” areas, not-to-exceed \$8,100.00

Alternate #3: Additional Tree Planting – Install a variety of canopy and flowering native trees, generally as shown on the graphic masterplan. We anticipate the installation of 18 canopy trees and 9 flowering ornamental trees. Trees will be installed with shredded hardwood mulch tree rings, staking/guying, and “Gator” watering bags.

ALTERNATE #3: \$21,300.00

Alternate #4: Decorative Boulder Toe – Install boulder toe of slope along NWL within the narrow part of the pond to help protect against wind-pushed wave action and ice shear.

ALTERNATE #4: \$125.00/l.f. (We estimate 200 – 350 l.f. would be beneficial)

Alternate #5: Aquatic Weed & Algae Management – Inspection and treatment program for common regional aquatic weeds and algae. Management plan includes inspection, assessment, recommendation, implementation, and customized reports from May-September.

ALTERNATE #5: \$2,750.00/year

ALTERNATE #5a: Add a dye treatment program for \$850.00/year

ALTERNATE #5b: Add fountain winterization service for \$1,155.00/year

Alternate #6: Natural Stone Access Points – Install limestone outcropping areas at designated points along NWL to allow safe access to the pond. Outcroppings consist of approximately 5 limestone slabs stacked on CA-6 gravel.

ALTERNATE #6: \$3,800.00 each

Alternate #7: Natural Stone Paving – Install natural stone paving for patio and trail-head areas.

ALTERNATE #7: \$45.00/s.f. (Concrete Brick Pavers will run \$19.00-\$30.00/s.f.)

Alternate #8: Rotten Granite Trails – Install rotten granite trails generally as shown on the graphic masterplan. A base of grade-8 or CA-6 gravel will be installed, then rotten granite shall be installed in compacted lifts to a thickness of approximately 3”.

ALTERNATE #8: \$8.00/s.f. (\$12.00/s.f. including the installation of steel edging)

Alternate #9: Interpretive Signage – Design, fabricate and install interpretive signage at designated locations, similar to signage installed at Collete Highlands basin.

ALTERNATE #9: \$1,800.00/sign

Alternate #10: Ash Tree & Austrian Pine Treatments – There are 12 Ash trees and 3 Austrian Pines on-site. Because of the threat of Emerald Ash Borer (EAB) to existing Ash trees, they should be treated with a soil drench of an Imidacloprid product to help deter the inevitable infestation of Ash Borer. A replacement plan should be developed for all Ash trees on site. The Austrian Pines on-site are infected with diplodia blight. Treatments are not recommended at this time, rather a threshold should be developed as to what percentage of dead branch removal is acceptable, once that threshold is met the tree should be removed and replaced with a more acceptable species.

ALTERNATE #10: \$1,200.00/year for EAB treatments on 12 trees

Alternate #11: Muskrat Trapping – Muskrats can be detrimental to a newly planted shoreline as they decimate planted native plugs. If muskrats are present they should be trapped throughout at least the first two growing seasons to allow appropriate establishment of shoreline vegetation.

ALTERNATE #11: \$1,700.00/year (up to 15 animals)

Alternate #12: Prescribed Fire – Conduct safe and efficient prescribed fire using fully trained and experienced crew members.

ALTERNATE #12: \$3,960.00

Alternate #13: Monitoring/Reporting – Conduct natural areas monitoring to ensure that agreed upon performance criteria are being met throughout the establishment period. Prepare an annual report for submittal to the Village that contains a summary of findings and recommendations for remediation and/or maintenance activities to enhance performance.

ALTERNATE #13: \$1,500.00/year

Alternate #14: Removal of Common Reed in North Wetland – There is about a ¼ acre Common Reed (*Phragmites australis*) stand, a highly aggressive invasive species, in an existing wetland at the Northwest corner of the property. If the Common Reed is not controlled it will provide a constant threat to the pond shoreline restoration. We propose eradicating the Common Reed with herbicide and installing aggressive native species with plug and bare root plant stock. Stewardship of this area can occur under the Base Bid Stewardship price.


ALTERNATE #14: \$10,150.00

Alternate #15: Landscape Lighting – Install low-voltage landscape lighting around the amphitheater area to enhance the evening experience.

ALTERNATE #15: \$11,715.00

ACCEPTANCE – By signing below I/we accept the base bid price of **\$104,690.00**. I/We represent and warrant that I/we have authority to enter into this Contract. We accept the aforementioned and further accept the PIZZO & ASSOCIATES, LTD. STANDARD TERMS AND CONDITIONS, attached and hereby made part of this contract. We do hereby authorize Pizzo & Associates, Ltd. to perform the work as stated.

Authorized Representative / Date
The Village of Orland Park, IL

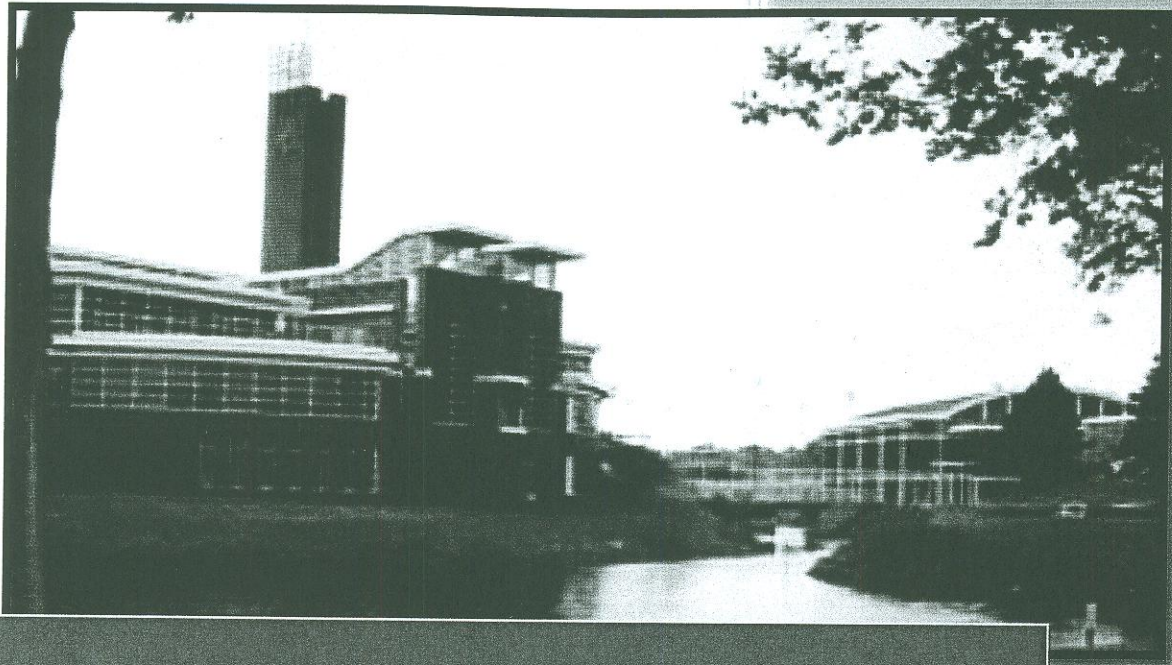


Pizzo & Associates, Ltd. / Date

04/22/2011

Please sign and return one copy of the proposal with your deposit to our office. Fax signatures shall be deemed binding; this agreement may be signed in counterparts so long as all parties to the agreement have signed a copy of the agreement.

The terms of this proposal are valid for thirty (90) days from the date of this proposal.



PROJECT UNDERSTANDING

Christopher B. Burke Engineering, Ltd. (CBBEL) is pleased to provide a proposal to:

- Design the restoration of the Village Hall Complex South Basin shoreline/banks.
This design will specify native species mix to provide a natural planting that provides **bank stability and water cleansing functions**.
This design would include enhanced focal point/showcase areas for the backdrop to the amphitheater. **Provide an eye catching display of seasonal change of colors**.
The design shall included phased implementation of features beyond the critical components.
- Provide cost estimates for the **design, construction and maintenance** of the proposed improvements.
- Provide a guarantee on the installation and **three years of maintenance and monitoring stewardship** of the landscape areas. We will also budget time to train Village staff in how to proceed the maintenance and monitoring protocols.
- Design/recommend elements for the entire basin shoreline beyond the critical component areas.
- The contract would be awarded in May and the **work to be complete prior to July 1, 2011**.

Orland Park Village Hall Complex South Basin Proposal

Phase I work to be completed prior to July 1, 2011

Phase I Component Costs

| | | |
|-----|---|------------------|
| 1. | Fine grading of site, including tilling of surface of perimeter shoreline, removal of dead turf and the removal of the invasive shoreline trees. | \$8,500 |
| 2. | Install Elastocoast (porous stone toe) along the portion of shoreline opposite amphitheater. | \$12,500 |
| 3. | Field surveying of site elements. | \$7,500 |
| 4. | Around the perimeter of the basin install shoreline native grasses with erosion control blanket | \$6,000 |
| 5. | Restore damaged lawn areas with seed and blanket. | \$9,625 |
| 6. | Construct retaining wall terraces for perennial and annual bed displays. | \$12,000 |
| 7. | Provide and install premium planting soil in the annual and perennial bed terraces. | \$1,950 |
| 8. | Install large clump trees, ornamental trees, deciduous and evergreen shrubs for year around color and interest, plus native hybrid perennials, grasses, and annual flowers. | \$31,650 |
| 9. | Mulch the shrub and tree planting beds. | \$960 |
| 10. | Naturalizing bulbs are also included in the scope of the project,. They will be installed in the perennial beds but because of the seasonal aspect of this procedure this task must be performed in autumn. | \$900 |
| | TOTAL | \$91,585 |
| | STEWARDSHIP | |
| 1. | 2011 - Site Monitoring visits(5 Visits), weed control management, supplemental seeding, and annual letter report | \$7,300 |
| 2. | 2012 - Site Monitoring visits(6 Visits), weed control management, supplemental seeding, and annual letter report | \$7,400 |
| 3 | 2013 - Site Monitoring visits(6 Visits), weed control management, supplemental seeding, annual letter report and staff training | \$7,500 |
| | PROJECT TOTAL | \$113,785 |

Phase II - Critical Components

The costs for the critical components will be developed with input from the Village and added to the project based on agreement of the additional components by both parties and an accepted notice to proceed.

Phase III - Aesthetic Additions

The costs for the aesthetic additions will be developed with input from the Village and added to the project based on agreement of the additional components by both parties and an accepted notice to proceed.

Scope of Work

Task 1 – Site Assessment and Data Acquisition

The CDF Team will visit and photograph the site, paying particularly close attention to the shoreline. This effort will be used to assess slope stability and underwater conditions. During the visit a hand soil probe will be used to determine bank soil materials and the depth to firm underwater shoreline soils. Based on the observations, an initial assessment will be conducted to determine areas needing toe stabilization and/or regrading to achieve stable conditions. This task also includes an allowance for pickup survey that may be necessary in some areas.

Work products include the following:

- Acquisition of existing design and as-built drawings from the Village
- Field investigation and site photography
- Field notes defining and rating areas of instability, firmness of above and below water soils, above and below water slopes, presence of a shelf, etc
- Pick up Survey

Task 2 – Design Development

CDF will meet with staff from Village Hall, the recreation center, and other appropriate staff to determine existing and desired uses of the area that will be used to inform a revised plan. The attached concept plan, informed by the Site Assessment, will be used as a starting point for the discussion. Based on input during the “programming and concept review” meeting, CDF will prepare a revised concept and present that concept, including a planting plan, to the Village Team. During this meeting, phasing strategies will be discussed to ensure the project fits within the Villages schedule and/or budget. Based on input on the revised concept, a final plan will be prepared.

Based on the proposed improvements in the concept plan and the site assessment, the need for pickup survey of topographic and bathymetric conditions and/or potentially impacted utilities will be determined.

Work products include the following:

- Programming and concept review meeting
- Revised Concept Plan
- Meeting to review revised concept plan
- Final construction and phasing plan and cost estimate*

* In most cases, phasing by location is preferred over phasing by feature. For example, once the entire shoreline has been stabilized and vegetated, it is not advisable to later add water features, crossings, or other features that will result in destruction of already completed work. Thus, if phasing is necessary, we recommend that it be phased by location such that each area is disturbed only once. Under the later phasing approach, temporary seed would be sown in areas that have been defoliated to provide temporary vegetative cover and prevent erosion.

Task 3 – Construction

The CDF Team will construct the improvements per the approved plan and price during 2011. During this time construction fencing will be provided as needed and staging areas as agreed to with the Village will be utilized. To gain experience for use on other projects, the Village may wish to contribute labor to assist in bed preparation, seeding, planting, erosion blanket installation, etc. The CDF team will negotiate pricing adjustments for Village labor.

Based on our April 18 meeting and site visit, it is understood that no stormwater or other permitting will be necessary. If permitting, documentation of stormwater volumes, or stormwater analysis are required, they can be provided as an additional service.

Task 4 – Stewardship

The CDF team will conduct twice monthly site visits as necessary to ensure proper establishment of the landscape. During this period, supplemental seeding and planting will be conducted per the phasing plan developed under Task 2. Village staff will be invited to work with CLS crews during stewardship to transfer knowledge and skills. Generally, the following activities are expected during the three year stewardship period.

- Year 1: Management will begin immediately following shoreline stabilization. Management visits will be made four times during the growing season. Each visit will focus on particular weed problems as they arise and will be directed by the recommendations of a field supervisor. Typically, annual and biennial invasive species are the main focus of first year management activities. Control methods will include hand cutting, pulling, selective mowing, and herbicide application as appropriate.
- Year 2: Management visits will be conducted 10 times during the 2012 growing season beginning in late April and ending in Early October. Each visit will focus on particular weed problems as they arise and will be directed by the recommendations of a field supervisor. Biennial and perennial invasive species generally require the most treatment during the second growing season. Control methods will include hand cutting, pulling, selective mowing, and herbicide application as appropriate.
- Year 3: Management visits will be conducted six times during the 2012 growing season beginning in late April and ending in Early October. Each visit will focus on particular weed problems as they arise and will be directed by the recommendations of the field supervisor. By year three, perennials tend to be the most persistent invasive species. Control methods will include hand cutting, pulling, selective mowing, and herbicide application as appropriate. A controlled burn will also be performed in the spring or fall of year three.

Concept Plan

CDF has prepared the attached Concept Plan. This plan will be used as the beginning point for Design Development and was used for the enclosed construction pricing. The plan includes the following elements

- **West Basin:** Based on visual inspection on April 18, the slopes in the West Basin were generally flatter and more stable than other locations. Thus, minor regrading to make necessary grade repairs and seeding should be all that is necessary for this area. The slopes are such that

drill seeding should be feasible along most of this area. Drill seeding will allow the dead turf to remain as erosion control. Erosion blanket will be placed in graded areas.

- **East Basin:** Slopes are steeper in the East Basin, particularly in the channel between the bridge and the fountain. In this area, the majority of slopes will be regraded and stone toe or coir log used in selected areas where there are long slopes and/or there is insufficient room to regrade to preferred slopes. The East Basin will be seeded and could include a few enhancement areas (with live plant material) such as surrounding the seating area between the west parking lot and pond. At this time, we do not anticipate significant relocation of the path. However, the path will be disturbed and repaired and/or reconstructed during the grading process. Relocation of the path within the graded area could be accommodated within the base bid. All disturbed slopes will be treated with erosion blanket subsequent to seeding. Other enhancements could include ledge stone "fishing platforms" to allow access down to the water (we do understand that the Village may not want to allow fishing but access to the water would provide a nice amenity).
- **Amphitheater Channel:** This area will receive the most attention during both the design and construction process. Within this area, several elements are proposed:
 - **Amphitheater Ledge Stone Shelf:** The existing turf area north of the Amphitheater is highly visible from the theater and is one of the few locations with potentially easy access to the water level. However, the short slope is quite steep making existing access treacherous. To improve the aesthetics of this area, stabilize the toe of the slope, and provide safe access down to the water, we propose to install several courses of ledge stone as shown in the plan. While we believe that this is the best treatment for this area, construction access is difficult. Thus, we propose to install a temporary stone crossing to allow equipment and material access from the other side of the channel.
 - **Optional Stream Crossing:** After completion of the amphitheater ledge stone shelf, the temporary crossing can either be removed or it can be completed into a permanent crossing, tying into a path up to a seating area at the recreation center. Although, the existing overhead bridge provides access across the pond, a crossing at water level would provide a completely different experience.
 - **West Slope:** The slope across from the Amphitheater will be regraded and vegetated using live plant material arranged according to horticultural and landscape design principles in this highly visible location. We anticipate broad drifts of consistent species to provide dramatic effect. At the top of the slope, shrub and perennial species within mulch beds are anticipated and annual beds could be included if desired. Because of the difficult access and high visibility of this location, we recommend use of a hard edge at the shoreline. The base bid proposes use of a stone toe along the shoreline. The stone toe would only need to extend approximately 6 inches above the normal water line and would be largely invisible once fully vegetated. For a more architectural edge, ledge stone could be used as an alternative to the stone.
 - **Seating Area:** An optional seating area is shown along the covered walkway of the Recreation Center. The base bid assumes that the seating area would be mowed turf. The seating area would include a path down to the optional stream crossing. Although not included in the base bid, the seating area could be constructed in poured concrete or clay or brick pavers.
- **Sequencing:** Sequencing and staging of construction will be coordinated with the Village. At this time, we propose to do the Amphitheater channel work first since this area is the most visible and also requires access through a portion of the West Basin. Because the West Basin is not expected to require significant earthwork, much of that work can be completed concurrently

VILLAGE OF ORLAND PARK
VILLAGE CLERK'S OFFICE
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14700 S. RAVINIA AVENUE
ORLAND PARK, IL 60462

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with the Amphitheater Channel work. We would anticipate that staging for the Amphitheater Channel and West Basin work would be located west of the West Basin. The East Basin would begin after completion of the earthwork in the Amphitheater channel.

Schedule

Immediately upon receipt of notice to proceed, we will schedule our site assessment visit. If the Village is able to meet our schedule, we could meet for the concept review meeting the same day as the site assessment so that we can mobilize needed survey later that week. While waiting for survey, revision of the concept plan will begin, leaving final details until the survey is complete. Construction will begin within approximately one week of the Village accepting the final plan.

Fees

The table below summarizes design and construction fees. A breakdown of the construction costs is also attached.

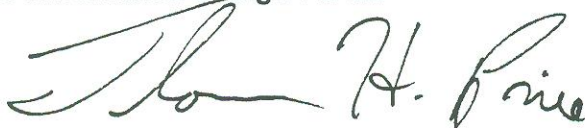
| Task | Description | Fee |
|--------------|------------------------------------|------------------|
| 1a | Site Assessment & Data acquisition | \$4,830 |
| 1b | Survey Allowance | \$5,000 |
| 2 | Design Development | \$10,650 |
| 3 | Construction* | \$179,989 |
| 5 | Stewardship* | \$30,730 |
| Total | | \$231,199 |

* See attached construction cost estimates for base plan and potential enhancements

The fees for Tasks 1 -5, above are for design and construction services as described herein.

Services described above shall be provided in accordance with the terms and conditions in Appendix A attached hereto and which is incorporated and made part of this Agreement by reference.

Sincerely,
Conservation Design Forum



Thomas H. Price, PE
Principal Water Resources Engineer
630-559-2004
TPrice@cdfinc.com

Conservation Land Stewardship



Ken Willis
Director of Contract Services
630-559-2039
KWillis@cdfinc.com



April 22, 2011

Village of Orland Park
Village Clerk's Office
14700 S. Ravinia Avenue
Orland Park, IL 60462

Attention: Ed Wilmes, Public Works Director

RE: Village Center Pond Naturalization

Dear Mr. Wilmes,

We appreciate the opportunity to present Orland Park with this Design-Build proposal for making improvements to the Village Center Pond. Our project team of Robinson Engineering, Ltd. (REL) and JFNew provide the blend of technical expertise and project management experience you will need to make this important project become a reality within the two-month timeframe desired by the Village.

As described in the body of our proposal, our approach will consist of pro-actively managing five critical elements to insure a successful project implementation: (1) a Project Kick-off meeting; (2) Engineering/Landscaping Design; (3) Design Approval by Village; (4) Construction; and (5) Maintenance & Management of the completed improvements. The Robinson-JF New team has successfully utilized this formula on prior projects, and looks forward to assisting you implement this high visibility project in a similar fashion. If selected by the Village for this endeavor, we can assure you that we will devote all necessary resources to provide a high quality project, on time and within the project budget described herein.

Again, we thank you for the opportunity to submit this proposal, and look forward to further discussing how our team can partner with and best serve the Village of Orland Park. If you have any questions or desire clarifications on our proposal, please don't hesitate to contact either of us.

Sincerely,

ROBINSON ENGINEERING, LTD.

Handwritten signature of Aaron E. Fundich in black ink.

Aaron E. Fundich, PE
Executive Vice President
AEF:pc

Sincerely,

JF NEW

Handwritten signature of Ryan J. Postema in black ink.

Ryan J. Postema
Project Manager
RJP:pc

Encl.

Fee Proposal

Table 1 contains pricing information for performing the project as described in this proposal. These prices include all direct and indirect costs including all out-of-pocket expenses. Design and consulting services would be billed on a time and materials basis at standard hourly rates. Construction, installation and maintenance services would be billed at unit costs for each scope of work. The total estimated cost of the project is \$307,600. Actual costs may vary depending on the scope of work selected during the final design process. It is intended that the final design for landscape construction would be created in cooperation with the Village to provide the most cost-effective scope of work and to meet annual budgetary requirements.

Table 1: Project Fees

| Item | Fee |
|---|------------------|
| Component 1: Bank Stabilization with Prairie Buffer | \$174,060 |
| Component 2: Water Quality Feature | \$59,700 |
| Component 3: Interpretive Overlook | \$26,040 |
| Component 4: Landscaping Enhancements: Annual Plants | \$13,600 |
| Component 5: Landscaping Enhancements: Rock Outcropping | \$14,200 |
| Component 6: Stewardship & Maintenance | \$20,000 |
| TOTAL | \$307,600 |

In the event that additional services are needed and are not described in the Village's Request for Proposal, work could be performed at hourly rates or unit costs as outlined on the Schedules of Fees included in the April 7, 2011 Basin Best Practices Program Proposal.

In the event that the Village's budget does not allow the work to be done in one phase, our team would work with the Village to plan the most cost effective phasing strategy.