

January 8, 2026

Mr. Patrick McLaughlin
Utility Operations Manager
Village of Orland Park
15655 Ravinia Avenue
Orland Park, IL 60462

Subject: Village of Orland Park –Wolf Road Annexation Water Main and Sewer Improvements

Dear Mr. McLaughlin:

Baxter & Woodman, Inc. is pleased to submit the following proposal for the feasibility, Phase II engineering design and future construction oversight for installation of water main and sanitary sewer main for newly annexed properties adjacent to Wolf Road in the Village of Orland Park. The project consists of two areas located east of Wolf Road (US Rt. 6) that are currently on private well and septic systems. The first area is along 175th Street and S. 110th Court. The second area includes Cansola Drive. The scope of services includes investigation of the optimal water and sewer alignments for each site in addition to Phase II design plans, technical specifications and Engineer's Opinion of Construction Costs. The Village has provided exhibits with potential alignments for the proposed service areas and we are basing our proposed scope of services upon those exhibits (attached). The feasibility and design services are scheduled for completion in 2026 and proposed construction could be as early as 2027. Installation of individual services to the homes are not included in this scope of work.

The project areas are located within the Marley Creek watershed and FEMA floodway and floodplain for Marley Creek. The Cansola Drive improvements would involve the crossing of Marley Creek. Based on our research and experience, Marley Creek will be designated as a Water of the US and under the jurisdiction of the IDNR Office of Water Resources (OWR). Since the projects are located in the floodway/floodplain limits, the IDNR OWR will have permitting requirements for the utility installations. In addition, a wetland delineation will be performed and report prepared in accordance with the US Army Corps of Engineers (USACE) guidelines that can be used for a USACE permit application. US Route 6 (Wolf Road) is under the jurisdiction of IDOT for the Cansola Drive improvements and local jurisdiction for Wolf Road for the 175th Street/ S. 110th Court improvements.

Permits will be required from IEPA Public Water Supply Section, IEPA Water Pollution Control Section, IDNR OWR, USACE, MWRD and IDOT. Permit applications and submissions will be at a later date and the responsibility of the Village under a separate contract.

This proposal outlines our scope of services and engineering fee.

Scope of Services

1. PROJECT COORDINATION AND DATA COLLECTION
 - A. PROJECT MANAGEMENT
 - 1) Plan, schedule, and control the activities that must be performed to complete the project including budget, schedule, and scope.
 - 2) Coordinate with Village and project team to ensure the goals of the project are achieved.
 - 3) Provide a monthly status report via email describing tasks completed the previous month and outlining goals for the subsequent month.
 - B. PROJECT MEETINGS
 - 1) The following meetings are anticipated for this project:
 - a. Meetings with the Village (4 total)
 - i. Kickoff Meeting
 - ii. 60% Design Review Meeting
 - iii. Pre-final (90%) Meeting
 - iv. Final Design Meeting
 - C. COLLECT EXISTING DATA
 - 1) Obtain, review, and evaluate the following information provided by the Village for use in design:
 - a. Utility Atlases
 - b. GIS Shape files surrounding the project limits
 - c. Environmental Studies
 - d. Geotechnical Data
 - e. Right-of-Way, GIS, and property data
 - D. UTILITY LOCATES AND COORDINATION
 - 1) Complete a Design Stage Request with JULIE, which consists of obtaining names and phone numbers of utilities located within the work area.
 - 2) Obtain names and phone numbers of all utilities located within the work area. Contact utilities, obtain atlases where available, and provide preliminary plan sheets to utility companies for their markup and return.
 - 3) Record and maintain documentation of communications with utilities.
 - E. TOPOGRAPHIC SURVEY
 - 1) Topographic Survey: Perform topographic survey of the Project limits of natural and man-made features in order to develop base sheets for Project plan

drawings. State plane coordinates and NAVD 88 will be used for horizontal and vertical controls.

2) Develop base sheets of natural and man-made features from topographic survey data, including creating lists of items for clarification at a future site visit.

F. Right of Way/Easements: Easements are anticipated between side yards and rear yards for water main looping.

- 1) Perform research at the Cook County Recorder's office to obtain existing deeds, plats, documents, easements, etc.
- 2) Determine the current property ownership for the parcels.
- 3) Perform a boundary survey of the properties to locate monumentation for the parcels.
- 4) Prepare a drawing with the linework for the existing R/W and property linework for the subject area. Show any existing easements identified from the records at the Cook County Recorder's office.
- 5) The scope of work assumes two (2) property easements for the Cansola Drive improvements and three (3) property easements for the 175th Street/110th Court improvements.

G. SITE VISITS FOR DESIGNERS - Conduct a site visit to familiarize the designer(s) with the sites and verify existing conditions.

H. GEOTECHNICAL INVESTIGATION - Utilize a geotechnical consultant to collect up to four (4) soil borings (2 per project area) at a depth of up to 15-feet. Geotechnical consultant will provide analysis and recommendations, including necessary trench bottom improvements in a soils report. In conjunction with the soil borings, provide CCDD screening and testing and prepare LPC form(s) for CCDD disposal of waste material.

I. WETLAND DETERMINATION

- 1) Conduct a wetland delineation within the approximate project limits in accordance with the U.S. Army Corps of Engineers (Corps) 1987 Wetland Delineation and the Midwest or Northeast Regional Supplement for Wetland Delineations. Pink pin flags will be used to delineate the on-site wetland boundaries.
- 2) Locate all wetland delineation flags using a submeter Trimble GPS unit.
- 3) As required by the Corps, the delineation will include an on-site investigation of vegetation, soils, and hydrology. The floristic quality index (FQI) will be calculated for each wetland encountered.
- 4) Digital photographs of data points will be taken to assist in documenting existing site conditions.

- 5) Adjacent off-site wetlands will also be identified and inspected, if possible, but not flagged.
- 6) Prepare a wetland delineation report in accordance with the U.S. Army Corps of Engineers 1987 Wetland Delineation Manual and Midwest or Northeast Regional Supplement. The report will include the following: a wetland delineation exhibit that shows all wetlands and data collection points within the project area, photos of representative data points locations, wetland and soils maps, U.S. Army Corps of Engineers data forms, and an evaluation of the quality of on-site wetlands based upon the Floristic Quality Index (FQI).
- 7) The Corps requires that field data be collected during the growing season (generally April 1-Oct 31). We anticipate the field work will be performed within the growing season.

2. ENVIRONMENTAL COORDINATION AND PERMITTING

A. PERMITS AND AGENCY COORDINATION – Preparation and submitting permits are excluded from this scope of work. (By the Village at a later date. Not part of this contract). Plans will be prepared in anticipation of the following permits:

- 1) IEPA Public Water Supply
- 2) IEPA Water Pollution Control
- 3) MWRD Stormwater (Erosion Control)
- 4) IDOT Utilities
- 5) US Army Corps of Engineers
- 6) IDNR Office of Water Resources

3. DESIGN CONCEPTS

A. Investigate water main and sanitary sewer routing for alignment in consultation with Village staff, make recommendations for final water main and sanitary sewer alignment and identify easements required.

B. Prepare preliminary exhibit layouts, review with the Village, incorporate Village comments and prepare final alignment exhibit.

4. FINAL DESIGN AND PLAN DEVELOPMENT

A. FINAL DESIGN

- 1) Finalize the preferred alignment of the water main and sanitary sewer improvements.
- 2) Review and respond to comments from Preliminary (60%), Pre-Final (90%) and Final plan Village review meetings.
- 3) Finalize the design for the proposed

B. BIDDING DOCUMENTS/PROJECT MANUAL

- 1) Provide detailed drawings design elements and construction requirements.

- 2) Indicate location of all utilities that can be obtained from the best available records, including utility company atlases.
- 3) Create all legends, general notes, and designer instructions to contractors, to create a final set of construction drawings.
- 4) Prepare Design Documents consisting of Drawings and Specifications detailing the general scope, extent, and character of construction work to be furnished and performed by the Contractor(s).
- 5) The Village will prepare the Advertisement for Bids, to be bid at a later date.
- 6) The Village will prepare Construction Contract "Front End Documents" including Bidder Instructions, Agreement, Performance and Payment Bond Forms, General Conditions, and Supplementary Conditions, where appropriate. Baxter & Woodman will prepare the Bid form for inclusion in "Front End Documents."

C. ENGINEER'S OPINION OF PROBABLE COST - Prepare Opinion of Probable Costs (OPC) for the two project areas separately based on the final design including construction cost and contingencies.

D. PEER AND CONSTRUCTABILITY REVIEWS - Perform in-house peer and milestone reviews by senior staff during prefinal and final submittals. Provide ongoing reviews of permitting and utility coordination efforts. Conduct milestone reviews of subconsultants and provide feedback throughout the progress of work.

5. NOT INCLUDED

A. The following items are not included within the scope of this project, but can be provided as additional services to the contract:

- 1) Permit Applications and Permit Review fees
- 2) Service Connections
- 3) Easement Negotiation Assistance
- 4) Pre-Bid Meeting
- 5) Construction Engineering Services

Fee

Our engineering fee for the stated scope of services will be based on our hourly billing rates for actual work time performed plus reimbursement of out-of-pocket expenses including travel, which in total will not exceed the following:

- Engineering Design and Permitting Services: \$ 129,500
Construction Engineering Services provided for budgetary purposes only.

- Construction Engineering: (Budget \$ - 2027 Costs)
 - Cansola Drive (~2,200 LF, 35 Observation Days) \$ **68,000**
 - 175th St./110th Ct. (~7,100 LF, 90 Observation Days) \$ **163,000**

A Fee Breakdown and Project Schedule are enclosed as Attachments A and B.

This proposal is valid for 90 days from the date issued.

Standard Terms and Conditions

Terms and Conditions per the Master Services Agreement between Baxter & Woodman, Inc. and the Village of Orland Park dated September 25, 2025, will apply.

Acceptance

If you find this proposal acceptable, please sign and return one copy for our files. If you have any questions or need additional information, please do not hesitate to contact Mr. Bruce Aderman at 815-444-3331 or baderman@baxterwoodman.com.

Sincerely,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS



Dennis S. Dabros, PE
Vice President

Village of Orland Park

ACCEPTED BY: _____

TITLE: _____

DATE: _____

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VILLAGE OF ORLAND PARK, ILLINOIS
WOLF ROAD ANNEXATION WATER AND SEWER IMPROVEMENTS
ENGINEERING DESIGN AND CONSTRUCTION SERVICES

ATTACHMENT A

Plan Number: 2501985.00						
Level	Emp	Planned Hrs	Compensation Fee	Consultant Fee	Reimb Allowance	Total Compensation
	Engineering Design Total	1,101	\$ 123,100.00	\$ 4,800.00	\$ 1,600.00	\$ 129,500.00
01	Project Coordination and Data Collection	246	\$ 42,400.00	\$ 4,800.00	\$ 1,600.00	\$ 48,800.00
1.01	Project Management	18	\$ 3,900.00			\$ 3,900.00
	Engineer VI	2				
	Engineer IV	16				
1.02	Project Meetings (4)	20	\$ 3,700.00		\$ 200.00	\$ 3,900.00
	Engineer IV	12				
	Engineer I	8				
1.03	Data Collection	10	\$ 1,600.00			\$ 1,600.00
	Engineer IV	2				
	Engineer I	8				
1.04	Utility Locates and Coordination	4	\$ 600.00			\$ 600.00
	Engineer I	4				
1.05	Topographic Survey	63	\$ 9,400.00		\$ 400.00	\$ 9,800.00
	Survey Manager	3				
	Crew Chief	40				
	Project Surveyor	20				
1.06	Easement Preparation (4)	74	\$ 14,100.00		\$ 200.00	\$ 14,300.00
	Engineer IV	4				
	Professional Surveyor	70				
1.07	Site Visits	4	\$ 1,400.00		\$ 100.00	\$ 1,500.00
	Engineer IV	4				
	Engineer I	4				
1.08	Geotechnical Investigation/CCDD (4 Borings)	18	\$ 2,600.00	\$ 4,800.00	\$ 600.00	\$ 8,000.00
	Engineer IV	2				
	Environmental Scientist II	18				
1.09	Wetland Determination	20	\$ 5,100.00		\$ 100.00	\$ 5,200.00
	Restoration Ecologist II	24				
	Restoration Ecologist I	20				
02	Environmental Permitting	2	\$ 400.00	\$ -		\$ 400.00
2.01	Environmental Permitting	2	\$ 400.00			\$ 400.00
	Engineer IV	2				
02	Final Design and Plan Development	486	\$ 80,300.00	\$ -		\$ 80,300.00
2.01	Final Design	402	\$ 66,500.00			\$ 66,500.00
	Engineer IV	40				
	Engineer II	75				
	Engineer I	75				
	Production Manager	24				
	CAD Tech III	164				
	Engineering Tech II	24				
2.02	Technical Specifications & Bid Form	40	\$ 6,300.00			\$ 6,300.00
	Engineer IV	8				
	Engineer II	12				
	Engineer I	12				
	Admin Support	8				
2.03	Opinion of Probable Cost	36	\$ 5,800.00			\$ 5,800.00
	Engineer IV	4				
	Engineer II	16				
	Engineer I	16				

VILLAGE OF ORLAND PARK, ILLINOIS
WOLF ROAD ANNEXATION WATER AND SEWER IMPROVEMENTS
ENGINEERING DESIGN AND CONSTRUCTION SERVICES

ATTACHMENT A

Level	Emp	Planned Hrs	Compensation Fee	Consultant Fee	Reimb Allowance	Total Compensation
	2.04 Peer and Constructability Reviews	8	\$ 1,700.00			\$ 1,700.00
	Engineer IV	4				
	Construction Manager II	4				
	04 Bid Assistance (Not Included)	0	\$ -	\$ -		\$ -

Construction Services 2027 - Cansola Dr. (60 days)	372	\$ 66,000.00		\$ 2,000.00	\$ 68,000.00
CS100 Project Initiation	16	\$ 3,500.00	\$ -	\$ 50.00	\$ 3,550.00
Engineer VII	8				
Engineer Tech III	8				
CS105 Construction Administation	36	\$ 9,300.00	\$ -	\$ 180.00	\$ 9,480.00
Engineer VII	32				
Spacial Technology Professional	4				
CS110 Field Observation	280	\$ 46,200.00	\$ -	\$ 1,700.00	\$ 47,900.00
Engineer Tech III	280				
CS140 Project Closeout	40	\$ 7,000.00	\$ -	\$ 70.00	\$ 7,070.00
Engineer VII	4				
Engineer Tech III	24				
Spacial Technology Professional	12				

Construction Services 2027 - 115th/110th Ct. (120 days)	886	\$ 156,700.00		\$ 5,810.00	\$ 162,500.00
CS100 Project Initiation	16	\$ 3,500.00	\$ -	\$ 50.00	\$ 3,550.00
Engineer VII	8				
Engineer Tech III	8				
CS105 Construction Administation	86	\$ 22,600.00	\$ -	\$ 260.00	\$ 22,860.00
Engineer VII	80				
Spacial Technology Professional	6				
CS110 Field Observation	720	\$ 118,800.00	\$ -	\$ 5,400.00	\$ 124,200.00
Engineer Tech III	720				
CS140 Project Closeout	64	\$ 11,800.00	\$ -	\$ 100.00	\$ 11,900.00
Engineer VII	12				
Engineer Tech III	40				
Spacial Technology Professional	12				

VILLAGE OF ORLAND PARK, ILLINOIS
WOLF ROAD ANNEXATION WATER MAIN AND SANITARY SEWER IMPROVEMENTS

ATTACHMENT B

PROJECT SCHEDULE

Task	Anticipated Completion Date
Engineering Design	
Notice to Proceed	March 2, 2026
Kickoff Meeting	March 18, 2026
Topography Survey	April 17, 2026
30% Preliminary Design Meeting	May 22, 2026
60% Preliminary Design Meeting	July 10, 2026
100% Final Design Drawings and Specifications	August 28, 2026

**VILLAGE OF ORLAND PARK - WOLF ROAD ANNEXATION
175TH STREET/110TH COURT SANITARY SEWER & WATER MAIN**



**VILLAGE OF ORLAND PARK - WOLF ROAD ANNEXATION
CANSOLA DRIVE SANITARY SEWER & WATER MAIN**

