

May 26, 2026

Michael Mazza
Operations Manager-Natural Resources and Facilities
Village of Orland Park
14700 Ravinia Avenue
Orland Park, Illinois 60462

Re: Public Works Optimization-Design fee for development of revised Bid Package

Dear Mike:

Valdes Architecture & Engineering (Valdes AE) describes below, our proposal to the Village for design fees to amend the current set of public works optimization bidding documents.

OVERVIEW

The Village of Orland Park is planning an expansion & renovation of their existing public works facility. Valdes AE generated bidding documents which were publicly bid in three separate bidding events. Bidding documents for each bid event were packaged differently as described below:

- Initial bid was a split between IDOT and VOP bid groups - drawings dated 9/4/25
 - IDOT ITB 25-042, VOP portion not bid at this point.
 - No IDOT bids received
- Second bid was a revised split between IDOT and VOP bid groups - drawings dated 12/17/25
 - IDOT ITB 26-002, VOP RFP 26-003
 - Multiple bids received for both bid packages
- Third bid was an update to bid the entire project under a single GC, no separate IDOT requirements / VOP bid groups - drawings dated 3/30/26
 - VOP RFP 26-028
 - Multiple bids received

The latest round of construction bids was higher than the amount the Village would like to expend at this time. Consequently, the Village has now decided to redefine the scope of the project deleting or altering some items included in the current bidding document package.

SCOPE OF WORK

Valdes Architecture & Engineering will re-design the project according to the descriptions below and generate a bidding document set for bidding over the summer months.

Description of Village requested scope changes from the current bidding document package (also see attached site plan):

South Garage

- Re-siding of the garage is to be removed from the project.

- Work in the southwestern most bay of the South Garage will remain and work in the other two bays are to be removed. Some additional electrical work will be required to accommodate the change.
- The proposed canopy on the southernmost wall of the South Garage will remain.
- The generator and electrical room proposed for the center bay of the South Garage is to be removed from the project. The proposed pressure washer will be relocated.
- The proposed new gate at the yard entrance adjacent to the South Garage is to be removed from the project.
- The proposed new ramp from the South Garage to the Administration Building is to be removed from the project. ADA compliance will need to be verified.
- New air compressor system and associated piping will remain in the work.

Administration Building

- The proposed Locker Room expansion will remain in the project.

Existing Salt Building

The existing Salt Building on the north side of the facility will not be demolished and will be re-purposed for equipment storage. Items to be added to the project in this area include:

- Sandblast and re-paint steel joists.
- Add overhead door with motorized operator.
- Remove and replace lighting fixtures to provide appropriate lighting levels.
- Add convenience outlets.
- Add three personnel doors-two from the existing North Garage to the existing Salt Building and one from the existing Salt Building to the exterior on the north side.
- Patch/repair existing concrete panels where damage/delamination has occurred.
- Provide new unit heaters and ventilation.
- Extend fire protection system.
- The ramp at the existing Salt Building to remain in the project.

New Salt Building

- The new Salt Building and material bins, as proposed, remain in the project.

North Garage

- The proposed North Garage Addition is to be removed from the project and no improvements are included to the existing North Garage.
- Painting of the interior and exterior of the North Garage is to be removed from the project.
- The new gates adjacent to the North Garage are to be removed from the project.
- Grading, site utilities and paving will be re-designed assuming the North Garage addition will not happen in the future.

Miscellaneous

- The "Tomb" will not be demolished.
- Existing berm at the southeast corner of the property (where the new salt bin will be constructed) will be removed by the Village.
- Site lighting will remain as designed.
- The MWRD application will be revised and resubmitted to reflect the reduced scope.
- Provision of a conduit to provide power to a future EV charging stations is to be removed from the project.

- Demolition of the firing range and surrounding berm, and adjacent material bins and buildings are to remain in the project.
- Site work (fencing & wood chip material bin) at the northernmost part of the site is to be removed from the project.

ASSUMPTIONS/CLARIFICATIONS

Architecture

- Revise plans, sections and details to reflect the new scope.
- Revise specifications as required.

Civil

- Revise completed construction documents and stormwater management report per the revised project scope.
- Restart the project permitting process by submitting revised project design documents to the Village of Orland Park, MWRD, and IEPA for review and approval. MWRD has already completed two reviews based on the current project scope.
- Specification updates as required.

Structural

Anticipated drawing revisions:

- Updates to General Notes and Design Criteria Sheets
- Updates to South Garage Plans and Details
- Updates to North Garage - Removal of new work and addition of wall/joist repair in existing salt building
- Updates to Admin building, removal of ramp work and associated details
- Updates to Standard detail sheet
- Specification updates.

Mechanical

Modifications to design and drawings as follows:

- Update modifications to South Garage unit heaters to only include the first bay:
 - a. Existing NG piping will be rerouted, extended and reused where feasible.
 - b. Existing NG to be replaced.
 - c. New ventilation fans, fume hood exhaust and intake louvers for plan West Bay only.
 - d. Extend existing plumbing for relocation of pressure washer, new exterior wall hydrant and interior hose bibb.
 - e. Extend NG piping for new location of pressure washer - relocation of vent piping through roof.
- Add new work for existing Salt Building:
 - a. HVAC load/design analysis for heating and ventilation of building
 - b. Review of and design of new NG for gas-fired unit heaters utilizing existing 1" NG service in existing North Garage or design of new NG service to this building from existing infrastructure.
 - c. Removal of wind-driven turbines and design of new exhaust fans with intake louvers, controls, etc.
- Update Mechanical Sequence of Operations to only include scope described above.
- Update Mechanical Schedules and Plumbing Schedule to include work in South Garage and existing Salt Building only.
- Fire Suppression drawing changes

- Specification updates

Electrical

Anticipated drawings changes including:

- All panelboard schedules (and circuiting) need to be redone.
- All one-lines need to be redone.
- Removal of new electrical service and reuse of the existing electrical distribution. Documentation of existing distribution is now required.
- Partial renovation of the South Garage versus complete renovation.
- Site investigation to document existing electrical distribution.
- Revisions to specifications to match new scope.

Cost Estimating

- Provide an updated cost estimate reflecting the changes described above.

FEE

We propose to provide the professional services described herein for the Lump Sum amounts shown below, invoiced on a monthly, percent complete basis and in accordance with Master Agreement for Professional Services Dated 05/14/2026.

Outstanding fees incurred during previous bidding document updates	\$82,810
Fee for amending the project according to the description above	<u>\$157,100</u>
	\$239,910

Purchase orders should be emailed to Accounting@valdeseng.com and sejnik@valdeseng.com.

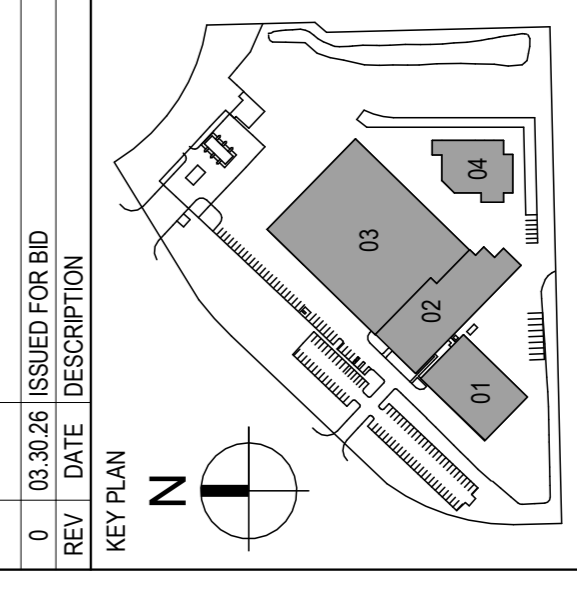
Valdes Architecture & Engineering appreciates the opportunity to continue to work with the Village of Orland Park on the Public Works project.

Sincerely,



Steve Ejnik, PE, RA, LEED AP
Vice President-Buildings
Valdes Architecture & Engineering

NO.	DATE	DESCRIPTION
1	03.26.2022	ISSUED FOR BID
2	03.26.2022	ISSUED FOR BID
3	03.26.2022	ISSUED FOR BID



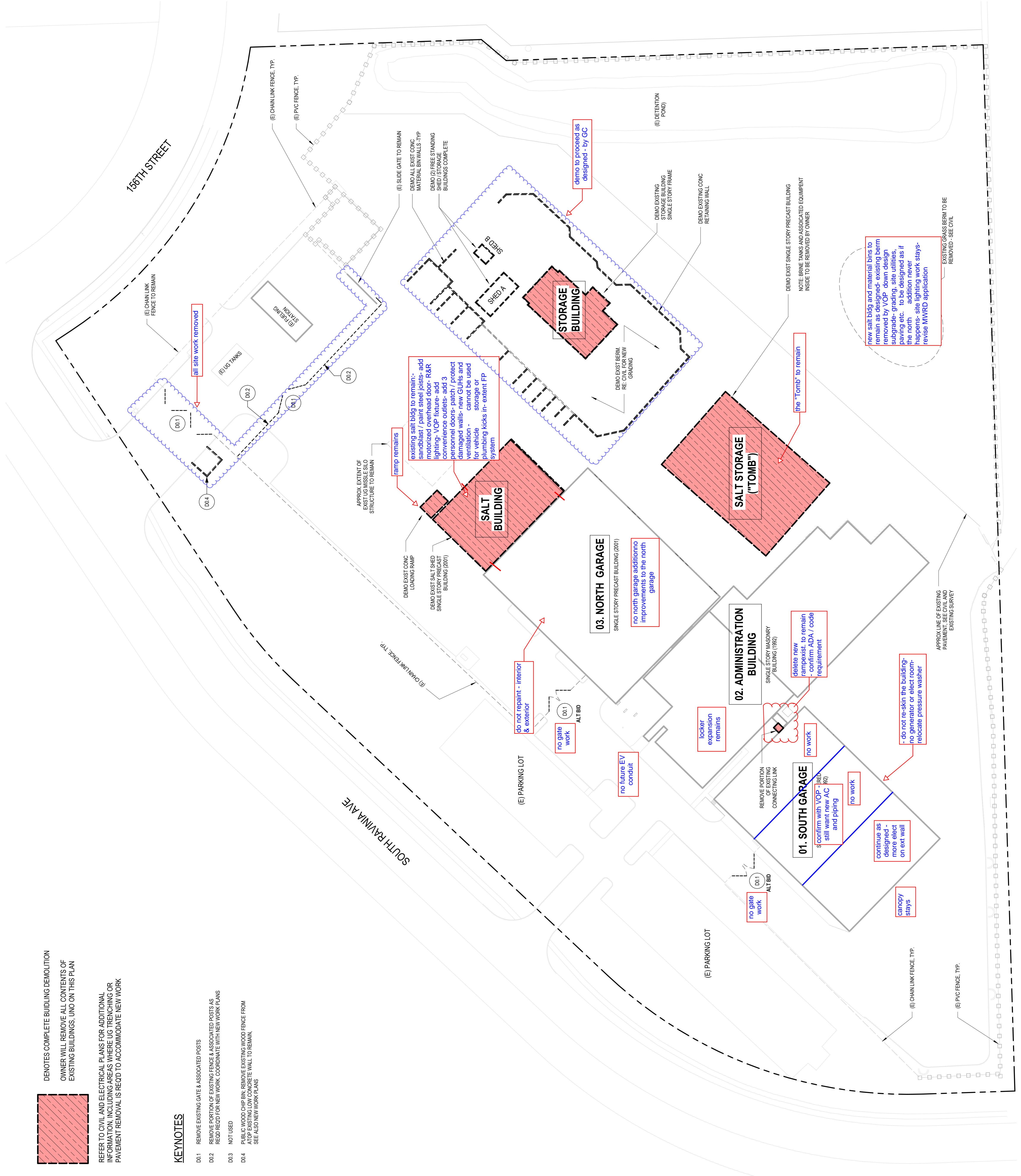
PROJECT NO.	2022-102
DATE	03/26/2022
DESIGNED BY	CM
CHECKED BY	CM
APPROVED BY	CM
SHEET TITLE	00.AD1-0

DENOTES COMPLETE BUILDING DEMOLITION
OWNER WILL REMOVE ALL CONTENTS OF
EXISTING BUILDINGS. UNO ON THIS PLAN

REFER TO CIVIL AND ELECTRICAL PLANS FOR ADDITIONAL
INFORMATION, INCLUDING AREAS WHERE UG TRENCHING OR
PAVEMENT REMOVAL IS REQUIRED TO ACCOMMODATE NEW WORK

KEYNOTES

- 001 REMOVE EXISTING GATE & ASSOCIATED POSTS
- 002 REMOVE PORTION OF EXISTING FENCE & ASSOCIATED POSTS AS
REQUIRED FOR NEW WORK. COORDINATE WITH NEW WORK PLANS
- 003 NOT USED
- 004 PUBLIC WOOD CHIP BIN. REMOVE EXISTING WOOD FENCE FROM
ATOP EXISTING LOW CONCRETE WALL TO REMAIN.
SEE ALSO NEW WORK PLANS



SCHEDULE
 - APPROVAL TO PROCEED
 - JUNE - VAE UPDATE DOCUMENTS
 - AUGUST / SEPTEMBER - VOP HIRES CM
 - OCTOBER - POSSIBLE VE UPDATES FROM CM
 - NOVEMBER / DECEMBER - CM BIDDING
 - JANUARY - BOARD APPROVAL
 - SPRING - CONSTRUCTION START
PROJECT TITLE / DATES INFO TO FOLLOW

INFORMATION SHOWN HERE IS GENERAL. REFER TO CIVIL AND
ELECTRICAL SITE PLANS FOR MORE DETAILED INFORMATION

 NOTE: WORK TO BE PHASED IN ORDER TO FACILITATE
CONTINUAL OPERATION OF OWNER'S FACILITIES - SEE G3-0 FOR
ADDITIONAL INFORMATION ON SEQUENCING OF BUILDING
DEMOLITION THIS AREA. REFER TO CIVIL AND ELECTRICAL FOR
INFORMATION ON UG UTILITIES

EXISTING SALT BUILDING TO REMAIN AS DESIGNED - EXISTING TO BE
REMOVED BY VOP - down design,
subgrade, grading, site utilities,
paving etc. to be designed as if
the north addition never
happens - site lighting work stays
revis MWRD application
EXISTING CHAS BEING TO BE
REMOVED - SEE CIVIL

1 SITE DEMOLITION PLAN
00.AD1-0
1" = 40'-0"