

August 7, 2025

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

**Re: Public Works Optimization-Additional Fees**

Dear Mike:

Valdes Architecture & Engineering (Valdes AE) is pleased to provide this proposal to the Village for additional fees incurred during the design process for the Public Works Optimization project.

**OVERVIEW**

The Village of Orland Park is planning an expansion of their existing public works facility. Valdes AE has generated the bidding documents for the project. During the course of the design process, several requested items resulted in additional fees which are detailed below.

**SCOPE OF WORK**

Specific scope items include:

Additional Services

*Soil Borings* During the design process, the team decided that additional soil borings would be beneficial to help clarify soil areas needing remediation. Originally the geotechnical report called for up to 18 feet of excavation of contaminated/unsuitable soil. Valdes AE engaged TSC to provide the additional soil borings.

*Alternates / Updated Construction Value* During the design phase, Valdes AE collaborated with the Village and Harbour Contractors to align the design with the available \$15,000,000 budget. The entire list of Village wants and desires for the optimized public works facility exceeded the budget by several million dollars. Consequently, several value engineering meetings occurred where multiple alternates were identified to be designed and included in the bidding documents. The final estimated construction value for the project including alternates and the Wheeler designed salt bin structure was determined by Harbour to be \$15,894,629. The additional fee to design the alternates was determined by using the fee percentage for the design fee for the \$15,000,000 project, multiplied by the additional construction value as shown below. Please note that Valdes AE performed design of the salt structure to 60% complete before the decision to utilize a pre-engineered building was made.

**Additional Fee Analysis- Alternates/Updated Construction Value**

Phase 1	\$4,948,107	From Harbour's Estimate
	(\$673,818)	\$595,140 Wheeler cost plus markups at 13.22%
	<u>\$587,400</u>	60% of the construction value (\$979,000) of the original salt building
	\$4,861,689	Adjusted Phase 1 Construction Value

Phase 2	\$11,236,966	From Harbour's Estimate
	\$112,318	water lines - alternate bid plus 10.5% markup
	\$144,898	HVS fans - alternate bid plus 10.5% markup
	<u>\$126,159</u>	Radiant heating - alternate bid (from older Harbour estimate)
	\$11,620,340	Adjusted Phase 2 Construction Value
	\$16,482,029	Total Adjusted Construction Value
	<u>\$15,000,000</u>	Less Original Construction Value
	\$1,482,029	Additional Construction Value

**\$68,173      Additional Fee (4.6% of additional construction value)**

*Request to split bidding documents* Due to the way funding is going to occur for the Public Works Project, the Village asked Valdes AE to segregate the phase I work (salt building, site utilities, paving, etc.) from phase II work which includes the remainder of the project. The documents need to be split because the Village is planning to use MFT funds for the first phase of the project so that scope must be separated and bid through IDOT procedures. Valdes AE prepared several sample drawings which reflect the proposed method of separation of the phases for the Village to send to IDOT for their review. As of the writing of this letter, we have not heard if the approach detailed in the sample drawings is acceptable to IDOT. The fees included in this request are pertaining to analysis of the bidding documents to determine the best methodology for splitting the work and what documentation is necessary to make the division of work clear.

## **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.

Additional Soil Borings	\$18,260
Additional Fee for Final Construction Value including Alternates	\$68,173
Bidding documents IDOT split analysis (additional fees will be required to update drawings)	<u>\$9,000</u>
	\$95,433

Purchase orders should be emailed to [Accounting@valdeseng.com](mailto:Accounting@valdeseng.com) and [sejnik@valdeseng.com](mailto:sejnik@valdeseng.com).

Valdes Architecture and 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-Facilities



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Valdes Architecture and Engineering