



A Subsidiary of GZA

GEOTECHNICAL

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CONSTRUCTION  
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September 13, 2024

via email: [kbelgrave@gha-engineers.com](mailto:kbelgrave@gha-engineers.com)

Mr. Kevin L. Belgrave, PE, PTOE  
Senior Transportation Engineer  
Gewalt Hamilton Associates, Inc.  
625 Forest Edge Drive  
Vernon Hills, Illinois 60061

**Re: Phase II Environmental Services – PSI and CCDD  
82<sup>nd</sup> Avenue Shared-Use Path, Orland Park, Cook County, Illinois  
Proposal No. 81.P013097.25**

Dear Mr. Belgrave:

Huff & Huff, Inc., a subsidiary of GZA, Inc. (Subconsultant) is pleased to submit this proposal to Gewalt Hamilton Associates, Inc., (GHA) to conduct a Preliminary Site Investigation (PSI) including LPC-663 Form documentation for consideration of final disposition of spoils at a Clean Construction and Demolition Debris (CCDD) or uncontaminated soil fill operation (USFO) facility. The requested scope of services is in support of the for the proposed 82<sup>nd</sup> Avenue (FAU 2754 / Section 22-00089-00-BT) Shared-Use Path Project in the Village of Orland Park, Cook County, Illinois (Village).

GHA has provided a copy of the Local Project Development Report (PDR) for categorical Exclusion & Design Approval (April 2024 – 115 Pages). This document shall serve as the basis for understanding for this scope and fee and pertinent excerpts are included in Attachment 1.

Per information contained in the PDR, the project limits along 82<sup>nd</sup> Avenue extend from 145<sup>th</sup> Place to Arrowhead Lane and the scope of improvements includes:

- Approximately 5,635 feet of shared-use path to be constructed along 82nd Avenue with a 10-foot shared-use path on the west side of 82nd Avenue and 2-foot turf shoulders;
- ADA accessible ramps and crosswalks are proposed at the intersections within the project limits;
- The proposed path will be constructed approximately along the west ditch line of 82nd Street.
- A closed storm sewer system will be installed in place of the existing ditch. Oversized storm sewers will be used to provide stormwater detention required due to the additional impervious area, in accordance with MWRD's Watershed Management Ordinance.

Further, we understand federal funding is anticipated for Phase II and the maximum depth of proposed improvements ranges between 5 to 10 feet below ground surface (bgs) related to the proposed sewer construction.

This proposal presents our project approach, the scope of services, cost, and schedule for completing the project.



**1. SCOPE OF SERVICES**

**Task 1 – Preliminary Site Investigation (PSI) with LPC-663 CCDD Documentation**

According to the PDR, a Preliminary Environmental Site Assessment (PESA) was completed by Baxter & Woodman, Inc. (B&W). The PESA identified five (5) sites with recognized environmental conditions (RECs) and fourteen (14) sites with de minimis conditions along the project corridor. The sites with RECs are identified below.

Site #	Property Name	REC(s)	Regulatory database(s)	Land Use
210928-5	Block of Residential Homes South of Vista Drive	Historical Dry- Cleaner	EDR HIST Cleaner	Residential
210928-6	Nicor Gas Facility	Possible Exhaust Flair	None	Commercial
210928-7	Utility ROW	High Voltage Transmission Lines, Underground Petroleum Pipeline	None	Commercial
210928-13	Wedgewood Commons Strip Mall	Dry-Cleaner	EDR HIST Cleaner	Commercial
210928-19	Silver Lake Country Club	Historic LUST Incidents	LUST, INST CONTROL, SRP, SPILLS, BOL	Commercial

Based on the PESA, we understand a PSI was recommended. The proposed PSI scope below addresses the findings of the PESA and also in consideration of characterizing spoils for consideration of off-site final disposition at a CCDD or USFO facility.

**A. Soil Borings and Soil Sampling**

It is anticipated that one (1) day of field effort will be required with up to twelve (12) soil borings completed, assumed with the aid of drilling (GeoProbe) and traffic control subcontractors. We anticipate access will be granted by the Village without the need for right-of-entry permits.

The borings will be advanced and soil samples collected for laboratory analysis to address sites identified as RECs/PIPs and for full project coverage of non-REC/PIP for soil disposal considerations, specifically at locations identified for proposed excavation. The depths of the soil borings are dependent upon design details to account for depths of proposed disturbance. Currently, it is estimated that the borings will be advanced to depths ranging from 5 to 10-feet bgs.

**B. Analytical**

A total of up to twelve (12) soil boring locations are proposed and we anticipate analyzing one (1) sample from each boring, for a total of up to twelve (12) samples to be analyzed for the contaminants of concern (COCs) per IDOT protocol, which include:

- 22 Total metals (Target Analyte List (TAL) minus Aluminum)
- SPLP/TCLP Metals (8 RCRA and Be, Co, Cu, Fe, Mn, Ni, and Zn)
- Volatile organic compounds (VOCs)
- Semi-volatile organic compounds (SVOCs)
- Soil pH



**C. PSI Report Preparation**

A report summarizing the results of the soil and sediment sample collection activities and analytical results will be prepared. This document will present information pertinent for the bidding documents regarding conditions of soils tested, handling and final disposition considerations.

**D. CCDD (LPC-Form) Documentation and CCDD Facility Coordination**

The soil sample results will be compared to the Maximum Allowable Concentrations (MACs) associated with CCDD facility acceptance, including the soil pH range of 6.25 to 9.0. If results achieve the MAC values, Subconsultant will prepare the LPC-663 document that will be signed/stamped by the Subconsultant. Any locations that do not achieve the MACs (including soil pH range) will be identified as exclusion zones, not acceptable for CCDD facility disposal. Subconsultant will coordinate with at least three CCDD facilities to seek a review and if acceptable, provide pre-authorization letters for inclusion in the bidding documents.

**Task 2 – QA/QC**

Time under this task includes QA/QC time for the PSI Report and LPC-663 Form documentation as described above.

**Task 3 – Project Administration**

Time under this task includes project administration and management activities that include cost and schedule tracking, coordination with Client on authorized activities, document production and other in-house management activities. Time under this task also includes completing a health and safety plan for all requested tasks within this scope.

**2. PROJECT COSTS**

The project costs for the proposed tasks are included on the attached spreadsheets (Attachment 2).

**3. LEVEL OF EFFORT AND SCHEDULE**

The PSI/CCDD task will commence upon notice to proceed from GHA and will require up to twelve (12) weeks to complete. Please let us know if you require an expedited schedule.

**4. TERMS AND CONDITIONS FOR PROFESSIONAL SERVICES**

**CONDITIONS OF ENGAGEMENT**

The conditions of engagement are proposed to be in accordance with the AGREEMENT between Gewalt Hamilton Associates, Inc., 625 Forest Edge Drive, Vernon Hills, Illinois 60061 (“GHA”) and Huff & Huff, Inc. A subsidiary of GZA GeoEnvironmental located at 915 Harger Road, suite 330 Oak Brook, IL 60523 (“SUBCONSULTANT”) dated May 15, 2015. The terms and conditions of the AGREEMENT will be reproduced by GHA and incorporated with each specific assigned work order.

**ACCEPTANCE**

Upon issuance, both parties will execute the project specific Subconsultant Work Order consistent with the terms and conditions of the AGREEMENT.



We appreciate the opportunity to submit this proposal. Please feel free to contact the undersigned at (630) 684-9100 with any questions.

Very truly yours,

**Huff & Huff, Inc.**

Jeremy J. Reynolds  
Associate Principal

Attachments: GHA Provided Information and Cost Plus Fixed Fee Spreadsheets



September 13, 2024  
81.P013097.25 – Gewalt Hamilton Associates, Inc.  
82<sup>nd</sup> Avenue Shared-Use Path Project, Orland Park, Cook County, IL – PSI and CCDD  
*ATTACHMENTS*

**ATTACHMENT 1**  
**GHA PROVIDED INFORMATION**

# Local Project Development Report for Categorical Exclusion & Design Approval

## 82<sup>nd</sup> Avenue Shared-Use Path

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Prepared For:



# ORLAND PARK

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Route: 82<sup>nd</sup> Avenue (FAU 2754)  
Section: 22-00089-00-BT  
County: Cook

*Prepared by:*

**BAXTER & WOODMAN**  
Consulting Engineers  
[www.baxterwoodman.com](http://www.baxterwoodman.com)

**April 2024**

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Attachments, as applicable, are to be combined into a PDF with the form, which is to be submitted to the district electronically.

Local Public Agency	County	Section Number	Project is for:
Village of Orland Park	Cook	22-00089-00-BT	Municipality

Project Number	PMA Sequence Number	Project Length (Mi)	Job Number	TIP Number
5YNJ(013)	24769	1.07	C-91-195-24	06-22-0016

Route(s) Street/Road Name  
82nd Avenue (FAU 2754)

Termini  
145th Place to Arrowhead Lane

### 1. Location and Existing Conditions

a. Give a narrative description of the location

The project is located on 82nd Avenue from 145th Place to Arrowhead Lane and is within the Village of Orland Park and Cook County, Illinois. The project lies in the Sections 1, 2, 11, and 12 of Orland Township (Range 12 East, Township 36 North). The total project length is approximately 5,635 feet (1.07 miles).

See Attachment 1 – Location Map and Attachment 2 - Functional Classification Map.

(1a) Attach Location Map

b. **Description of Existing Facility** - Give a description of the applicable items below. Attach existing typical sections showing roadway widths, structure widths, ROW widths, sidewalk widths, guardrail, curb and gutter and surface types.

Width of Traveled Way (ft)	Number of Lanes in Each Direction	Jurisdiction	Maintenance Responsibility
22	1	Cook County	Cook County

Surface Type	Shoulder Width (ft) and Type
hot-mix asphalt	3 hot-mix asphalt

Terrain  
 Level  Rolling

ROW Width (ft)	Side Slopes
80 to 110	1:50 to 1:2

Current Land Use (including major public facilities and local landmarks)

The east and west sides of 82nd Avenue consist mostly of residential and commercial properties. Other than residential and commercial properties, a public school (Prairie Elementary School), a public park (Wedgewood Estates Park) and utility corridor are also present.

Parking Lanes  N/A  Yes

Turn Lanes  N/A  Yes

At the intersection of 82nd Avenue with 143rd Street, both streets have left turn lanes, Meadow Avenue has a left turn lane, and Continental Drive has a left turn lane. No other turn lanes are present along 82nd Ave.

Sidewalks  N/A  Yes

Existing 5-foot sidewalk is present at intermittent locations. See Attachment 4 - Plan and Profile Sheets for existing sidewalk locations.

Traffic Control Devices  N/A  Yes

Traffic signals are present at the intersection of 82nd Avenue with 143rd Street. Other than 143rd Street, all

Local Public Agency	County	Section Number
Village of Orland Park	Cook	22-00089-00-BT

other intersections are one- or two-way stop-controlled with stop signs present only on the side streets.

Utilities  N/A  Yes

Existing private utilities within the right-of-way include AT&T, Comcast, Nicor, ComEd, Windstream KDL, and MCI/Verizon. See Attachment 11.C – Utility Coordination.

Drainage  N/A  Yes

Existing drainage along 82nd Avenue consists of open systems that outlet to the closed systems of adjacent housing developments.

Guardrail  N/A  Yes

Curb and Gutter  N/A  Yes

B-6.24 curb and gutter is present approximately 600 feet north and 600 feet south of the intersection with 143rd Street. Curb and Gutter is not present at other locations.

Street Lighting  N/A  Yes

Intersection beacon lighting is present at all stop-controlled intersections. No other roadway lighting is present along the 82nd Avenue.

Other  N/A  Yes

**c. Traffic Data**

Regulatory or Posted Speed Limit	Functional Classification
40	5 - Major Collector

Are 80,000 lb trucks restricted on this route?  No  Yes

Current ADT	Year	DHV	% Trucks
7k to 11k	2023	varies 700 to 1100	3%

**d. Structures**

Identify location within the proposed improvement of all structures on attached location map. Attach a copy of a Master Structure Report for all structures within the project limits. Attach a copy of the Bridge Condition Report or the Bridge Deck Resurfacing approval letter for structures to be replaced, rehabilitated or resurfaced.

Structure Number	Clear Roadway Width (ft)	Number of Spans
	(No Structures Present)	

Wearing Surface

Superstructure Type

- Master Structure Report Attached
- Bridge Condition Report approval letter attached  N/A  No  Yes
- Bridge Deck Resurfacing approval letter attached  N/A  No  Yes
- Preliminary Bridge Design and Hydraulic Report approval letter attached  N/A  No  Yes

**e. Railroads**

Are there railroad crossings or grade separations located within or immediately adjacent?

No  Yes

**f. Contiguous Sections** Describe the existing typical sections beyond each end of the proposed improvement as applicable.

Surface Type	Number of Lanes	Shoulder Width(ft) and Type	Width of Traveled Way (ft)
hot-mix asphalt	2	3 hot-mix asphalt	22

Turn Lanes  N/A  Yes

Parking Lanes  N/A  Yes



Local Public Agency	County	Section Number
Village of Orland Park	Cook	22-00089-00-BT

Curb and Gutter  N/A  Yes

Sidewalks  N/A  Yes

## 2. Proposed Improvement

a. Describe the purpose of this project

The purpose of the project is to improve pedestrian and bicycle safety along 82nd Avenue and improve linkage in this corridor.

Describe the need for this project

The need to improve linkage is due to gaps in the existing pedestrian/bicycle accommodations that prevent it from being a safe and walkable/ridable corridor. Additionally, pedestrian/bicycle connections are needed to existing east-west pedestrian/bicycle facilities including sidewalks along 143rd Street and the Orland Bikeway Shared-Use Paths.

Improvement Type

Shared-Use Path

Design ADT	Year	% Trucks	Design Speed	Proposed Functional Classification
9k to 14k	2050	3%	40	5 - Major Collector

b. For areas of the project that **do not involve State ROW or a State Route**, mark the guidelines being used.

### Design Criteria

Local Facilities	Urban	Rural	
New Construction/Reconstruction	<input type="checkbox"/>	<input type="checkbox"/>	BLRS Chapter 32
3R	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BLRS Chapter 33
Bicycle	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BLRS Chapter 42
Pedestrian	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BLRS Chapter 41
LAFO	<input type="checkbox"/>	<input type="checkbox"/>	BLRS Chapter 46
Other	IDOT Operations Departmental Order TRA-23		

Identify each aspect to be constructed at less than the design guidelines and provide a clear description of required design exceptions and appropriate justification (BLRS Manual Section 27-7). If a design exception is required, include a copy of the signed BLR 22120 and BLR 22000 forms.

No design variances are required.

Attach BLR 22120  Attach BLR 22000  Coordination Meeting Minutes with Approval

c. Does the project involve State ROW and/or a State Route?

No  Yes

Does the project involve a design exception on State ROW and/or a State Route?

No  Yes

d. Describe type of work to be accomplished by the improvement. Discussion should include width of proposed travel, parking, bicycle and turning lanes, sidewalks, shared-use paths, guardrail, traffic control devices, drainage items (including storm sewer outfalls), alignment changes, railroad work, utility adjustments, intersection improvements, side slopes and clear zones. Specify the emax for horizontal curves. Attach typical sections, plan and profile sheets, and intersection design studies when applicable.

Width of Traveled Way (ft)	Number of Lanes	Shoulder Width(ft) and Type
22	2	3 hot-mix asphalt

Maximum Profile Grade

4.79%

Proposed New Structure  N/A  Yes

Side Slope

1:4

Clear Zone

10 feet

Traffic Control Devices  N/A  Yes

Village of Orland Park

Cook

22-00089-00-BT

Existing traffic control is to be maintained except the pedestrian signals at 143rd Street will be replaced with accessible pedestrian signals.

Utility Adjustment  N/A  Yes

The proposed improvements will require utility relocations and adjustments due to the construction of the shared-use path. Relocations include power pole relocations. Adjustments include various manhole, drainage structure and handhole adjustments. See Attachment 4 - Plan and Profile Sheets for relocation and adjustment locations.

Guardrail  N/A  Yes

Intersection Improvement(s)  N/A  Yes

Parking Lanes  N/A  Yes

Turn Lanes  N/A  Yes

Sidewalks  N/A  Yes

Shared Use Path  N/A  Yes

Approximately 5,635 feet of shared-use path will be constructed along 82nd Avenue. The project will include a 10-foot shared-use path on the west side of 82nd Avenue. The 10-foot shared-use path will include 2-foot turf shoulders. ADA accessible ramps and crosswalks are proposed at the intersections within the project limits.

The proposed path will be constructed approximately along the west ditch line of 82nd Street. A closed storm sewer system will be installed in place of the existing ditch. Oversized storm sewers will be used to provide stormwater detention required due to the additional impervious area, in accordance with MWRD's Watershed Management Ordinance.

Alignment Changes  N/A  Yes

Railroad Crossing Improvements  N/A  Yes

Note: The railroad crossing(s) that are near or within the project termini shall be evaluated for any required upgrades.

Street Lighting  N/A  Yes

Changes in access  N/A  Yes

Access control changes  N/A  Yes

Travel pattern changes  N/A  Yes

Attachments  N/A  Yes  (2d) Attachments

e. Discuss items affecting the improvement

Hazardous Mailbox Supports  N/A  Yes

Are there airports (private or public) or restricted landing strips within 2 miles of the project?  N/A  Yes

f. Estimated Total Cost of Construction

g. Analyze the need for accommodating pedestrians, bicyclists and persons with disabilities. When applicable, describe the facilities to be provided for pedestrians and bicyclists. Discuss the ADA accessibility and maximum longitudinal grade of these facilities (BLRS Manual Chapter 41).

A 10-foot shared-use path will be installed on the west side of 82nd Avenue. All shared-use path grades, curb ramps, and pedestrian traffic signals within the project limits will comply with ADA requirements. A 2% maximum cross slope and 5% maximum longitudinal slope will be maintained.

Does the project affect accommodations for pedestrians, bicyclists and persons with disabilities?

No  Yes

Sidewalks/Shared-Use Paths

Maximum 2% cross slope  No  Yes

ADA ramps with detectable warnings at street intersections?  No  Yes

Are there any portions of the proposed pedestrian accommodations which do not meet ADA accessibility requirements?

Village of Orland Park

Cook

22-00089-00-BT

No  Yes

Cultural Resources Review

Approval Date

08/22/22

Commitments Tree removal is restricted from April 1st through September 30th.

No Commitments

(10b) Attach Cultural Resources Documentation

c. Threatened or Endangered Species - Does the project have involvement with any endangered species or plants?

No Involvement  Involvement

(10c) Attach Natural Resources Review Approval Date

d. Tree Removal and Replacement - Does the project include tree removal?

No  Yes

How many trees are being removed?

29

Will replacement trees be included as part of this project?

No  Yes

Discuss the availability of suitable locations for replacement tree planting along the project.

Trees will be replaced at the locations shown on the plans (see Attachment 4 - Plan and Profile Sheets). The selected locations are between the proposed path and the right-of-way or easement line. These locations are outside of the clear zone for the path and for 82nd Avenue.

f. Following the special waste assessment screening criteria shown on Figure 20-12A of the BLRS Manual, is Preliminary Environmental Site Assessment (PESA) required? (BLRS Manual Section 20)

No  Yes

Attach documentation of Level I and/or Level II Screening  (10f) Attach Screening

Is work being done on property in the name of the state or are contract plans being prepared by the state?

No  Yes

If a PESA is required for either state or local ROW, did the PESA results determine that the project has Recognized Environmental Conditions (REC's) for special waste?

No  Yes

Attach a copy of any State PESA memo and/or State PESA response.

(10h) Attach PESA Memo

If the PESA results determine that the project contains REC's, describe how the special waste is proposed to be handled (including if a Preliminary Site Investigation (PSI) is required).

A PSI will be completed in Phase II to determine the treatment of excavated special waste and non-special waste at REC sites.

A PSI will be conducted during Phase II design and will determine how the special waste will be handled.

### 11. Wild and Scenic Rivers

If this project crosses or affects a river on the National Wild and Scenic Rivers System or a river listed in the Nationwide Rivers Inventory with potential for inclusion on the system, include coordination between the National Park Service and the Bureau of Design and Environment (BDE).

No Involvement  Involvement

Natural Resource Review  (11) Attach Natural Resource

Approval Date

Village of Orland Park

Cook

22-00089-00-BT

**12. Section 4(f) Lands** (BLRS Manual Section 20-3)

Does this project require any right-of-way, including temporary easements or other rights of access for the purpose of maintenance, from a publicly owned park, recreational area, wildlife and waterfowl areas, national preserves, or any historic site in or eligible for the National Register of Historic Places?

No  Yes

**13. Section 6(f) Lands** (BLRS Manual Section 20-4)

Does this project require acquisition of lands under the protection of Section 6(f) of the Land and Water Conservation Act of 1965 or other unique areas or special lands that were acquired in fee or easement with public-use money and have deed restrictions or covenants on the property?

No  Yes

**14. Air Quality** (BLRS Manual Section 20-11)

Select One

- a.  This project is in an attainment area outside of an area served by an MPO.  
 Project is within a portion of a nonattainment area for which the Chicago Metropolitan Agency of Planning (CMAP) is the MPO.

This project is included in the 2025 (transportation plan) and in the Transportation Improvement Program (TIP),  
Fiscal Year

endorsed by the Chicago Metropolitan Planning Organization, the region's Metropolitan  
Organization

Planning Organization. The 2025 (transportation plan) was found to conform by the Federal Highway Administration  
Fiscal Year

(FHWA) and the Federal Transit Administration (FTA) on 10/17/22. The TIP was found to conform by FHWA on  
Date

10/17/22 and by FTA on 10/17/22.  
Date Date

- Project is within a nonattainment area served by a Metropolitan Planning Organization other than CMAP.  
b. Mobile Source Air Toxics (see BDE 52-06)

The ADT is projected to be less than 140,000 vehicles per day. Therefore, MSAT analysis is not required.

This project is of a type qualifying as a categorical exclusion under 23 CFR 771.117(c), or exempt under the Clean Air Act conformity rule under 40 CFR 93.126, and, as such, a Mobile Source Air Toxics analysis is not required.

- c. Construction-related Particulate Matter

Demolition and construction activities can result in short-term increases in fugitive dust and equipment-related particulate emissions in and around the project area. (Equipment-related particulate emissions are usually insignificant when equipment is well maintained). The potential air quality impacts will be short-term, occurring only when demolition and construction work is in progress and local conditions are appropriate.

The potential for fugitive dust emissions typically is associated with building demolition, ground clearing, site preparation, grading, stockpiling of materials, on-site movement of equipment, and transportation of materials. The potential is greatest during dry periods, periods of intense construction activity, and during high wind conditions.

The Department's *Standard Specifications for Road and Bridge Construction* include provisions on dust control. Under these provisions, dust and airborne dirt generated by construction activities will be controlled through dust control procedures or a specific dust control plan, when warranted. The contractor and the Department will meet to review the nature and extent of dust-generating activities and will cooperatively develop specific types of control techniques appropriate to the specific situation.

Techniques that may warrant consideration include measures such as minimizing track-out of soil onto nearby publicly-traveled roads, reducing speed on unpaved roads, covering haul vehicles, and applying chemical dust suppressants or water to exposed surfaces, particularly those on which construction vehicles travel. With the application of appropriate measures to limit dust emissions during construction, this project will not cause any significant, short-term particulate matter air quality impacts.

- d. Project-level Hot Spot Analysis. Select One

Village of Orland Park

Cook

22-00089-00-BT

- This project is in an attainment area and does not require hot spot analysis.
- This project does not meet the definition of a project of air quality concern as defined in 40 CFR 93.123(b)(1).

Due to the improvements being construction of shared-use path and sidewalk.

it has been determined that the project will not cause or contribute to any localized PM<sub>2.5</sub> or PM<sub>10</sub> violations or increase the frequency or severity of any PM<sub>2.5</sub> or PM<sub>10</sub> violations. USEPA has determined that such projects meet the Clean Air Act's requirements without any further Hot-Spot analysis.

- This project is in a non-attainment or maintenance area and is a project of air quality concern. Therefore, a qualitative hot spot analysis is required.  (14d) Attach Hot-Spot Analysis

e. COSIM

Are through lanes or auxiliary turn lanes being added with this project?

- No  Yes

Does the project have sensitive receptors and is the highest design-year approach-volume on the business leg of the intersection project to exceed 5,000 vph or 62,500 ADT?

If yes, a COSIM pre-screen is required. If No, the project is exempt from COSIM screening.

- No  Yes

Explain why an analysis has not been performed

[Empty text box for explanation]

15. Noise (BLRS Manual Section 20-6)

Does the project involve a new alignment, additional lanes, or involve a significant alignment change?

- No  Yes

16. Work Zone Transportation Management Plan (TMP) (BLRS Manual Section 22-2.17)

Does the project intersect or follow a state route?

- No  Yes

Is the state or local route considered a significant route?

- No  Yes

17. Complete Streets (BLRS Manual Chapter 10)

Does the project include the addition of a travel, turning, or bi-directional turn lane on a state highway?

- No  Yes

18. Maintenance of Traffic (BLRS Manual Section 39-5(b)(9))

Will the proposed improvement require a detour?

- No  Yes

The proposed work zone will be protected by the appropriate traffic control measures to maintain at least one lane of traffic in each direction.

Are there any adverse impacts to business dependent on through traffic?

- No  Yes

Is there interference with any local special event or festival?

- No  Yes

Marked Detour: The proposed work zone will be protected by closing the road to through traffic. Through traffic will follow a marked detour around the proposed work zone. The proposed detour route is adequate to carry the additional traffic. The total adverse travel distance is \_\_\_\_\_ miles. The appropriate traffic control measures will be provided to maintain local traffic and provide access to the adjacent property owners

- Attach coordination with local public service providers such as Police, Fire, EMS, USPS and Schools.

Structure Number for structure used in detour \_\_\_\_\_

- (19) Attach Master Structure Report

Local Public Agency

County

Section Number

Village of Orland Park

Cook

22-00089-00-BT

- Attach coordination with the agencies with jurisdiction and maintenance over the proposed marked detour route.
- Attach an analysis of the impacts to the local property owners, adjacent businesses, on-street parking and the required mitigation measures for the impacts caused by the proposed detour.

Are there any adverse impacts to businesses dependent on traffic?

- No  Yes

Unmarked Detour: The proposed work zone will be protected by closing the road to through traffic. Through traffic will follow an unmarked detour around the proposed work zone. The adjacent roadways are adequate to carry the additional traffic. The appropriate traffic control measures will be provided to maintain local traffic and provide access to the adjacent property owners.

- Attach reroutes that are available to the traveling public:
- Attach coordination with the local public service providers such as police, fire, EMS, USPS and schools:

Attach Master Structure report for structure number \_\_\_\_\_  Attach Master Structure report

Are there any adverse impacts to businesses dependent on through traffic?

- No  Yes

Other considerations

- Alternative pedestrian accommodations will be provided to maintain ADA and pedestrian access.
- Other traffic control method:

**19. Public Involvement (BLRS Manual Chapter 21)**

- a. Summarize public information meetings, formal public hearings, property owner signoffs, media coverage, and personal contact with public. Include copies of newspaper publishings, letter to property owners, public comments, and documents showing all public comments have been addressed.

There are two property owners from which right-of-way is needed, School District 135 and ComEd. Individual property owner correspondence was completed using virtual meetings and meeting minutes and related correspondence have been included. See Attachment 8 - Property Owner Meetings and Correspondence.

A Public Information Meeting was held on October 26, 2023 at the Village Hall. The Public Information Meeting was advertised in the Daily Southtown Newspaper, on the village website, and using door hangers for all adjacent properties. At the Public Information Meeting Attendees were greeted at a registration table were encouraged to provide comments and speak with the design team and staff. The meeting used an open house format, and exhibits were on display. See Attachment 9 – Public Involvement Documentation.

Was a public information meeting or public hearing required for this project?

- No  Yes

Is ROW required for this project?

- No  Yes

Number of property owners from which ROW or easement are required. 2

The property owners were sent individual letters via USPS.

- No  Yes

Attach:

- Copies of letters of requesting comments on the proposed land acquisition
- Copies of property owner comments
- Copies of LPA responses to property owner comments

Was a public information meeting held?

- No  Yes

Local Public Agency	County	Section Number
Village of Orland Park	Cook	22-00089-00-BT

Date of Meeting	Meeting Type	Location	Number in Attendance
10/26/23	In-person	Village Hall, 14700 Ravinia Ave, Orland Park	21

Attach:

- Advertisement and newspaper publishing certificate
  - Sign-in Sheets
  - Copies of property owner comments
  - Copies of LPA responses to property owner comments
- Was a public hearing held?
- No    Yes

Briefly discuss the type and extent of opposition.

Public comments note opposition due to concerns about path user safety, privacy of adjacent properties, tree and brush removal, and dislike for pedestrian/bicycle facilities.

See Attachment 9 - Public Involvement Documentation.

**20. Coordination: LA-IDOT-FHWA (BLRS Manual Section 22-1.02)**

Have there been any coordination meetings for this project?

- No    Yes

**21. Other Coordination (BLRS Manual Section 22-2.11(14))**

Attach results of other Coordination.

	Date	
Utilities	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Utilities Coordination Results Attached
Railroad	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes	<input type="checkbox"/> Railroad Coordination Results Attached
District - IDOT	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes	<input type="checkbox"/> District - IDOT Coordination Results Attached
Public Service Providers (Police, Fire, EMS, Public Schools, USPS)	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Public Service Providers Coordination Results Attached
Adjacent local agencies that may be impacted by this project	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Local Agency Impacts Coordination Results Attached
USCOE correspondence	<input checked="" type="checkbox"/> <input type="checkbox"/> Yes	<input type="checkbox"/> USCOE Correspondence Coordination Results Attached
Other	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Other Coordination Results Attached

**22. Summary of Commitments (BLRS Manual Section 22-2.09)**

- |   |  |
|---|--|
| PSI shall be obtained during Phase II design engineering.   | <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes |
| Applicable commitments have been made to property owners. (Item #4, Item #19)   | <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes |
| Commitments listed in Natural Resource Review Memo. (Item #10)  | <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes |
| NPDES permit shall be obtained prior to the start of the construction activities.   | <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes |
| A USCOE Section 404 permit shall be acquired prior to construction activities.  | <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes |
| A Biological Assessment will be obtained prior to letting.  | <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes |
| Commitments involving Illinois Historic Preservation Office. (Item #10)   | <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes |
| For projects involving a road closure for marked and unmarked detours, coordination with public service process shall occur at least 48 hours prior to the closure of the road construction. (Item #18) | <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes |

Additional Commitments

- Work at Prairie Elementary School will be scheduled while school is closed.    N/A    Yes

Village of Orland Park

Cook

22-00089-00-BT

Execute IGA between Village and CCDOTH regarding path maintenance.

 N/A  Yes**23. List of Attachments**

1. Location Map
2. Functional Classification Map
3. Existing and Proposed Typical Sections
4. Plan and Profile Sheets
5. Cost Estimate
6. Crash Diagrams
7. Environmental Clearances and Correspondence
  - A. Biological Clearance
  - B. Wetlands Clearance
  - C. Cultural Clearance
  - D. Local PESA
8. Property Owner Meetings and Correspondence
  - A. School District 135
  - B. ComEd
9. Public Involvement Documentation
10. IDOT Phase I Kickoff Meeting Minutes
11. Other Coordination
  - A. Cook County Department of Transportation and Highways
  - B. CMAP
  - C. Utility Coordination
12. Comprehensive Plan – Recommended Bikeway System
13. Flood Insurance Rate Map



Local Public Agency	County	Section Number
Village of Orland Park	Cook	22-00089-00-BT

Project is for:	Project Number	Project Length (Mi)	Job Number	TIP Number
Municipality	5YNJ(013)	1.07	C-91-195-24	06-22-0016

Route(s) Street/Road Name  
 82nd Avenue (FAU 2754)

Termini  
 145th Place to Arrowhead Lane

Categorical Exclusion and Design Approval Recommended

Local Public Agency Signature & Date

**State Approved Categorical Exclusion and Design Approval**

Design Approval

This project will not have any significant impacts on the environment, or involve any unusual circumstances, therefore it is a State Approved Categorical Exclusion. See attached to signed BLR 19110:

Approval Date

Regional Engineer or Central Bureau of Local Roads and Streets Signature & Date

**Federal Approved Categorical Exclusion and Design Approval**

Categorical Exclusion and Design Approval Recommended

Regional Engineer Signature & Date

This project will not have any significant impacts on the human environment; therefore, the FHWA has approved this project as a Federal Approved Categorical Exclusion. Approval was given by FHWA at coordination meeting on \_\_\_\_\_ Date or attached email dated \_\_\_\_\_ Date

Design Approval

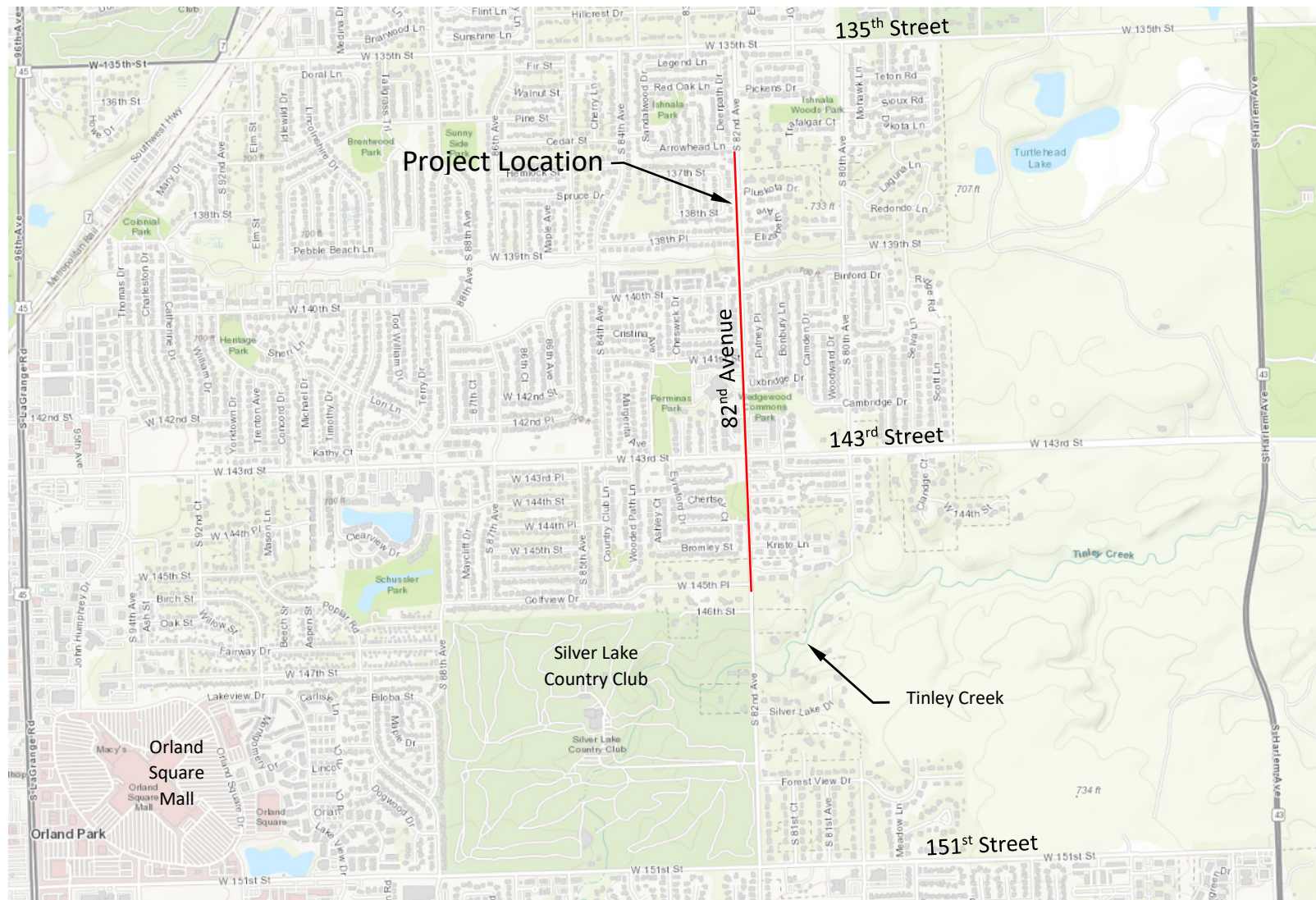
Central Bureau of Local Roads & Streets Signature & Date

**IDOT Department Use Only**

Received Location	Received Date	Additional Location?
<div style="border: 1px solid black; width: 100px; height: 20px;"></div>	<div style="border: 1px solid black; width: 100px; height: 20px;"></div>	<input type="checkbox"/>

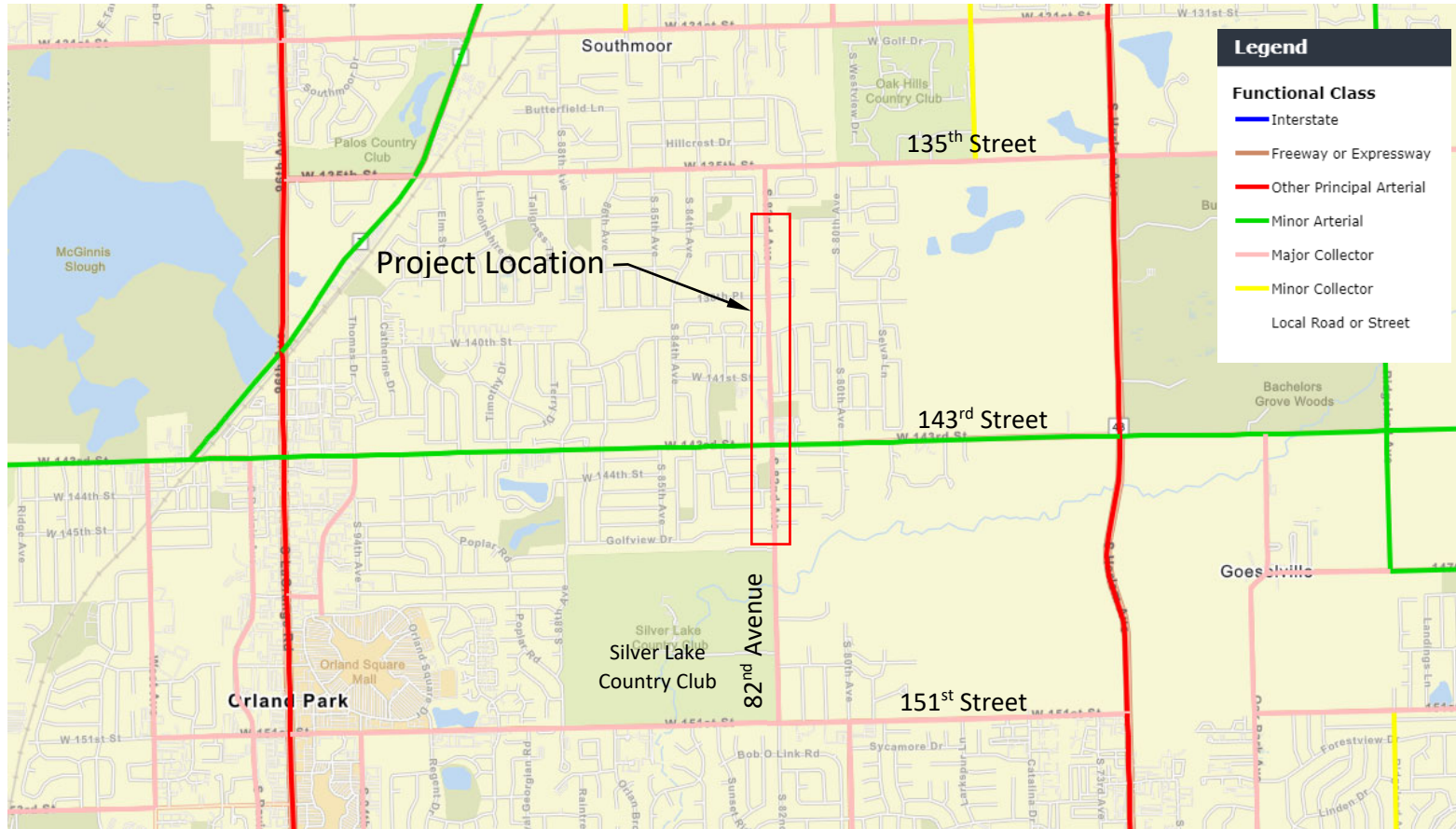
WMFT Entry By	Entry Date
<div style="border: 1px solid black; width: 200px; height: 20px;"></div>	<div style="border: 1px solid black; width: 100px; height: 20px;"></div>

# Village of Orland Park – 82<sup>nd</sup> Avenue Shared Use Path Location Map



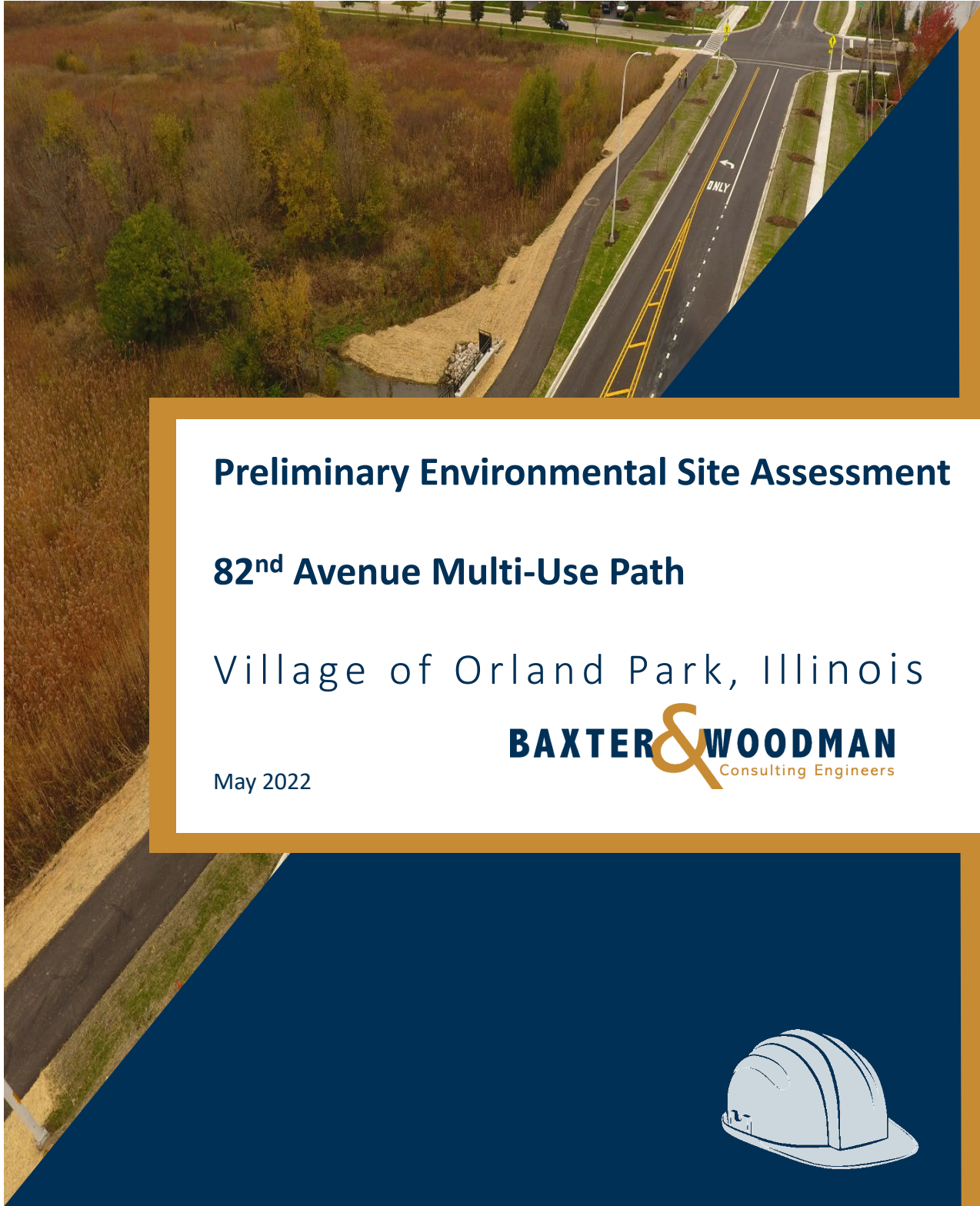
# Village of Orland Park – 82<sup>nd</sup> Avenue Shared Use Path

## Functional Classification Map





# Excerpts from Local PESA



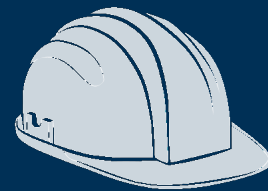
## Preliminary Environmental Site Assessment

### 82<sup>nd</sup> Avenue Multi-Use Path

Village of Orland Park, Illinois



May 2022



## EXECUTIVE SUMMARY

This report presents the results of a preliminary environmental site assessment (PESA) for the installation of a multi-use path located in the eastern part of the Village of Orland Park, Cook County, Illinois. The proposed path will follow 82<sup>nd</sup> Avenue from 135<sup>th</sup> Street to 151<sup>st</sup> Street (approximately 2 Miles). This report was prepared on behalf of the Village of Orland Park by Baxter & Woodman, Inc.

This PESA was conducted to assess the existing conditions that will follow 82<sup>nd</sup> Avenue from 135<sup>th</sup> Street to 151<sup>st</sup> Street. The multi-use path will replace the existing sidewalk with a wider asphalt path and connect to existing sidewalks and paths. The project is located in Sections 2 and 11, Township 36 North, Range 12 East, Cook County, Illinois (Exhibits 1 and 2).

The following sites were examined for this project. The tables below list sites along the project for which:

1. There are five sites with recognized environmental conditions (RECs) identified for sites adjoining the project (Table 1)
2. Fourteen sites adjoining the project are considered to have de minimis conditions (Table 2)

Based on review of the Environmental Data Resources (EDR) report prepared for this project, the on-site field investigation conducted on April 14, 2022, and evaluation of the engineering plans for the proposed multi-use path construction, **further investigation is required in the form of a Preliminary Site Investigation (PSI).**

**TABLE 1**

**Sites Adjoining the Project Limits Determined to Contain RECs**

Site #	Property Name	REC(s)	Regulatory database(s)	Land Use
210928-5	Block of Residential Homes South of Vista Drive	Historical Dry-Cleaner	EDR HIST Cleaner	Residential
210928-6	Nicor Gas Facility	Possible Exhaust Flair	None	Commercial
210928-7	Utility ROW	High Voltage Transmission Lines, Underground Petroleum Pipeline	None	Commercial
210928-13	Wedgewood Commons Strip Mall	Dry-Cleaner	EDR HIST Cleaner	Commercial
210928-19	Silver Lake Country Club	Historic LUST Incidents	LUST, INST CONTROL, SRP, SPILLS, BOL	Commercial

Note: Individual sites containing the same address with different owners and/or naming identifiers occur in the environmental database listings. This results in the potential for individual sites occurring in multiple listings in the data tables.

TABLE 2

**Sites Adjoining the Project Limits Determined to Contain De Minimis Conditions Only:**

Site #	Property Name	De minimis condition(s)	Land Use
210928-1	Block of residential Homes, North of Arrowhead lane	Agricultural use of pesticides and herbicides, Potential lead paint, ACM.	Residential
210928-2	Block of Residential Homes, North of Pluskota Drive	Agricultural use of pesticides and herbicides, Potential lead paint, ACM.	Residential
210928-3	Block of Residential Homes South of Arrowhead Lane	Agricultural use of pesticides and herbicides	Residential
210928-4	Block of Residential Homes South of Pluskota Drive	Agricultural use of pesticides and herbicides, Potential lead paint, ACM	Residential
210928-8	Block of Residential Homes South of Utility ROW East of 82nd Ave	Agricultural use of pesticides and herbicides, Potential lead paint, ACM	Residential
210928-9	Block of Residential Homes South of Utility ROW West of 82nd Ave	Agricultural use of pesticides and herbicides, Potential lead paint, ACM	Residential
210928-10	Prairie Elementary School	Agricultural use of pesticides and herbicides, Potential lead paint, ACM	School
210928-11	Wedgewood Commons Park	Agricultural use of pesticides and herbicides	Park
210928-12	Block of Residential Homes North of W 143rd Street	Agricultural use of pesticides and herbicides	Residential
210928-14	Wedgewood Estates Park	Agricultural use of pesticides and herbicides	Park
210928-15	Apartment Complex with School	Agricultural use of pesticides and herbicides, Potential lead paint, ACM	Residential
210928-16	Block of Residential Homes South of Katy Lane	Agricultural use of pesticides and herbicides, Potential lead paint, ACM	Residential
210928-17	Block of Residential Homes South of Wedgewood Estates Park	Agricultural use of pesticides and herbicides, Potential lead paint, ACM	Residential
210928-18	Block of Residential Homes South of Basswood Rd	Agricultural use of pesticides and herbicides, Potential lead paint, ACM	Residential

Environmental Data Resources Inc. (EDR) prepared Radius Map Reports for the project (Appendix C). Based on review of the EDR reports, available environmental records data, current and past land use, adjoining land uses, on-site reconnaissance, and review of published soils and geologic maps; 5 sites adjoining the project limits have been identified that contain RECs, as shown in Table 1. Due to the previous land usage, it is assumed that 14 adjoining sites contain de minimis conditions only, as shown in Table 2. An REC is defined as the presence or likely presence of any regulated substances on a property under conditions that indicate an existing release, a past release, or a material threat

**Village of Orland Park, Illinois**

of a release of any regulated substances into structures on the property or into the ground, groundwater, or surface water of the property. The term includes regulated substances even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment; and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

Potential hazards were not verified by Baxter & Woodman testing. Radon, biological hazards (such as mold, medical waste or septic waste), non-agricultural pesticides and/or herbicides may also be of concern. No further investigation concerning the presence or use of these factors was conducted for this PESA.

Where RECs are not indicated as present, radon; biological hazards (such as mold, medical waste or septic waste); non-agricultural pesticides and/or herbicides may still be of concern. No further investigation concerning the presence or use of these factors was conducted for this PESA.

For the purposes of this report, the following are considered to be de minimis conditions:

- Normal use of lead-based paint on exteriors and interiors of buildings and structures.
- Use of asbestos-containing materials in building construction.
- Transformers in normal use, unless the transformers were observed to be leaking, appear on an environmental regulatory list or were otherwise determined to pose a hazard not related to normal use.
- Agricultural use of pesticides and herbicides. In addition, most land in Illinois was under agricultural use prior to its conversion to residential, industrial, or commercial development. Pesticides, both regulated and otherwise, may have been used throughout the project area at any time. Unless specifically discussed elsewhere in this report, no information regarding past pesticide use that would be subject to enforcement action was located for this project, and such use is considered a de minimis condition.

Radon and biological hazards are not considered in this PESA unless specifically noted.

Although potential natural hazards, if present, may be described in this report, they are not considered as RECs or de minimis conditions for the purposes of this report, and are, therefore, not listed in the tables above.



September 13, 2024  
81.P013097.25 – Gewalt Hamilton Associates, Inc.  
82<sup>nd</sup> Avenue Shared-Use Path Project, Orland Park, Cook County, IL – PSI and CCDD  
*ATTACHMENTS*

**ATTACHMENT 2**  
**IDOT BLR 05514 CPFF CECS Cost Worksheets**





<b>Local Public Agency</b> Village of Orland Park	<b>County</b> Cook	<b>Section Number</b> 22-00089-00-BT
<b>Prime Consultant (Firm) Name</b> Gewalt Hamilton Associates, Inc.	<b>Prepared By</b> JJR	<b>Date</b> 9/13/2024
<b>Consultant / Subconsultant Name</b> Huff & Huff, Inc., a subsidiary of GZA, Inc.	<b>Job Number</b> 	

Note: This is name of the consultant the CECS is being completed for. This name appears at the top of each tab.

**Remarks**

Phase II PSI/CCDD Scope

### PAYROLL ESCALATION TABLE

CONTRACT TERM	18	MONTHS			OVERHEAD RATE	190.00%
START DATE	10/1/2024				COMPLEXITY FACTOR	0
RAISE DATE	3/1/2025				% OF RAISE	2.00%
END DATE	3/31/2026					

### ESCALATION PER YEAR

Year	First Date	Last Date	Months	% of Contract
0	10/1/2024	3/1/2025	5	27.78%
1	3/2/2025	3/1/2026	12	68.00%
2	3/2/2026	4/1/2026	1	5.78%

**The total escalation = 1.56%**

**Local Public Agency**

**County**

**Section Number**

Village of Orland Park

Cook

22-00089-00-BT

**Consultant / Subconsultant Name**

**Job Number**

Huff & Huff, Inc., a subsidiary of GZA, Inc.

**PAYROLL RATES**

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET FIXED RAISE

<b>MAXIMUM PAYROLL RATE</b>	<b>86.00</b>
<b>ESCALATION FACTOR</b>	<b>1.56%</b>

<b>CLASSIFICATION</b>	<b>IDOT PAYROLL RATES ON FILE</b>	<b>CALCULATED RATE</b>
Principal	\$85.96	\$86.00
Associate Principal II	\$76.21	\$77.40
Associate Principal I	\$70.09	\$71.18
Senior Project Manager II	\$60.37	\$61.31
Senior Project Manager I	\$56.56	\$57.44
Senior Landscape Architect	\$61.47	\$62.43
Senior Planning PM	\$59.03	\$59.95
Senior Technical Specialist I	\$56.06	\$56.93
Senior Technical Scientist	\$61.96	\$62.93
Scientist PM II	\$52.51	\$53.33
Scientist PM I	\$45.26	\$45.97
Assistant PM Scientist	\$37.07	\$37.65
Environmental Engineer PM I	\$47.24	\$47.98
Engineer II	\$31.75	\$32.24
Engineer I	\$35.69	\$36.25
Scientist SI	\$34.41	\$34.95
Scientist SII	\$30.02	\$30.49
Technical Graphics Technician	\$27.73	\$28.16
Architectural Historian	\$42.31	\$42.97
Administrative Executive	\$52.42	\$53.24
Senior Administrative Assistant	\$36.31	\$36.88
Project Administrator	\$38.47	\$39.07
Billing Administrator	\$26.00	\$26.41

<b>Local Public Agency</b>	<b>County</b>	<b>Section Number</b>
Village of Orland Park	Cook	22-00089-00-BT
<b>Consultant / Subconsultant Name</b>		<b>Job Number</b>
Huff & Huff, Inc., a subsidiary of GZA, Inc.		

**SUBCONSULTANTS**

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

NAME	Direct Labor Total	Contribution to Prime Consultant
<b>Total</b>	<b>0.00</b>	<b>0.00</b>

**NOTE: Only subconsultants who fill out a cost estimate that splits out direct labor may be listed on this sheet.**

**Local Public Agency**

Village of Orland Park

**County**

Cook

**Section Number**

22-00089-00-BT

**Consultant / Subconsultant Name**

Huff & Huff, Inc., a subsidiary of GZA, Inc.

**Job Number**

**DIRECT COSTS WORKSHEET**

List ALL direct costs required for this project. Those not listed on the form will not be eligible for reimbursement by the LPA on this project.  
EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

ITEM	ALLOWABLE	QUANTITY	CONTRACT RATE	TOTAL
Lodging (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual Cost (Up to state rate maximum)			\$0.00
Lodging Taxes and Fees (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual Cost			\$0.00
Air Fare	Coach rate, actual cost, requires minimum two weeks' notice, with prior IDOT approval			\$0.00
Vehicle Mileage (per GOVERNOR'S TRAVEL CONTROL BOARD)	Up to state rate maximum	100	\$0.67	\$67.00
Vehicle Owned or Leased	\$32.50/half day (4 hours or less) or \$65/full day			\$0.00
Vehicle Rental	Actual Cost (Up to \$55/day)			\$0.00
Tolls	Actual Cost			\$0.00
Parking	Actual Cost			\$0.00
Overtime	Premium portion (Submit supporting documentation)			\$0.00
Shift Differential	Actual Cost (Based on firm's policy)			\$0.00
Overnight Delivery/Postage/Courier Service	Actual Cost (Submit supporting documentation)			\$0.00
Copies of Deliverables/MyIars (In-house)	Actual Cost (Submit supporting documentation)			\$0.00
Copies of Deliverables/MyIars (Outside)	Actual Cost (Submit supporting documentation)			\$0.00
Project Specific Insurance	Actual Cost			\$0.00
Monuments (Permanent)	Actual Cost			\$0.00
Photo Processing	Actual Cost			\$0.00
2-Way Radio (Survey or Phase III Only)	Actual Cost			\$0.00
Telephone Usage (Traffic System Monitoring Only)	Actual Cost			\$0.00
CADD	Actual Cost (Max \$15/hour)			\$0.00
Web Site	Actual Cost (Submit supporting documentation)			\$0.00
Advertisements	Actual Cost (Submit supporting documentation)			\$0.00
Public Meeting Facility Rental	Actual Cost (Submit supporting documentation)			\$0.00
Public Meeting Exhibits/Renderings & Equipment	Actual Cost (Submit supporting documentation)			\$0.00
Recording Fees	Actual Cost			\$0.00
Transcriptions (specific to project)	Actual Cost			\$0.00
Courthouse Fees	Actual Cost			\$0.00
Storm Sewer Cleaning and Televising	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Traffic Control and Protection	Actual Cost (Requires 2-3 quotes with IDOT approval)	1	\$2,750.00	\$2,750.00
Aerial Photography and Mapping	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Utility Exploratory Trenching	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Testing of Soil Samples	Actual Cost			\$0.00
Lab Services	Actual Cost (Provide breakdown of each cost)	12	\$740.00	\$8,880.00
Equipment and/or Specialized Equipment Rental	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Driller (Day)	Actual Cost - Daily Rate	1	\$2,950.00	\$2,950.00
Photoionization Detector (PID)	Daily Rate	1	\$100.00	\$100.00
Field Kit - Expendible Materials	Daily Rate	1	\$35.00	\$35.00
				\$0.00
<b>TOTAL DIRECT COSTS:</b>				<b>\$14,782.00</b>

**Local Public Agency**

Village of Orland Park

**County**

Cook

**Section Number**

22-00089-00-BT

**Consultant / Subconsultant Name**

Huff &amp; Huff, Inc., a subsidiary of GZA, Inc.

**Job Number****COST ESTIMATE WORKSHEET**

## EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

OVERHEAD RATE COMPLEXITY FACTOR 

TASK	DIRECT COSTS (not included in row totals)	STAFF HOURS	PAYROLL	OVERHEAD & FRINGE BENEFITS	FIXED FEE	SERVICES BY OTHERS	TOTAL	% OF GRAND TOTAL
PSI/CCDD	14,782	82	2,735	5,196	903	0	8,834	34.59%
QAQC	0	5	368	700	122	0	1,190	4.66%
Project Administration	0	5	228	433	75	0	736	2.88%
<b>Subconsultant DL</b>							\$0.00	
<b>Direct Costs Total ==&gt;</b>	\$14,782.00						<b>\$14,782.00</b>	57.87%
<b>TOTALS</b>		92	3,331	6,329	1,100	-	25,542	100.00%

9,660

**Local Public Agency**

Village of Orland Park

**County**

Cook

**Section Number**

22-00089-00-BT

**Consultant / Subconsultant Name**

Huff & Huff, Inc., a subsidiary of GZA, Inc.

**Job Number**

**AVERAGE HOURLY PROJECT RATES**  
**EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET**

SHEET 1 OF 1

PAYROLL CLASSIFICATION	AVG HOURLY RATES	TOTAL PROJ. RATES			PSI/CCDD			QAQC			Project Administration								
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Principal	86.00	0.0																	
Associate Principal II	77.40	3.0	3.26%	2.52				2	40.00%	30.96	1	20.00%	15.48						
Associate Principal I	71.18	3.0	3.26%	2.32				3	60.00%	42.71									
Senior Project Manager II	61.31	0.0																	
Senior Project Manager I	57.44	0.5	0.54%	0.31	0.5	0.61%	0.35												
Senior Landscape Architect	62.43	0.0																	
Senior Planning PM	59.95	0.0																	
Senior Technical Specialist I	56.93	0.0																	
Senior Technical Scientist	62.93	0.0																	
Scientist PM II	53.33	0.0																	
Scientist PM I	45.97	0.0																	
Assistant PM Scientist	37.65	8.0	8.70%	3.27	4	4.88%	1.84				4	80.00%	30.12						
Environmental Engineer PM I	47.98	0.0																	
Engineer II	32.24	0.0																	
Engineer I	36.25	35.0	38.04%	13.79	35	42.68%	15.47												
Scientist SI	34.95	0.0																	
Scientist SII	30.49	35.0	38.04%	11.60	35	42.68%	13.01												
Technical Graphics Technician	28.16	6.5	7.07%	1.99	6.5	7.93%	2.23												
Architectural Historian	42.97	0.0																	
Administrative Executive	53.24	0.0																	
Senior Administrative Assistant	36.88	1.0	1.09%	0.40	1	1.22%	0.45												
Project Administrator	39.07	0.0																	
Billing Administrator	26.41	0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
<b>TOTALS</b>		92.0	100%	\$36.21	82.0	100.00%	\$33.35	5.0	100%	\$73.67	5.0	100%	\$45.60	0.0	0%	\$0.00	0.0	0%	\$0.00

**HUFF & HUFF, INC.**  
**SUMMARY OF DIRECT COSTS**

Project: GHA 82nd Ave Path Orland Park Ph II

						<u><b>DIRECT</b></u>
<b>Task 1 - PSI/CCDD</b>						
Trips	50 miles	x	2 x	\$ 0.670	= \$	67.00
Traffic Control	1 day	x	1 x	\$ 2,750.00	= \$	2,750.00
Driller	1 day	x	1 x	\$ 2,950.00	= \$	2,950.00
Field Kit	1 day	x	1 x	\$ 35.00	= \$	35.00
PID	1 day	x	1 x	\$ 100.00	= \$	100.00
Lab Analytical IDOT Protocol					\$	-
VOCs w/5035	1 ea	x	12 x	\$ 130.00	= \$	1,560.00
SVOCs	1 ea	x	12 x	\$ 175.00	= \$	2,100.00
TAL total Metals	1 ea	x	12 x	\$ 135.00	= \$	1,620.00
SPLP Metals	1 ea	x	12 x	\$ 140.00	= \$	1,680.00
TCLP Metals	1 ea	x	12 x	\$ 140.00	= \$	1,680.00
pH	1 ea	x	12 x	\$ 20.00	= \$	240.00
Cost/IDOT Protocol sample			1	\$ 740.00	= \$	-
<hr/>						
<b>Task Total</b>					<b>\$</b>	<b>14,782.00</b>
 <b>Task 2 - QA/QC</b>						
<hr/>						
					0 x	\$ - = \$ -
<b>Task Total</b>					<b>\$</b>	<b>-</b>
 <b>Task 3 - Project Administration</b>						
<hr/>						
					0 x	\$ - = \$ -
<b>Task Total</b>					<b>\$</b>	<b>-</b>
<hr/>						
<b>GRAND TOTAL</b>					<b>\$</b>	<b>14,782.00</b>

**HUFF & HUFF, INC.**  
**SUMMARY OF SERVICES BY OTHERS**  
 Project: GHA 82nd Ave Path Orland Park Ph II

**OUTSIDE**

**Task 1 - PSI/CCDD**

	0 x	\$ -	=	\$ -
		<b>Task Total</b>		<b>\$ -</b>

**Task 2 - QA/QC**

	0 x	\$ -	=	\$ -
		<b>Task Total</b>		<b>\$ -</b>

**Task 3 - Project Administration**

	0 x	\$ -	=	\$ -
		<b>Task Total</b>		<b>\$ -</b>

---

**GRAND TOTAL**      **\$ -**



9/24/2024

**Scope of Work**  
**Phase II Engineering**  
**Geotechnical Investigation**  
**82<sup>nd</sup> Avenue Shared-Use Path**  
**From 145<sup>th</sup> Place to Arrowhead Lane**  
**Orland Park, Illinois**

We understand that the proposed improvements consist of construction of a new shared-use on the west side of 82<sup>nd</sup> Avenue, between 145<sup>th</sup> Place and Arrowhead Lane in Orland Park, Illinois.

**Proposed Scope of Work**

Our scope of work includes:

- 12 to 14 soil borings to a depth of 5 feet each, spaced approximately 450 feet apart.
- Geotechnical laboratory testing of soil samples.
- Preparation of Geotechnical Report. The report will include description of subsurface soil conditions and recommendations for subgrade preparation and anticipated extents of undercuts.

**Field Work**

The borings will be located in the field by INTERRA. The location of the borings will be adjusted based on field conditions, accessibility and utility conflicts. Hand augers may be performed in lieu of soil borings at select locations if accessibility or soft surface conditions are encountered. We do not anticipate the need for traffic control or lane closures. Safety cones will be utilized as needed near the intersections.

Prior to drilling, INTERRA's drilling subcontractor will clear underground utilities by contacting the local one-call utility clearance service. The borings will be drilled with a truck-mounted drill rig. Soil sampling in the borings will be performed in general accordance with AASHTO T-206,

“Penetration Test and Split Barrel Sampling of Soils”. Observation for groundwater will be made during and immediately after the completion of the drilling. Unconfined compressive strength tests will be performed on all cohesive soil samples in the field using a RIMAC tester.

After the completion of the drilling, the boreholes will be backfilled with the soil auger cuttings and bentonite. Where required, the surface will be patched with asphalt or cement grout to match surrounding elevations.

### **Geotechnical Laboratory Work**

Laboratory testing of soil samples will be performed by INTERRA. Moisture content tests will be performed on all recovered soil samples. In addition to moisture content, selected samples will be tested for Atterberg Limits, Grain Size Analysis and Organic Content.

### **Report**

The Geotechnical Report will include a narrative, soil boring logs, borehole location plans and laboratory test reports and design recommendations in general accordance with IDOT Geotechnical Manual, 2020.

### **Cost Estimate**

The cost to provide the above-mentioned services is provided in the attached CECS.

### **Schedule**

The fieldwork could be started within two weeks of receiving authorization to proceed. We anticipate the fieldwork to be completed in one to two working days. Pre-drilling meetings or conference calls will be conducted if requested. The draft report will be issued within three weeks of completion of field work. Final report will be issued within two weeks after receiving review comments.



600 Territorial Drive, Suite G  
Bolingbrook, IL 60440

p: 630-754-8700  
f: 630-754-8705

INTERRA very much appreciates the opportunity to submit this proposal. Should you need any additional information or clarifications, please do not hesitate to call us.

Very truly yours,

**Interra, Inc.**

Ashok Guntaka, EI  
Project Manager

Sanjeev Bandi, Ph.D., PE  
Principal Engineer



<b>Local Public Agency</b> Village of Orland Park	<b>County</b> Cook	<b>Section Number</b> 22-00089-00-BT
<b>Prime Consultant (Firm) Name</b> Gewalt Hamilton Associates, Inc.	<b>Prepared By</b> Ashok Guntaka	<b>Date</b> 9/24/2024
<b>Consultant / Subconsultant Name</b> INTERRA, Inc.	<b>Job Number</b> C-91-195-24	

Note: This is name of the consultant the CECS is being completed for. This name appears at the top of each tab.

**Remarks**

Geotechnical investigation for 82nd Avenue Shared-Use Path from 145th Place to Arrowhead Lane. Project No. 5YNJ(013), TIP Number 06-22-0016

### PAYROLL ESCALATION TABLE

CONTRACT TERM	12	MONTHS			
START DATE	11/1/2024			OVERHEAD RATE	132.67%
RAISE DATE	1/1/2025			COMPLEXITY FACTOR	0
				% OF RAISE	2.00%
END DATE	10/31/2025				

### ESCALATION PER YEAR

Year	First Date	Last Date	Months	% of Contract
0	11/1/2024	1/1/2025	2	16.67%
1	1/2/2025	11/1/2025	10	85.00%

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**The total escalation = 1.67%**

Local Public Agency

County

Section Number

Village of Orland Park

Cook

22-00089-00-BT

Consultant / Subconsultant Name

Job Number

INTERRA, Inc.

C-91-195-24

**PAYROLL RATES**

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET FIXED RAISE

MAXIMUM PAYROLL RATE	86.00
ESCALATION FACTOR	1.67%

<b>CLASSIFICATION</b>	<b>IDOT PAYROLL RATES ON FILE</b>	<b>CALCULATED RATE</b>
Sr. Admin Assistant	\$31.00	\$31.52
Staff Engineer	\$33.00	\$33.55
Geologist	\$37.00	\$37.62
Geotechnical Engineer	\$54.50	\$55.41
Senior Project Manager	\$77.33	\$78.62
Principal Engineer	\$86.00	\$86.00

**Local Public Agency**

Village of Orland Park

**County**

Cook

**Section Number**

22-00089-00-BT

**Consultant / Subconsultant Name**

INTERRA, Inc.

**Job Number**

C-91-195-24

**DIRECT COSTS WORKSHEET**

List ALL direct costs required for this project. Those not listed on the form will not be eligible for reimbursement by the LPA on this project.  
EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

ITEM	ALLOWABLE	QUANTITY	CONTRACT RATE	TOTAL
Lodging (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual Cost (Up to state rate maximum)			\$0.00
Lodging Taxes and Fees (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual Cost			\$0.00
Air Fare	Coach rate, actual cost, requires minimum two weeks' notice, with prior IDOT approval			\$0.00
Vehicle Mileage (per GOVERNOR'S TRAVEL CONTROL BOARD)	Up to state rate maximum	2	\$65.00	\$130.00
Vehicle Owned or Leased	\$32.50/half day (4 hours or less) or \$65/full day			\$0.00
Vehicle Rental	Actual Cost (Up to \$55/day)			\$0.00
Tolls	Actual Cost			\$0.00
Parking	Actual Cost			\$0.00
Overtime	Premium portion (Submit supporting documentation)			\$0.00
Shift Differential	Actual Cost (Based on firm's policy)			\$0.00
Overnight Delivery/Postage/Courier Service	Actual Cost (Submit supporting documentation)			\$0.00
Copies of Deliverables/Mylars (In-house)	Actual Cost (Submit supporting documentation)			\$0.00
Copies of Deliverables/Mylars (Outside)	Actual Cost (Submit supporting documentation)			\$0.00
Project Specific Insurance	Actual Cost			\$0.00
Monuments (Permanent)	Actual Cost			\$0.00
Photo Processing	Actual Cost			\$0.00
2-Way Radio (Survey or Phase III Only)	Actual Cost			\$0.00
Telephone Usage (Traffic System Monitoring Only)	Actual Cost			\$0.00
CADD	Actual Cost (Max \$15/hour)			\$0.00
Web Site	Actual Cost (Submit supporting documentation)			\$0.00
Advertisements	Actual Cost (Submit supporting documentation)			\$0.00
Public Meeting Facility Rental	Actual Cost (Submit supporting documentation)			\$0.00
Public Meeting Exhibits/Renderings & Equipment	Actual Cost (Submit supporting documentation)			\$0.00
Recording Fees	Actual Cost			\$0.00
Transcriptions (specific to project)	Actual Cost			\$0.00
Courthouse Fees	Actual Cost			\$0.00
Traffic Control and Protection	Actual Cost (Requires 2-3 quotes with IDOT approval)	0	\$2,800.00	\$0.00
Geotechnical Drilling & Pavement Coring	Actual Cost (See attached)	1	\$3,800.00	\$3,800.00
Lab - Moisture Content	Direct Cost (in-house)	30	\$25.00	\$750.00
Lab - Grainsize Analysis	Direct Cost (in-house)	2	\$255.00	\$510.00
Lab - Atterberg Limits	Direct Cost (in-house)	2	\$145.00	\$290.00
Lab - Organic Content	Direct Cost (in-house)	1	\$170.00	\$170.00
Lab - Standard Proctor	Direct Cost (in-house)	0	\$270.00	\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
<b>TOTAL DIRECT COSTS:</b>				<b>\$5,650.00</b>

**Local Public Agency**

Village of Orland Park

**County**

Cook

**Section Number**

22-00089-00-BT

**Consultant / Subconsultant Name**

INTERRA, Inc.

**Job Number**

C-91-195-24

**COST ESTIMATE WORKSHEET**

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

OVERHEAD RATE **132.67%**

COMPLEXITY FACTOR **0**

TASK	DIRECT COSTS (not included in row totals)	STAFF HOURS	PAYROLL	OVERHEAD & FRINGE BENEFITS	FIXED FEE	SERVICES BY OTHERS	TOTAL	% OF GRAND TOTAL
Administrative		3	95	125	31		251	1.68%
Field Services	3,930	20	802	1,064	265		2,131	14.29%
Laboratory Services	1,720	5	194	257	64		515	3.45%
Data Evaluation		14	837	1,110	276		2,223	14.91%
Meetings/Coordination		2	165	218	54		437	2.93%
Geotechnical Report		20	1,231	1,633	406		3,270	21.93%
QA/QC		2	165	218	54		437	2.93%
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<b>Subconsultant DL</b>							\$0.00	
<b>Direct Costs Total ==&gt;</b>	\$5,650.00						\$5,650.00	37.88%
<b>TOTALS</b>		66	3,489	4,625	1,150	-	14,914	100.00%

**Local Public Agency**

Village of Orland Park

**County**

Cook

**Section Number**

22-00089-00-BT

**Consultant / Subconsultant Name**

INTERRA, Inc.

**Job Number**

C-91-195-24

**AVERAGE HOURLY PROJECT RATES  
EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET**

SHEET 1 OF 2

PAYROLL CLASSIFICATION	AVG HOURLY RATES	TOTAL PROJ. RATES			Administrative			Field Services			Laboratory Services			Data Evaluation			Meetings/Coordination		
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Sr. Admin Assistant	31.52	3.0	4.55%	1.43	3	100.00%	31.52												
Staff Engineer	33.55	11.0	16.67%	5.59				8	40.00%	13.42	3	60.00%	20.13						
Geologist	37.62	11.0	16.67%	6.27				10	50.00%	18.81	1	20.00%	7.52						
Geotechnical Engineer	55.41	29.0	43.94%	24.35							1	20.00%	11.08	12	85.71%	47.49			
Senior Project Manager	78.62	4.0	6.06%	4.76				2	10.00%	7.86							1	50.00%	39.31
Principal Engineer	86.00	8.0	12.12%	10.42										2	14.29%	12.29	1	50.00%	43.00
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<b>TOTALS</b>		66.0	100%	\$52.83	3.0	100.00%	\$31.52	20.0	100%	\$40.09	5.0	100%	\$38.74	14.0	100%	\$59.78	2.0	100%	\$82.31



**Local Public Agency**

Village of Orland Park

**County**

Cook

**Section Number**

22-00089-00-BT

**Consultant / Subconsultant Name**

INTERRA, Inc.

**Job Number**

C-91-195-24

**AVERAGE HOURLY PROJECT RATES**

**EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET**

SHEET 2 OF 2

PAYROLL CLASSIFICATION	AVG HOURLY RATES	Geotechnical Report			QA/QC														
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg			
Sr. Admin Assistant	31.52																		
Staff Engineer	33.55																		
Geologist	37.62																		
Geotechnical Engineer	55.41	16	80.00%	44.33															
Senior Project Manager	78.62				1	50.00%	39.31												
Principal Engineer	86.00	4	20.00%	17.20	1	50.00%	43.00												
<b>TOTALS</b>		20.0	100%	\$61.53	2.0	100%	\$82.31	0.0	0%	\$0.00	0.0	0%	\$0.00	0.0	0%	\$0.00	0.0	0%	\$0.00

				<b>QUOTE DRILLING, PAVEMENT CORING &amp; TRAFFIC CONTROL</b>	
<b>Date</b>	9/24/2024				
<b>Project</b>	Orland Park 82nd Avenue				
<b>Site Address</b>	82nd Avenue from 145th Place to Arrowhead Lane				
<b>Details</b>	Utility clearances, mobilization, drilling, backfilling. Borings will be in the parkway area on the west side of 82nd Avenue..				
<b>Client</b>	INTERRA, Inc. - 600 Territorial Drive, Suite G, Bolingbrook, IL 60440				
<b>Contact</b>	Ashok Guntaka	<b>Cell:</b>	630-675-1357	<b>Email</b>	aguntaka@interraservices.com

### GEOTECHNICAL DRILLING

Item #	Description	Unit	Quantity	Unit Rate	Amount
1	Drilling Coordination & Utility Clearances	HOUR	2	\$ 150.00	\$ 300.00
2	Full depth pavement coring (assume 12-16 inches)	EACH	0		\$ -
3	Soil Drilling: 14 borings at 5 feet each	FEET	70	\$ 50.00	\$ 3,500.00
4	3-inch shelby tubes	EACH	0	\$ 50.00	\$ -
5	Traffic Control (Flaggers)	DAY	0	\$ 2,800.00	\$ -
				<b>Total</b>	<b>\$ 3,800.00</b>


<b>Notes:</b>	
1	Sample interval is 2.5-feet up to 30 ft. Sample interval beyond 30' is 5-feet.
2	Sampling, Backfill, Mobilization & Demobilization of truck or ATV rig, jars, hole plug and asphalt patching is included in soil drilling per foot rate
3	Non Prevailing Wage project
4	Traffic Control sub provided by Drilling Company
5	Driller to perform and manage JULIE tickets and joint meets as needed

<b>Submitted By</b>	Geocon Professional Services
<b>Valid until</b>	10/31/2025
<b>Contact</b>	Brandon Filafusi
<b>Phone</b>	815-823-2623
<b>Email</b>	<a href="mailto:brandon.filafusi@geoconcompanies.com">brandon.filafusi@geoconcompanies.com</a>

Signature \_\_\_\_\_  
Date: \_\_\_\_\_

Providing Right-of-Way Acquisition services since 1992

## PROPOSAL FOR LAND ACQUISITION SERVICES

### **82<sup>nd</sup> Avenue Bike Path Gewalt Hamilton Associates, Inc. for the benefit of Village of Orland Park**

**Santacruz Land Acquisitions** specializes in negotiating and acquiring parcels of land for right-of-way use by governmental bodies in roadway construction and other public infrastructure projects. Founded in 1992, we have been helping our clients acquire right-of-way on budget and in a timely manner to keep their projects on schedule. We have worked extensively with the Illinois Department of Transportation (IDOT), the Illinois State Toll Highway Authority (ISTHA), Cook County, Lake County, Will County and other local municipalities in facilitating property owners through the acquisition process with great success.

Having extensive experience with right of way projects, we understand the importance of keeping on schedule. On-time lettings gives the Village of Orland Park, the Local Public Agency (“LPA”) the best use of its resources and strengthens the efficiencies in the implementation of its roadway improvement program. To achieve your goals, it is critical that your land acquisition consultant understands the importance and addresses three critical issues in your acquisition of right of way:

- Deliver the right of way on-time to meet the letting.
- Manage the acquisition risks, including the cost of condemnation litigation.
- Compliance with land acquisition policies and procedures and FWA policies that affect the certification and funding of your project.

Santacruz Land Acquisitions (“Santacruz”) will work with the staff for the LPA and/or, Gewalt Hamilton Associates, Inc., Engineer for the LPA, (“Consultant”) to develop a land acquisition plan for the reconstruction of 82<sup>nd</sup> Avenue Bike Path (the “Project”) to assure that the goals are met.

*Santacruz Land Acquisitions is certified as a Disadvantaged Business Enterprise (DBE) by the State of Illinois, Department of Transportation and a Minority Business Enterprise (MBE) with the City of Chicago and Cook County.*

### COMPENSATION

Santacruz shall be entitled to compensation, based on one (1) projected parcels of right-of-way, on a per parcel basis, as follows:

<b>APPRAISALS:</b>	<b>\$3,600.00</b>
<b>REVIEW APPRAISALS:</b>	<b>\$1,800.00</b>
<b>NEGOTIATIONS:</b>	<b>\$3,600.00</b>

In the alternative, Santacruz shall invoice the LPA or Consultant for any fees and charges related to the acquisitions including, without limitation, (i) the cost of the later date title commitments, (ii) the cost of title insurance policies obtained on the parcels to be acquired, (iii) the cost of recording any necessary documents to complete the conveyance and obtain clear title, (iv) lender’s fees related to the processing of any partial releases needed to provide clear title, and (v) land trustee processing fees. Santacruz shall include **\$600.00** per parcel towards the payment of these charges. Santacruz shall pay any such fees and charges in excess of the **\$600.00** per parcel allowance for which Santacruz Land Acquisitions shall be entitled to additional compensation in the amount of any such payments pursuant to a separate work order issued.



Based on the projected total number of parcels of right-of-way to be acquired for the Project, the land acquisition negotiation services provided herein are offered at a cost not to exceed **\$9,600.00** as follows:

<b>Land Acquisition Services</b>	<b>\$9,000.00</b>
<b>Estimated Direct Billable Expenses</b>	<b>\$600.00</b>

**The pricing on this proposal shall be good for twelve months of the date of this proposal: September 18, 2024.**

*See attached for Scope of Services and Team resumes.*

We look forward to the opportunity of serving you on this project. If you have any questions, do not hesitate to contact Javier Steve Santacruz at 847-868-9620 or via email at [javier@santacruz-associates.com](mailto:javier@santacruz-associates.com).

Sincerely,

A handwritten signature in black ink, appearing to read 'J St St', written in a cursive style.

Javier Steve Santacruz

Accepted this \_\_\_\_ day of \_\_\_\_\_, 2024  
Gewalt Hamilton Associates, INC.

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

**PRICING SCHEDULE**

**Appraisal Services (per parcel)**

Appraisals	\$3,600.00
Revision to appraisal due to change in ROW or plans <sup>1</sup>	\$1,500.00 - \$3,600.00

**Review Appraisal Services (per parcel)**

Review Appraisals	\$1,800.00
Revision to review appraisal due to change in ROW or plans <sup>1</sup>	\$1,000.00 - \$1,800.00

**Negotiation Services (per parcel)**

Negotiation and acquisition services for Right of Way including, without limitation, documentation of conveyance of property interest	\$3,600.00
Additional negotiations due to change in ownership or plans <sup>1</sup>	\$2,000.00 - \$3,600.00

**Witness Services (if applicable)**

Rate for each ½ day in pretrial conference or in court for Negotiator <sup>1</sup>	\$1,000.00
Rate for each ½ day in pretrial conference or in court for Appraiser <sup>1</sup>	\$1,000.00
Hourly rate for consultation not otherwise specifically provided for herein	\$250.00

**Title Services (if applicable)**

Later date commitment – In addition to actual recording costs + Administrative fee	\$25.00
Title insurance policies – In addition to actual recording costs + Administrative fee	\$25.00
Recording of Documents – In addition to actual recording costs + Administrative fee	\$25.00
Copies of recorded documents – In addition to actual copying costs & research fees + Administrative fee	\$25.00

**OPTIONAL SERVICE: Valuation Assistance for ROW Joint Agreement (per parcel)**

Valuation estimate	\$500.00
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<sup>1</sup> Requires supplemental work order.

**LAND ACQUISITION SCOPE OF SERVICES**

Santacruz Land Acquisitions (“Santacruz”) shall provide Right-of-Way Acquisition Services as follows:

- Project Management
- Appraisals and review appraisals
- Negotiations

All services shall be performed at the direction of the County and in accordance with the policies and procedures of IDOT, as applicable, the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (“Uniform Act”), as amended (49 CFR Part 24), the Illinois Eminent Domain Act (735 ILCS 30) (“Eminent Domain Act”), and the Illinois Code of Civil Procedure (“Code of Civil Procedure”).

- **Notice to Proceed.** Our services start after authorization to proceed from LPA and IDOT (as necessary).
- **Kick-off Meeting.** Santacruz will meet with LPA and Consultant to discuss the Project, identify issues and develop any necessary strategies to assure the timely completion of the Project.
- **Delivery and Review of Project Information.** LPA or Consultant will provide Santacruz with plats of highway, legal descriptions, the most recent title commitments and any other pertinent information regarding the property owner for each parcel assigned for acquisition. In addition, LPA or Consultant will also provide Santacruz with a set of project plans, including, (i) plan and profile, (ii) drainage and utilities, (iii) pavement markings and (iv) cross sections.
- **Introductory Notice to Owners.** The appraiser will notify the property owner of the proposed taking and will invite the property owner to be present during the inspection by the appraiser.
- **Appraisal.** The appraiser shall make a detailed inspection of the properties and make such investigations and studies as are consistent with industry standard and necessary to derive sound conclusions for the preparation of appraisal reports. As necessitated by a change of ownership, a revision to the right of way or for condemnation purposes, Santacruz will furnish and deliver updated or revised appraisals pursuant to a separate or supplemental work order.
- **Review Appraisal.** All appraisals will be reviewed by the review appraiser assuring that all items affecting the value of the property have been considered in the appraisal. As necessitated by a change of ownership, a revision to the right of way or for condemnation purposes, Santacruz will furnish and deliver updated or revised appraisals pursuant to a separate or supplemental work order.
- **Negotiation and Acquisition.** Santacruz shall commence negotiations after approval by LPA of the appraisals and the amount of just compensation to be offered to the property owner.
  - Before contacting the property owner, Santacruz will prepare and send the introductory letter to the property owner on the LPA’s letterhead.
  - Santacruz will present the property owner with an offer package, which shall contain the Offer to Purchase and other documents to assist the property owner with reviewing the right-of-way request.
  - Santacruz will make all reasonable efforts to complete the acquisition of the right-of-way from the property owner.
  - Santacruz will not have any authority to determine administrative settlements. Santacruz will consult with LPA for approval of any counter offers and upon acceptance by LPA of any such counter-offer, Santacruz will prepare the necessary documentation for administrative settlement.
  - Santacruz will review the title commitment provided for each parcel to determine the liens and encumbrances that will need to be addressed in order to complete the acquisition process for LPA.

- If, during its discussions with the property owner, errors in the plans are discovered or the property owner requests design changes, Santacruz will immediately notify LPA and Consultant with this information. At any time during negotiations for situations involving design changes, errors in plans or for any other reason, if requested by LPA or Consultant, Santacruz will cease negotiations on certain parcels until corrected information or further instruction is provided to Santacruz.
- Upon successful negotiations with the property owner, Santacruz will prepare all necessary conveyance documents in order to complete the acquisition and obtain title approval for the property. Santacruz will submit the completed parcel file with original conveyance documents, any documents necessary for title clearance, the Negotiator's Log documenting all negotiation activities, copies of all correspondence with the property owner, title commitments, plats, and all other documentation as required by LPA and IDOT (if applicable).
- **Project Management.** Santacruz shall appoint a Project Manager for this project. The Project Manager will provide proposed project time-line with milestones on delivery. The Project Manager will coordinate all deliverables, keep project on schedule and maintain the channels of communication with the LPA. The Project Manager will attend project kick-off meetings and project status meetings. In addition, when needed, the Project Manager will review construction plans and provide comments. The Project Manager shall provide QA/QC oversight for this contract. In addition to monthly status reports prepared for our clients in which we review the progress of each parcel, Santacruz meets on a bi-weekly basis with its production team to assure that projects are on schedule and proceeding to letting.

The paralegal team at Santacruz reviews every title commitment to alert the negotiator of title concerns and to prepare for title clearance. Also, all conveyance documents prepared by the paralegals are reviewed by the head paralegal and/or the negotiator. Finally, all final packages of settled or condemned parcels are compiled using QA/QC checklist and reviewed by the Project Manager to assure proper completion.

- **Condemnation Support.** Santacruz understands that appearances in court and/or pretrial conferences, which may include depositions, and preparation for litigation or pre-trial conferences may be required by the LPA so that it may complete the acquisition of the property through condemnation. In the event, after making every reasonable effort to contact and negotiate with a property owner, Santacruz is unable to obtain a settlement for the acquisition of the right-of-way, Santacruz shall refer the parcel to the LPA for acquisition by condemnation.

In such case, at the request of LPA or its trial counsel, the Appraiser assigned to appraise the parcel shall make any such appearances or complete such preparation work in order to assist with this process. In addition, at the request of LPA or its trial counsel, the Negotiator assigned to negotiate the parcel shall make any such appearances or complete such preparation work in order to assist with this process. Such requests for trial appearances or condemnation support will be pursuant to a separate or supplemental work order.

## **THE TEAM**

### ***Javier Steve Santacruz – President and Project Manager***

Javier has more than 25 years of experience in providing right-of-way services for a variety of governmental agencies. He has assisted on planning of right-of-way during plan development stages, as well as worked as a right-of-way agent in the acquisition and facilitation of right-of-way necessary for the completion of a project. He has extensive experience working with the Illinois Department of Transportation and the Illinois State Toll Highway Authority gaining a thorough understanding of the policies and procedures of those agencies in meeting their right-of-way requirements. Javier has his B.S. in Accounting and a Juris Doctorate from DePaul University.

### ***Jonathan Abplanalp – Vice President and Negotiator***

Jonathan graduated from the University of Illinois with a B.S. in Architectural Studies. He has been with Santacruz since 2011 and has experience in all aspects of the land acquisition process. He is approved by IDOT – District 1 as a fee negotiator.

***Dylan Santacruz – Negotiator***

Dylan graduated cum laude from Miami University in Oxford, OH where he obtained a B.S. in Business Analytics. He joined Santacruz in 2021. He is approved by IDOT – District 1 as a fee negotiator.

***Agafya Gerovoy – Real Estate Paralegal***

Agafya has been with Santacruz since 2017 and is realtor with extensive experience real estate and right-of-way transactions.