



ORLAND PARK

RFP22-066

Schussler & Centennial West Construction Engineering Services

PROJECT DETAILS

Overview

The Village of Orland Park is in the process of redesigning two of its parks: Schussler Park and Centennial Park West. The design and permits are expected to be completed in the next three to nine months. The Village is requesting proposals from interested engineering firms for both parks to provide Construction Engineering (CE) Services. The CE services shall include leading and assisting the Village with the following services during construction of the following two projects:

Schussler Park

- Convert an existing athletic field/playground/tennis courts & pavilion into two full-size synthetic turf football/soccer/lacrosse fields with Musco Sports Lighting, bleachers and press box.
- Incorporate stormwater infrastructure to meet regulatory requirements
- Build a sledding hill, fishing outcroppings and parking lot
- Other projects elements as prepared by the design consultant.
- The expected construction start time of this project is Spring 2023.
- The CE shall prepare and issue bidding documents to retain general contractor for this project.

Centennial Park West

- Build a concert venue with an event stage that includes green rooms, storage, rigging, loading dock, lawn seating, vendor pads, paths, and fencing.
- Other projects elements as prepared by the design consultant.
- The CE shall prepare and issue bidding documents to retain general contractor for this project.

The Village will utilize American Rescue Plan Act (ARPA) funds as well local funding for the construction costs and construction observation services for these projects.

Project Descriptions

Schussler Park,

A 21-acre community park located at 14609 Poplar Rd, Orland Park, IL (approximately 2 miles east of Centennial Park and Centennial Park West), is known for its athletic fields, playground, picnic areas, sledding hill and the 4-acre pond.

Development of Schussler Park will include two full-size synthetic turf game day football fields (360' x 160') / soccer fields (360' x 240'). These fields will include scoreboard(s), bleachers, press box, end zone netting, Musco sports lighting and will be capable of hosting football, soccer and lacrosse games and practices in support of Orland Park athletic organizations.



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Central to the development of this site will be storm-water management. A number of storm-water infrastructure projects have been completed in recent years in and around the park. Development will need to include an increased ability to handle storm-water run-off.

The project will add a 70 space parking lot east of the field and a new fully accessible sledding hill, with vegetative buffer located in the NW corner of the park. Fishing outcroppings may be added to the 4-acre pond as a part of this project.

Infrastructure to support future development including a storage building, restrooms, and concessions stand to serve the newly constructed athletic fields is included in this project. The maintenance building may be included in phase I.

Phase II will add a playground, pavilion, basketball court, restrooms and other park amenities.

Centennial Park West

A 12-acre park is adjacent to Centennial Park, and is located at 15609 Park Station Blvd., Orland Park, IL

Development of Centennial Park West (CPW) will include a concert stage approximately 40' x 60' with a 35'-40' roof structure capable of expansive rigging for sound, light and video equipment, storage area(s), backstage circulation area, green rooms (3) with restrooms, showers, hospitality suite and manager's office. The stage will include a 2 - 3 bay loading dock, some permanent lighting with minor in-house AV capabilities for smaller uses, a climate controlled AV room, side wings to potentially hold video screens, stage ramps and stairs.

The venue will include a front of house position with cable trough, and infrastructure for future video boards and/or delay speakers.

Lawn seating will be expanded to host approximately 6,000+ attendees in a lawn seating format. Vendor pads with electrical capability and water access will be located east and west of the lawn seating, as will supply paths for vendors.

The site will be fully fenced (future phase) with a main gate, ADA/service gate and emergency egress.

When not in use, the venue provides a passive park setting with walking paths utilized by residents. The site is utilized for sledding during the winter season.

Existing Conditions

Schussler Park

Is one of 62 outlying fields heavily used for soccer, baseball, softball and informal recreational activities.



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The park includes (2) baseball/softball fields, of which only the larger is utilized, a fishing pond, 3 soccer fields, tennis courts (4), a playground, pavilion, picnic areas, fountain, grills (2) and half-basketball court. During the winter months, the parks' hill serves as a popular sledding destination.

Historically, the park site experiences frequent flooding making the tennis courts unusable, and negatively impacting the soccer fields.

Exiting parking consists of off street parking along Golfview Dr., a 43 space parking lot, and a 63 space parking lot both off of Poplar Rd.

Centennial Park West

In 2005, the Village advanced a first phase of landscape plans including grading, seeding, installation of one of the pathways and some initial tree plantings. A number of concerts have been held at this location each summer since 2011.

The CPW site possess no infrastructure to host concerts or events. Producing an event at this site requires extensive rentals including stage, sound, lights, portable roadways, fencing, tents and generators.

While the site has been successful in hosting small scale events, the Village will relocate all existing events to this site including the Taste of Orland Park once complete. The site will need to support a variety of events large, and small without restriction as the Village works to expand the scope, and quantity of events.

Additional site improvements should include a phased approach to address the infrastructure needs required to successfully support internal and external concerts and events. Additionally, future phases should include the development of a permanent stage structure with supporting amenities (i.e. green rooms, restrooms, storage, grid system for sound & lights).

Potential Project Challenges

The selected engineering firm will be expected to complete all typical project tasks. Additionally, successful completion of these projects may require the CE to full-fill the following duties:

- Prepare and release bidding documents to general contractors. Assist the Village in the selection of the general contractors.
- Review engineering design documents and provide input to Village staff and the Village's engineering consultants.
- Expedite permitting with MWRD and the ACOE to allow for earth work to begin in an expeditious manner.
- Minimize the overall impact and footprint to Schussler Pond, while achieving necessary stormwater retention necessary to successfully construct the two new athletic fields at Schussler Park.
- Complete necessary tasks that enable Schussler Park to open for use in late



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summer/early fall 2023, and Centennial Park West to open for use in 2024

- Federal Aid Compliance: This project will be partially funded with ARPA funds, as such, project expenditures paid with ARPA funds will need to comply with Federal ARPA requirements.
- Both projects include future development considerations. As such, it will be important that both projects are developed and constructed to successfully support future improvements.

Scope of Services

- Provide engineering and construction observation services before and during construction to ensure that the projects are constructed in accordance with the approved plans, specifications, local and federal funding requirements.
- Communicate with, and respond to Village staff, and contractors on the Village's behalf regarding the construction operations and schedules. Attend public information meetings as required.
- Maintain appropriate record (log) and Inspector Reports of the contractor's, and subcontractor's activities throughout construction, including documenting sufficient information to permit verification of the nature and cost of changes in plans and authorized additional work. All documents must be in accordance with federal, state, and local requirements. Reports shall be submitted to the Village within a time frame that keeps Village officials and staff up-to-date on each project's status.
- Provide digital construction photographs documenting progress of the work. The photographs shall be taken at appropriate intervals to show and document meaningful construction progress.
- The engineer or other personnel shall be prepared to answer questions by Village officials, staff and contractors via telephone, email and/or in-person. These activities shall consist of, but are not limited to, answering phone calls, receiving and sending e-mails, and contacting/meeting with Village officials, staff and contractors to address issues, concerns and provide information as requested. This work shall be performed in a timely manner as determined by the Village and situational needs.
- Conduct weekly meetings with contractor(s) and Village representatives on the project and all interested parties to discuss the progress of the project and other matters requiring discussion and resolution. Prepare and distribute meeting agendas and minutes.
- In response to RFIs and if needed, prepare details or sketches to assist contractor with



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construction related questions.

- Revise contract drawings to reflect as-built conditions for the project. At the completion of the project, provide the Village with electronic CAD files of the as-built drawings.
- Measure quantities and maintain project documentation of the quantities to meet all federal, state, and local standards, specifications and requirements. Prepare and submit to the Village all required partial and final pay estimates, change orders, records and reports.
- Provide material QA/QC as required.
- Review and approve material cut sheets and shop drawings.
- Monitor each contractor's work, construction layout, traffic control and adherence to safety protocols.
- Coordinate with utilities (Village and outside companies) as necessary.
- Coordinate all construction related details with the Village and all other related parties.
- The Engineer will prepare, issue, evaluate and make recommendations on the construction bids received for both projects.

It is expressly understood and agreed to by both Parties that in no event shall the total amount to be paid by the Village for the complete and satisfactory performance of services, exceed the proposed amount. Said price shall be the total compensation for Consultant's performance hereunder including, but not limited to, all work, deliverables, materials, supplies, equipment, sub-Consultant's fees, and all reimbursable travel and miscellaneous or incidental expenses to be incurred by Consultant. In the event the Consultant incurs cost in excess of the sum authorized for service, the Consultant shall pay such excess from its own funds, and the Village shall not be required to pay any part of such excess, and the Consultant shall have no claim against the Village on account thereof. For the avoidance of doubt, in no event shall Consultant be entitled to receive more than the proposed amount and this amount includes all costs incurred by Consultant in connection with the work and services authorized hereby, including, but not limited to: (i) any known or unknown and/or unexpected condition(s); (ii) any and all unforeseen difficulties; (iii) any unanticipated rises in the cost of labor, materials or equipment, changes in market or negotiating conditions, and errors or omissions made by others; (iv) the character of the work and/or services to be performed; and (v) any overrun in the time or cost necessary for the Consultant to complete the work due to any causes, within or beyond its control. Under no circumstances shall the Village be liable for any additional charges if Consultant's actual costs and reimbursable expenses for such work, service or deliverable exceed the proposed amount. Accordingly, Consultant represents, warrants and covenants to



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the Village that it will not, nor will Consultant have anyone on its behalf, attempt to collect an amount in excess of the proposed amount agreed to by the Consultant.