

**CLERK'S CONTRACT and AGREEMENT COVER PAGE**

**Legistar File ID#:**

**Innoprise Contract #:** C14-0094

**Year:** 2014

**Amount:**

**Department:**

Finance/Development Services

**Contract Type:**

Master Agreement - Professional Engineering Services

**Contractors Name:**

E. Cooney Associates, Inc.

**Contract Description:**

Professional Engineering Services - Environmental Consulting  
2016-0876 Property Assessment Ph 2 13901 S. LaGrange Rd \$13,800

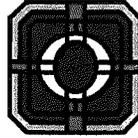
**MAYOR**

Daniel J. McLaughlin

**VILLAGE CLERK**

John C. Mehalek

14700 S. Ravinia Ave.  
Orland Park, IL 60462  
(708) 403-6100  
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February 10, 2017

Mr. Edward J. Cooney, PhD, P.E.  
E.Cooney Associates, Inc.  
359 E. Webster Avenue  
Elmhurst, Illinois 60126

RE: Exhibit B – Property Assessment, 13901 S. LaGrange Road, Orland Park, IL., Area B only  
Master Services Agreement, dated September 1, 2014

Dear Mr. Cooney:

Enclosed is a copy of the signed proposal dated December 2, 2016 for the Phase II Property Assessment at 13901 S. LaGrange Road, Orland Park, IL. – Area B only. Please attach this to the original Master Services Agreement dated September 1, 2014 as Exhibit B. All terms and conditions of the master agreement shall apply.

If you have any questions, please call me at 708-403-6173.

Sincerely,

Denise Domalewski  
Purchasing & Contract Administrator

Encl:

cc: Karie Friling  
Jane Turley



**Via Email**

December 2, 2016

Ms. Jane Turley  
Senior Planner  
Village of Orland Park  
14700 Ravinia Avenue  
Orland Park, IL 60462-3167

**Re: Property Assessment, 13901 S. LaGrange Road, Orland Park**

Dear Jane:

I would like to thank you for requesting a proposal from *E. Cooney Associates, Inc.* ("ECA"), to assist you with a limited Phase II Assessment of the vacant property located 13901 S. LaGrange Road in Orland Park. (the Site). The purpose of the investigation is to better evaluate the possible presence of contaminants from solid wastes dumped onsite or from past pesticide/herbicide uses. Based on my email correspondence with you and extensive past experience on similar projects, I propose the following scope of work for your consideration.

The property has an area of approximately 24 acres. The area was subdivided into four sections for developing the proposed scopes of work (see **Figure 1**).

- Area A consists of the current gravel covered parking area and adjacent land used by ComEd to store equipment and materials. This area historically has been vacant (aerial photos show that this area was cleared in approximately 1983).
- Area B consists of the land immediately south of Area A. This is the area that once was used by the nursery and is also the area that contains most of the piles of fly dumped waste. The area is roughly 4 acres.
- Area C consists of the small pond and creek. No issues were observed there during the Phase I investigation although it is possible that runoff from area roads or past chemical use in Area B has impacted water or sediment quality. Typical pollutants found in stormwater from roads include deicer chemicals, fuels, oils, and metals.
- Area D consists of the land bounded by S. LaGrange Road, a small access road, Southwest Highway; and Area C. No issues were observed in Area D during the Phase I investigation.

### **Scope of Work**

The scope of work presents a base cost for sampling Area B, the suspected area of contamination on the Site. Costs for sampling the other areas are provided as “Adders.” The purpose of the adder element is to extend the sampling into other portions of the Site for which unknown issues might be present. It is more cost effective to sample these other areas at the same time as sampling Area B. Drilling will be accomplished using a Geoprobe. Samples will be screened using a photoionization detector (PID). An example sampling plan is presented in **Figure 2**. Actual locations will be determined in the field.

#### **Base Plan – Area B**

Area B comprises the only known area having solid waste and/or suspected past chemical use. Twelve (12) sampling locations are shown as an example of the spatial distribution for collecting representative samples from Area B. This scope of work includes sampling eight (8) of these locations. Actual locations will be field selected based on proximity to solid waste piles or within the footprint of the former greenhouse or gardening center. Samples will be collected from depths of 10 – 15 ft or to the top of the groundwater table. Representative shallow groundwater samples (up to 3) will be collected if groundwater is encountered during the work. The estimated cost for this work is \$13,800.

#### **Adder 1- Area A**

Three sampling locations are shown for characterizing Area A (see Figure 2). Samples will be analyzed for constituents commonly found in fuels (benzene, ethyl benzene, toluene, and xylene; collectively BETX); oils (polyaromatic hydrocarbon compounds; collectively PAHs); and RCRA metals and pH. A representative sample will also be collected for ethylene glycol, a common constituent in antifreeze chemicals which are currently stored in drums onsite. We will also need to verify that ComEd has not stored any PCB-containing materials onsite before beginning work; the cost estimate below does not include testing for PCBs. Samples will be collected from depths of 5 – 10 ft or to the top of the groundwater table. Representative shallow groundwater samples (up to 3) will be collected if groundwater is encountered during the work. The estimated cost for this additional work is \$5,300.

#### **Adder 2 – Area C**

Three sampling locations are shown for characterizing Area C. In this case, one representative water and sediment sample will be collected using a hand auger. Three possible locations are presented in Figure 2. Samples will be analyzed for the same constituents to be analyzed in Area B because certain pesticide and herbicide compounds can be chemically bound to sediment. The estimated cost for this additional work is \$3,200.

**Adder 3 – Area D**

Three possible sampling locations are shown for characterizing Area D. It is likely that Area D receives stormwater runoff from LaGrange and Southwest Highway. Samples would thus be collected for PAHs, BETX, and RCRA metals. Runoff generally impacts surface soils such that sampling will be limited to the top 5 to 10 ft. Representative shallow groundwater samples (up to 3) will be collected if groundwater is encountered during the work. The estimated cost for this additional work is \$4,600.

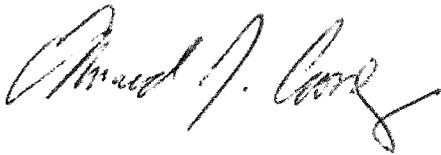
**Adder 4 – CCDD Characterization**

In the event the Village is planning future construction work on Site, then representative sample(s) could also be evaluated for compliance with Clean Construction Demolition Debris (CCDD) requirements per 35 IAC 1100. This sampling is necessary if soil is to be removed from the Site for construction related work. If a representative sample can be obtained from Area B, then there will be no added cost for this work.

These estimated costs do not include any follow-up tests that may be suggested after our evaluation of the sampling results. Follow-up testing could include SPLP or TCLP testing to evaluate the possible migration of certain metals, if these constituents are found present. The costs associated with any recommended follow-up testing analyses will be provided as needed.

Please call me if you have any comments or questions.

Very truly yours,



Edward J. Cooney, Ph.D., P.E.

Pc: K. Friling (Via Email)

Area B Only - \$13,800.00

Approved and Accepted by

Village of Orland Park

By: Timothy J. McCarthy

Timothy J. McCarthy

Interim Village Manager

Date: February 9, 2010

Figure 1. Subdivided Areas (1993 Aerial Photo, Google Earth)



Figure 2. Proposed Sampling Plan

