



## PROPOSAL

July 26, 2010

Village of Orland Park  
Department of Public Works  
15655 Ravinia Avenue  
Orland Park, IL. 60462

Attn: Edward Wilmes  
Director of Public Works

RE: Orland Park Business Center, LLC  
Site Deficiencies  
Orland Park, Illinois 60467

JCM Proposal # 10-519

Dear Mr. Wilmes,

John Charles Midwest, Inc. is pleased to present to you our proposal to complete the remaining work and deficiencies at the Orland Park Business Center. Our proposal is based on the attached Exhibit "A" dated 07-26-10 pages 1 & 2. This Exhibit includes the Scope of the Work, Clarifications, Exclusions, and the Enumeration of the bidding materials used to complete this proposal. Also attached is Exhibit "B" which is our acceptance of the Village of Orland Park Insurance Requirements.

Please be advised that this proposal is submitted as a Stipulated Sum with a Guaranteed Maximum Price of \$321,783.00. Upon verbal acceptance of the proposed, a formal AIA contract (A105- 2007) will be drafted and submitted for final review and approval.

It is understood that this project shall comply with the Illinois Department of Labor Prevailing Wages for the County of Will. Any and all subcontracts awarded under this Prime Contract will be advertised and contracted with this provision included

On behalf of the entire project team, we sincerely appreciate the opportunity to work direct with your Department and look forward to completing the work to the satisfaction of the Village of Orland Park. Should you have any questions regarding any of the submitted material, please contact me at (708-426-3300)

Sincerely,

John Brncich  
President  
John Charles Midwest, Inc.

**ORLAND PARK BUSINESS CENTER - DEFICIENCY LIST  
CONTRACT EXHIBIT "A"**

07-26-10

<u>ITEM NO.</u>	<u>GENERAL DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>BUDGET</u>
<b>GENERAL DIRECT JOB COST ITEMS</b>					
00-0527	LEGAL FEES (ASSOCIATION STATUS DOCUMENTATION)	1.00	LOT	1,325.00	1,325
00-1150	STRUCTURAL ENGEERNING (RETAINING WALL REVIEW)	1.00	LOT	1,100.00	1,100
00-1230	CIVIL - RECORD DRAWING & MWRDRFI (MARTIN LOT 9&10)	1.00	LOT	2,000.00	2,000
01-0215	TOILETS (TEMPORARY)	3.00	MO	110.00	330
01-0320	PROJECT MANAGER	138.00	HR	52.68	7,270
01-0330	PROJECT ACCOUNTING / CERTIFICATION / COMPLIANCE	28.00	HR	38.31	1,073
01-0340	PROJECT SUPERINTENDENT	90.00	HR	43.10	3,879
01-0353	LABOR - GENERAL	30.00	HR	35.20	1,056
01-0725	SIGNS (TEMPORARY G.C.)	1.00	LOT	100.00	100
01-1215	SURVEYING - CURBS, WALKS, ROAD, LT POLE	1.00	LOT	4,000.00	4,000
01-1410	CLEAN-UP DAILY & FINAL (SITE TRASH)	1.00	LOT	400.00	400
01-1420	DUMPSTERS - 20 YD	2.00	EA	350.00	700
<b>02-0000 SITE WORK</b>					
02-7505	ASPHALT PAVING (7" BAM)	630.00	SY	27.25	17,168
02-7505	ASPHALT PAVING (2" BINDER)	630.00	SY	7.75	4,883
02-7510	ASPHALT PAVING (PATCHING REMV & REPLACE 4")	450.00	SY	25.75	11,588
02-7510	ASPHALT PAVING (PATCHING REMV & REPLACE 9")	300.00	SY	48.50	14,550
02-7510	ASPHALT PAVING (SURFACE - NEW 1.5" W/CROWNS)	1,330.00	TON	75.25	100,083
02-7510	ASPHALT PAVING - TACK COAT	1.00	LOT	5,625.00	5,625
02-7510	ASPHALT PATCH @ PRIVATE DRIVE APPROACH(ALLOW)	120.00	SY	22.00	2,640
02-7510	ASPHALT PATCH @ SUB GRADE PREP	630.00	SY	1.50	945
02-7510	ASPHALT PATCH @ SUB AGGREGATE	630.00	SY	4.00	2,520
02-7510	ASPHALT- MISC. SEWER ADJ, CUTTING, STONE	1.00	LOT	5,125.00	5,125
02-7510	ASPHALT- CRACK FILLING AT CURBS	7,550.00	LF	0.45	3,398
02-7705	CONCRETE -CURBS -M3.12 (NEW WORK 183RD PL)	420.00	LF	18.00	7,560
02-7705	CONCRETE -CURBS -M3.12 (REMOVE & REPLACE)	1,211.00	LF	25.35	30,699
02-7715	CONCRETE - GUTTER CURB (REMOVE & REPLACE)	347.00	LF	24.25	8,415
02-7751	CONCRETE - WALKS 5' REMV / REPLACE OR REPAIR	405.00	SF	8.50	3,443
02-7751	CONCRETE - DETECTABLE WARNINGS @ HC WALK REPLMT	4.00	EA	288.00	1,152
02-7705	CONCRETE -CURBS - AGGREGATE MATERIAL ONLY	1.00	LOT	1,250.00	1,250
02-7715	CONCRETE -CURBS - REPAIR - SHOTCRETE	439.00	LF	26.50	11,634
02-8300	RETAINING WALL - INSTALL FILL PER ENGINEERING DWG	1.00	LOT	3,150.00	3,150
02-9005	LANDSCAPE - RESTORATION AT CURBS	468.00	SY	4.00	1,872
02-9005	LANDSCAPE - RESTORATION AT WALK REPLACMENT	26.00	SY	4.00	104
02-9005	LANDSCAPE - RESTOR SW CORNER OF POND EROSION	65.00	SY	5.75	374
02-9005	LANDSCAPE - WATER FOR SOD RESTOR.& 18 TREES	1.00	LOT	3,625.00	3,625
02-9005	LANDSCAPE -BACKFILL AT CURB REPLACEMENT (2,5' X 1200LF)	3,000.00	SF	0.46	1,380
02-9005	LANDSCAPE -BACKFILL AT NEW CURB (5' X 420 LF)	1,050.00	SF	0.46	483
02-9005	LANDSCAPE -NEW TREES SOUTH OF DETENTION POND	18.00	EA	200.00	3,600
16-5200	ELECT. - LT POLE - CONCRETE, TRENCH, CONNECT	1.00	EA	7,000.00	7,000
20-1000	TREE CONTINGENCY	1.00	LOT	8,200.00	8,200
20-1000	GENERAL CONTRACTORS CONTINGENCY	1.00	LOT	5,552.00	5,552
<b>SUB-TOTAL</b>					<b>291,246</b>
GENERAL CONTRACTORS OVERHEAD					12,787
SUB-TOTAL					304,033
GENERAL CONTRACTORS FEE					17,750
<b>TOTAL COST OF PROJECT</b>					<b>321,783</b>

**BID DOCUMENTS - ENUMERATION OF DRAWINGS & SPECIFICATIONS**

- 1 VILLAGE OF ORLAND PARK PUBLIC WORKS & ENGINEERING DEPARTMENT MEMORANDUM DATED 05-26-10 (PGS 1-5)
- 2 VILLAGE OF ORLAND PARK PUBLIC WORKS DEPARTMENT STANDARD SPECIFICATIONS FOR RESIDENTIAL STREET LIGHTING (PGS 1- 19) RECEIVED FROM KEVIN LEHMANN
- 3 KDC DRAWING GEOMETRY 2 OF 12 (01-15-02) AND PROPOSED STREET LIGHT LOCATIONS (03-14-02)
- 4 LLDG LANDSCAPE DRAWING LA-1 (06-26-01) - REFERENCE DRAWING
- 5 FIELD MARKINGS UPDATED 07-08-10 FOR CURB REPAIR, CURB REPLACEMENT, AND BINDER REPLMT & CROWN ON 07-20-10
- 6 LETTER DATED 06-17-10 ADDRESSED TO ITT TECHNICAL INSTITUTE REGARDING VALVE VAULT LEAKAGE (PGS 1-4)

ORLAND PARK BUSINESS CENTER - DEFICIENCY LIST  
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07-26-10

**31-0000 CLARIFICATIONS**

- 1 THIS PROJECT IS TO BE PERFORMED WITH PREVAILING WAGES AS ESTABLISHED THE ILLINOIS DEPARTMENT OF LABOR FOR WILL COUNTY ILLINOIS. PAYROLL TO BE CERTIFIED
- 2 THIS CONTRACT AGREEMENT IS A GUARANTEED MAXIMUM PRICE CONTRACT.
- 3 THIS PROJECT INCLUDES ALL APPLICABLE SALES TAX.
- 4 ALL WATER FOR CONSTRUCTION , SOD REPLACEMENT, AND 18 TREES HAS BEEN FIGURED VIA PUMP FROM THE DETENTION POND ON LOT 3 (NO PRIVATE OR PUBLIC SOURCES WILL BE REQUIRED FOR THIS PROJECT.
- 5 DUE TO THE VOLATILITY OF THE PETROLEUM INDUSTRY, ESCALLATION CHARGES FOR ASPHALT AND FUEL SURCHARGE PRICES ARE SUBJECT TO CHANGE AFTER 8/21/10
- 6 18 MISSING TREES SHALL BE INSTALLED ON THE SOUTH SIDE OF LOT 3 ONLY. (9 AUTOM BLAZE MAPLE AND 9 RED MAPLE. NOTE: NEW TREES TO BE PROVIDED WITH A 4' DIA. MULCH RING.
- 7 VALUE ENGINEERING ITEMS INCLUDE BUT ARE NOT LIMITED TO THOSE LISTED BELOW IN EXCLUSIONS
- 8 AIA CONTRACT A-105 STANDARD FOR OF AGREEMENT STIPULATED SUM WITH A GUARANTEED MAXIMUM PRICE SUPPLEMENTED WITH AIA A-205 GENERAL CONDITIONS SHALL BE THE CONTRACT OF THE PARTIES.

**32-0000 EXCLUSIONS**

- 01-0900 WINTER CONDITIONS
- 01-0410 PERFORMANCE & PAYMENT BONDS
- 00-1400 PERMIT FEES
- 00-1233 EASEMENTS
- 00-1216 CIVIL - NPDES & SWPPP APPLICATIONS & FEES
- 00-1215 CIVIL - STORM WATER MGMT. REPORT
- 00-1205 CIVIL - TOPOGRAPHIC SURVEY AND PLATS OF SUB.
- 00-1106 DESIGN - CIVIL ENGINEERING & LANDSCAPE
- 00-0407 TESTING - WATER FLOW / CHLORINATION
- 00-0405 TESTING - SOIL BORINGS & REPORT
- 00-0360 ENVIRONMENTAL ENGINEERING
- 02-9010 LANDSCAPE NOT ASSOCIATED WITH LISTED R.O.W. TREES AND CONCRETE RESTORATION WORK
- 02-9005 LANDSCAPE - NEW OR REPLACEMENT TREES ON PRIVATE LOTS OTHER THAN LOT 3 DETENTION POND
- 02-9005 LANDSCAPE -REMOVE & REPLACE EXISTING TREES
- 02-9005 LANDSCAPE - RESTORATION DUE TO DREDGING OPERATION AT RETENTION LOT 3
- 02-8900 TRAFFIC SIGNS & SIGNALS
- 02-8305 RETAINING WALL REPAIR
- 02-8200 FENCES & GATES
- 02-8100 IRRIGATION SYSTEMS
- 02-7850 PAVEMENT COATINGS / SEAL COATING / STRIPING
- 02-7800 UNIT PAVERS
- 02-7755 CONCRETE -APRONS / APPROACHES (NEW OR REPAIR)
- 02-7750 CONCRETE - NEW 5' WALK SOUTH OF DETENTION POND ON LOT 3(APPX. 685 LF)
- 02-5000 ITT TECH - GROUND WATER DISCHARGE REMEDY & RESTORATION
- 02-5000 SITE UTILITIES (WATER, SANITARY, STORM) INSTALLATION AND OR ADJUSTMENTS COMPLETED BY OTHERS.
- 02-3700 EROSION & SEDIMENTATION CONTROL
- 02-3250 DREDGING / SILT / VEGETATION REMOVAL AT DETENTION LOT 3
- 02-3153 BACKFILL AND TOPSOIL ON VACANT LOTS 4, 5A, 6, & 12(ROW)
- 02-2200 SITE CLEAR & REMOVAL OF DEBRIS FROM ROW ON PRIVATE LOTS 4, 5A, 6, AND 12

EXHIBIT "B"

**INSURANCE REQUIREMENTS**

**WORKERS COMPENSATION & EMPLOYER LIABILITY**

\$500,000 – Each Accident \$500,000 – Policy Limit

\$500,000 – Each Employee

Waiver of Subrogation in favor of the Village of Orland Park

**AUTOMOBILE LIABILITY**

\$1,000,000 – Combined Single Limit

Additional Insured Endorsement in favor of the Village of Orland Park

**GENERAL LIABILITY (Occurrence basis)**

\$1,000,000 – Each Occurrence \$2,000,000 – General Aggregate Limit

\$1,000,000 – Personal & Advertising Injury

\$2,000,000 – Products/Completed Operations Aggregate

Additional Insured Endorsement & Waiver of Subrogation in favor of the Village of Orland Park

**EXCESS LIABILITY (Umbrella-Follow Form Policy)**

\$2,000,000 – Each Occurrence \$2,000,000 – Aggregate

**EXCESS MUST COVER:** General Liability, Automobile Liability, Workers Compensation

Any insurance policies providing the coverages required of the Contractor shall be specifically endorsed to identify "The Village of Orland Park, and their respective officers, trustees, directors, employees and agents as Additional Insureds on a primary/non-contributory basis with respect to all claims arising out of operations by or on behalf of the named insured." If the named insureds have other applicable insurance coverage, that coverage shall be deemed to be on an excess or contingent basis. The policies shall also contain a Waiver of Subrogation in favor of the Additional Insureds in regards to General Liability and Workers Compensation coverage's. The certificate of insurance shall also state this information on its face. Certificates of insurance must state that the insurer shall provide the Village with thirty (30) days prior written notice of any change in, or cancellation of required insurance policies. The words "endeavor to" and "but failure to do so shall impose no obligation or liability of any kind upon the insurer, its agents or representatives" must be stricken from all Certificates of Insurance submitted to the Village. Any insurance company providing coverage must hold an A VII rating according to Best's Key Rating Guide. Permitting the contractor, or any subcontractor, to proceed with any work prior to our receipt of the foregoing certificate and endorsement however, shall not be a waiver of the contractor's obligation to provide all of the above insurance.

The bidder agrees that if they are the selected contractor, within ten days after the date of notice of the award of the contract and prior to the commencement of any work, you will furnish evidence of Insurance coverage providing for at minimum the coverages and limits described above directly to the Village of Orland Park, Denise Domalewski, Contract Administrator, 14700 S. Ravinia Avenue, Orland Park, IL 60462. Failure to provide this evidence in the time frame specified and prior to beginning of work may result in the termination of the Village's relationship with the selected bidder and the bid will be awarded to the next lowest bidder or result in creation of a new bid.

ACCEPTED & AGREED THIS 26<sup>TH</sup> DAY OF July, 2010



Signature  
John C. BENCICH - PRESIDENT  
Printed Name & Title

Authorized to execute agreements for:  
John Charles Midwest, Inc  
Name of Company