



July 14, 2015

Ms. Karie Friling
Director Development Services
Village of Orland Park
14700 Ravina Avenue
Orland Park, IL 60462

**RE: *Village of Orland Park
Professional Consulting Services related to the Parking Structure***

Dear Ms. Friling,

Kimley-Horn and Associates, Inc. ("Kimley-Horn" or "Engineer" or "Consultant") is pleased submit this proposal to the Village of Orland Park ("Village" or "Client") for providing professional consulting services related to the parking structure to be built in the "Main Street Triangle" located in the Village of Orland Park. This proposal is offered under the terms and conditions of the contract between Kimley-Horn and the Village dated February 11, 2014.

Project Understanding

The Village of Orland Park is planning to build an above ground parking structure to meet the parking needs of the proposed University of Chicago (U of C) Medical Office Building and other developments that will be built in the "Main Street Triangle." The site is located in the northwest quadrant of the intersection of 143rd and LaGrange Road. The project is to include public parking spaces and "shell space" for a restaurant within a portion of the lower level of the parking structure. All elements of the parking structure and restaurant shell space will be designed and built by a Design-Build (DB) Team. The Village will provide design criteria to the DB Team and will monitor the design and construction of the parking structure. Upon completion of the parking structure, the Village will operate and maintain the parking structure.

The following is a summary of our project understanding:

- A design-build project delivery system with Guaranteed Maximum Price (GMP) will be used for the design and construction of the parking structure.
- The parking structure will have approximately 550 parking spaces and space for a restaurant on the first floor.
- All elements of the parking structure and restaurant space design, permits, approvals, and construction services shall be provided by the DB Team. These include, but are not limited to, functional design, site civil, structural design (including foundations and superstructure),

MEP, stair and elevator towers, revenue control systems, landscaping, and traffic engineering.

- The DB Team shall be responsible for verifying all information provided in the design criteria document and to provide a code compliant project
- The options for the structural system of the parking structure include cast-in-place (post-tensioned) concrete and precast (pre-stressed) concrete. The Village intends precast concrete be used for the parking structure façade as previously sketched by TOA Architects.
- The Village requires that the parking structure be substantially complete by October 1, 2016.
- The design criteria RFP documents should be on or around August 3, 2015 and issued to design-build teams for responses and GMPs soon thereafter by the Village
- The Village intends to recommend the selected design-build team along with their GMP to the Village Board during the September 21, 2015 meeting.
- Kimley-Horn and its sub-consultant, TOA Architects, will assist the Village in the development of the design criteria and RFP documents. Additionally, Kimley-horn's team will assist the Village through the bid evaluation and DB Team selection process. Services during design build phase and construction phase, including reviewing the DB Team plans and specifications are beyond the scope of this proposal.
- The design process will include a public review process which will be organized and managed by the Village staff.
- The Village understands that the site plan approval process may take two to three months which may affect the parking structure completion date. The Village may adjust parking structure construction schedule to accommodate the time required for site plan approvals once a DB Team has developed a full project schedule.

Scope of services

Kimley-Horn will provide the services specifically set forth below:

Task 1 – Design Criteria Development

Kimley-Horn will develop design criteria narrative for the parking structure. These criteria will describe parameters to be included in the design of the parking structure and restaurant space (shell space only) portions of the project. These parameters will include, but not be limited to, parking functional aspects of the parking areas, minimum number of parking spaces, floor-to-floor height, ramp slopes, turning radii, parking modules, space width, vehicular entry/exit requirements, access and revenue control (if needed) operational goals, general lighting systems, architectural style and materials, structural systems, general MEP systems, site civil, traffic engineering, and landscaping aspects of the project. Additionally, we will develop drawings/exhibits to show site conditions including construction limits and existing utilities. We will also estimate preliminary electrical loads for the parking structure and the proposed restaurant. Kimley-Horn will coordinate with the Village to identify and categorize these parameters in one narrative document. If requested, Kimley-Horn will assist the Village in coordinating these parameters with the U of C administrators as an additional service. Once complete, these criteria may be incorporated into the contract between the Village and the DB Team.

In addition to the narrative criteria, we will develop concept level striping plans of each level, a preliminary site plan outlining major components of the project and preliminary architectural elevations of each face. The intent of these documents are to further describe the criteria and provide the DB Team with one acceptable, proposed alternative that their team can develop further in design phase.

Kimley-Horn Team will attend up to four (4) meetings in Orland Park with the Village to review and discuss the design criteria narrative.

Task 2 – RFP Development

With the assistance of Village's staff, procurement, and legal departments, Kimley-Horn will develop a Request for Proposal (RFP) document which will be used to solicit proposals from DB teams. This document will provide contractual and legal terms and conditions for the design-build contract. If the Village has an existing design-build RFP format, we intend to use that document. However, if the Village does not have a design-build RFP, we propose to use documents prepared by Design-Build Institute of America (DBIA). It is our intent to require both a sealed cost proposal as well as a separate, Technical Proposal from each DB Team. The requirements of each will be described in the RFP Documents.

Task 3 – Bid Phase

Kimley-Horn's team will assist Village staff during the bid phase. Our services will include attending one pre-bid meeting, preparing and issuing addendums (if needed), evaluating bid responses (both technical and cost response), and participate with the Village staff during the interview process (as a non-voting member). Our services include attending up to three interviews on the same day.

Items Supplied by the Village

Kimley-Horn request that the following items be supplied by the Village:

- Prompt review of submittal documents.
- Provide Village's procurement terms and conditions.
- Provide Village's legal terms and conditions between Village and DB Team.
- Site surveys
- Geotechnical studies
- Sustainability goals
- Other related information

Additional Services

The following services are not included as part of this proposal, but can be provided as an additional service if requested by the Village.

- Schematic design services

- Design development services
- Construction document preparation
- Site permitting and entitlement services
- Geotechnical engineering services
- Traffic engineering services
- Review of Design Build Team plans and specifications and submittals beyond bid phase.
- Construction phase services
- Materials testing and review / analyze material testing reports
- Additional coordination with Village and University of Chicago beyond that noted above.

Schedule

Kimley-Horn will complete the services included within this proposal as expeditiously as practicable with the goal of meeting the anticipated schedule outlined in the Project Understanding. This schedule is dependent upon promptly getting information, decisions, and review comments from the Village.

The anticipated project schedule is outlined below:

- Deliver RFP to the Village August 3, 2015
- Publish RFP By August 10, 2015
- DB Proposals due September 4, 2015
- Shortlist September 8, 2015
- Interviews September 14, 2015
- Agenda for Committee September 16, 2015
- Committee approval September 21, 2015
- Signed contract with the DB By October 16, 2015

Fee and Expenses

Kimley-Horn's Team will perform the services described above on an hourly basis, using our hourly rates in effect at the time the services are provided with the initial maximum budget estimates shown below. In addition, other direct expenses and reimbursable expenses will be billed at 1.10 times actual cost. Kimley-Horn will keep the Village apprised of the budget status with monthly invoices so that appropriate decisions can be made by the Village with regard to scope, schedule, and budget.

Kimley-Horn	\$63,000
TOA Architect	\$18,000
Expenses	\$4,000
Subtotal	\$85,000

Any Additional Services will be performed on an hourly basis according to our then-current rates. Direct reimbursable expenses such as express delivery services, fees, air travel, and other direct expenses, will be billed at 1.10 times cost.

Closure

As mentioned previously, this proposal is offered under the terms and conditions of the contract between Kimley-Horn and the Village of Orland Park dated February 11, 2014.

We appreciate the opportunity to provide these services to you. Please contact me at (312)924-7432 or khurshid.hoda@kimley-horn.com should you have any questions or need additional information.

Sincerely,



S. Khurshid Hoda, CPP
Senior Project Manager



Dean Antony, P.E.
Vice President