

January 7, 2026

Patrick McLaughlin | Utilities Operations Manager
Village of Orland Park | Public Works
15655 S. Ravinia Avenue
Orland Park, Illinois 60462

RE: Proposal for Engineering of Water Main and Sewer Main Installation and Construction

Mr. McLaughlin,

Thomas Engineering Group, LLC (TEG) is pleased to submit the enclosed proposal to the Village of Orland Park. TEG acknowledges receipt of the Request for Proposals (RFP) for this Project, which was received via email on December 15, 2025. TEG is pleased to submit the enclosed proposal and is enthusiastic about the opportunity to continue our working relationship with the Village of Orland Park.

This project fits one of our strongest company skillsets and our top personnel are available for this assignment. Our primary goal for this project is for our team to exceed the Village of Orland Park's expectations while recommending solutions which provide outstanding value and long-term performance. Our key personnel and Kevin VanDeWoestyne, P.E., ENV SP, Municipal Department Head, Doug Masters, Municipal Operations Supervisor, and Don Kinzler, P.E., CFM, Senior Project Manager, have outstanding experience with planning and designing water main and sanitary sewer installation projects.

What separates us from the other firms is our service—our trademark is **service at the highest grade®**. While other larger firms have their best teams committed to many clients and projects, TEG has a number of excellent teams in which our staff is committed to only a few clients and projects. We deliver large firm experience with small firm service.

If you have any questions or need additional information, please feel free to contact me at (847) 815-9500 or email me at kevinv@thomas-engineering.com.

Sincerely,

thomas engineering group, llc



Kevin VanDeWoestyne, P.E., ENV SP
Municipal Department Head



PROPOSAL

FOR

THE VILLAGE OF ORLAND PARK | PUBLIC WORKS
ORLAND PARK, ILLINOIS

ENGINEERING AND FEASIBILITY

WATER AND SEWER MAIN INSTALLATION AND CONSTRUCTION

PREPARED BY:
Kevin C. VanDeWoestyne, P.E., Env. Sp.
Municipal Department Head

January 7, 2026



PROJECT UNDERSTANDING

Area 1: Consola Drive Properties

This aerial map displays a residential neighborhood with property boundaries outlined in red. The map includes the following street names and lot numbers:

- Streets:** LAUREL HILL DR, SUSAN LN, CONSOLA DR, MARLEY CREEK, WOLF RD, NORFOLK SOUTHERN, WARWICK LN.
- Lot Numbers:** 27-29-100-020, 103-011, 103-009, 106-017, 106-015, 106-013, 106-011, 27-29-107-018, 27-29-108-012, 27-29-108-004, 27-29-108-006, 27-29-108-008, 27-29-108-010, 27-29-107-003, 27-29-107-005, 27-29-107-006, 27-29-107-002, 27-29-107-008, 27-29-100-041, 27-29-108-011, 27-29-100-030, 27-29-100-032, 27-29-100-033, 27-29-100-034, 27-29-100-035, 27-29-100-036, 27-29-114-001, 27-29-114-016, 27-29-114-017, 27-29-116-008.
- Other Features:** Laurel Hill Park, a large body of water on the right, and various residential structures and landscaping.

Area 2: 110th Court Properties

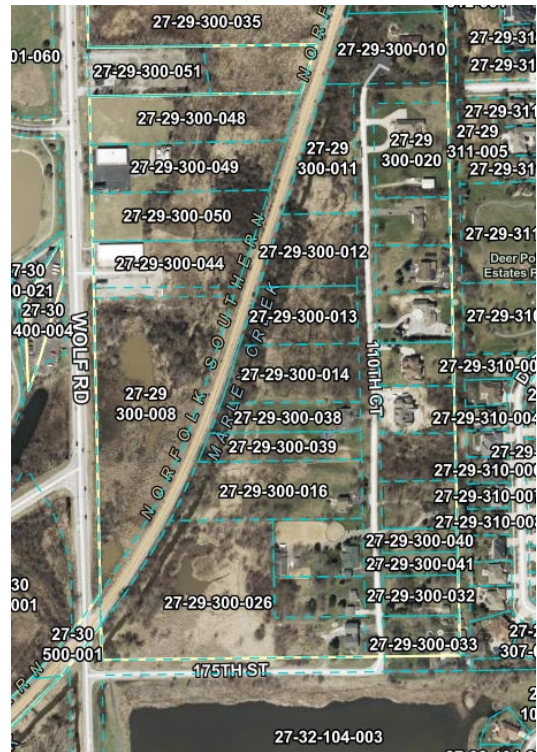
According to concepts provided by the Village, it appears that the goal is to serve approximately twenty (20) properties on the east side of Wolf Road along 110th Court by extending water and sewer mains from Wolf Road via 175th Street, 172nd Street, and Deer Point Drive.

The gross length of the improvements for Area 2 is approximately 3,875 linear feet.

Combined, the gross length of improvements across both project areas is approximately 5,450 linear feet (1.03 miles).

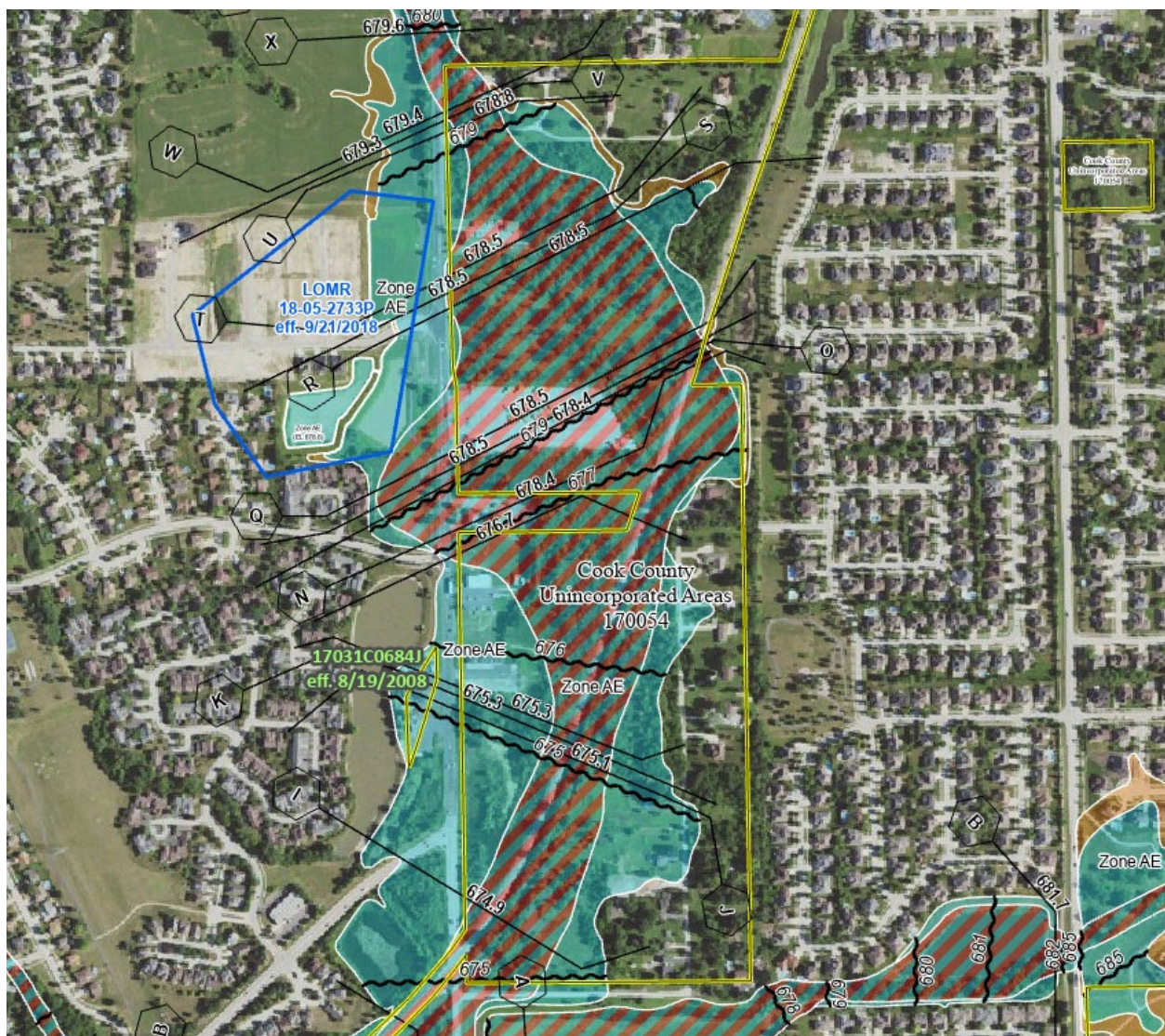
Both project areas are situated along the east side of Wolf Road (US 6), which falls under the jurisdiction of the Illinois Department of Transportation (IDOT). According to correspondence with the Village, highway permitting will be handled separately by the Village at a later date.

These annexations are part of a larger plan for the Wolf Road area between 167th Street and 175th Street.



According to FEMA's National Flood Hazard Layer (NFHL), both areas appear to be located near a floodway and within or partially within a floodplain (Zone AE). Therefore, it is anticipated that an IDNR/OWR Regional Permit #3 and Metropolitan Water Reclamation District (MWRD) Watershed Management Permit will be required for construction in the regulatory floodway and floodplain. According to correspondence with the Village, all stormwater permitting will be performed separately by the Village later.

TEG has an excellent background in designing and inspecting water main and utility replacements which utilize directional drilling, boring and jacking, lining, and other trenchless methods of utility installation in urban, residential, and environmentally sensitive areas. In addition, TEG's staff have extensive experience in designing and overseeing construction of ductile iron, PVC, and HDPE force main and water distribution systems. TEG will partner with Village staff to determine the optimal watermain alignment, construction materials, and methods of installation near floodway and floodplain boundaries.



PROJECT TEAM

This project fits one of our strongest company skillsets and our top personnel are available for this assignment. Our primary goal for this project is for our team to exceed the Village of Orland Park's expectations while recommending solutions which provide outstanding value and long-term performance. Our key personnel and Kevin VanDeWoestyne, P.E., ENV SP, Municipal Department Head, Doug Masters, Municipal Operations Supervisor, and Don Kinzler, P.E., CFM, Senior Project Manager, have outstanding experience with planning and designing water main and sanitary sewer installation.

KEVIN VANDEWOESTYNE, P.E., ENV SP, PROJECT PRINCIPAL

Kevin VanDeWoestyne, P.E., ENV SP, will serve as Project Principal, providing overall oversight and ensuring quality and consistency throughout the project. Mr. VanDeWoestyne has extensive supervisory experience and specialized expertise in utility pipeline rehabilitation and replacement. His broad background in municipal infrastructure rehabilitation and maintenance across IDOT District 1 uniquely positions him to successfully lead this assignment. Kevin and his team are fully available and committed to supporting the Village's needs throughout the project duration.

DOUGLAS MASTERS, MUNICIPAL OPERATIONS SUPERVISOR

Mr. Masters has over 26 years of experience in municipal, county, environmental, and stormwater management design and construction. He possesses extensive knowledge in municipal infrastructure development and design. As an Operations Supervisor, Doug is responsible for project design as well as overseeing both design and construction phases. He has strong communication skills and a comprehensive understanding of all aspects involved in executing municipal Capital Improvement Programs (CIP).

DON KINZLER, P.E., CFM, SENIOR PROJECT MANAGER

Mr. Kinzler brings over 20 years of engineering experience with both TEG and the Village of Channahon. Prior to joining TEG, Don served for 15 years as the Engineering Project Manager for the Village of Channahon, where he managed development and municipal infrastructure projects from concept through closeout. His responsibilities included contractor and consultant management, oversight of public infrastructure review and construction, preparation of bidding documents, and administration of the Village's Road Management Program.

Since 2022, Don has managed the Village of Addison's annual water main replacement program, delivering final engineering documents for 2023, 2024, and 2026 Water Main Replacement and Resurfacing Improvements. He will serve as the primary client liaison during the design phase of this project.

CHRISTOPHER DEYOUNG, P.E., PLS, CHIEF SURVEYOR

Mr. Chris DeYoung will oversee all surveying activities for this project. He is a registered Professional Engineer and Professional Land Surveyor with nearly 20 years of experience in land surveying, design, and construction.

SCOPE OF SERVICES

The following Base Scope of Services will be provided by Thomas Engineering Group, LLC (TEG). TEG will partner with the Village to provide a concise set of contract documents and quality construction engineering that allows for ease of permitting, conformance to applicable standards, and considers future Village maintenance concerns. The design engineering process will include the following basic tasks and milestones:

- **Task 1 – Meetings and Coordination**
- **Task 2 – Data Collection and Analysis**
- **Task 3 – Topographic Survey**
- **Task 4 – Initiate Utility Coordination**
- **Task 5 – Preliminary (60%) Plans, Specifications, and Estimates**
- **Task 6 – Preliminary (90%) Plans, Specifications, and Estimates**
- **Task 7 – Plats of Easement**
- **Task 8 – QC/QA Plan Review**
- **Task 9 – Final Bid Documents**
- **Task 10 – Future Construction Engineering**

Prior to beginning any infrastructure project, TEG finds it extremely effective to have a thorough kick-off meeting in order to engage all Village stakeholders and other key Village staff to fully understand Village practices, policies, and preferences when designing and building capital improvement projects.

Step 1: Meetings and Coordination – Prior to beginning any design, TEG will organize and lead a stakeholder meeting with representatives from Engineering, Public Works, and any other interested Village staff. We will also coordinate with Village staff to obtain any J.U.L.I.E. locate information on hand so that an onsite walkthrough of the proposed concept alignments can be discussed relative to other utility impacts and locations.

The purpose of the kick-off meeting will be to walk through each element related to project scope to identify critical project constraints and develop a shared understanding of the project. Specifically, the TEG Project Manager, will lead a discussion in which all parties will have ample opportunity to weigh in and convey their project expectations, preferred methods and materials, installation techniques, technical challenges, site history, utility challenges, access, staging, and constructability. Each of these topics will be discussed in terms of risks to cost, schedule, operations, maintenance, and impacts.

The primary benefits for the meeting and the resulting products will be a thorough and shared consensus of the assumptions, design details (including water main and sewer material, construction techniques, and size), and activities to be conducted during the project by Orland Park and TEG. Meeting minutes will be written describing all agreed upon procedures, preferences, materials, and any other non-standard or unusual elements in which the project will adhere.

TEG will also schedule a coordination meeting with Village representatives to review utility alignment and construction staging specifications.

Step 2: Data Collection and Analysis – Data will be obtained from Village Departments and Village Agents for development of the base drawings for the project. TEG will evaluate the conditions of relevant features and collect the necessary data required for the existing conditions. TEG will use available surveys, aerials, as-builts, etc. and conduct any additional surveys necessary to prepare the required level of base mapping.

Step 3: Topographic Survey – The next step will be to gather topographical and detailed utility and underground information. TEG will obtain all available data, such as 1-foot contour data, existing Village water main data, existing storm and sanitary sewer utilities, pavement, driveways, sidewalks, and parcel boundaries.

Step 4: Initiate Utility Coordination – After the topographical and utility survey has been plotted, it has been TEG's practice to gain as much underground information as possible. Project engineers will immediately provide utility notices to all affected utility companies and request private utility atlases within the project limits. Early coordination with the utility companies is very important. TEG takes pride in attempting to avoid unforeseen utility conditions. TEG will assist the Village with early utility coordination by sending a notice and base mapping plans to all utilities located within the limits of the project.

Step 5: Preliminary (60%) Utility Design – Using the information from the kick-off meeting and utility coordination, available contour data, and topographic survey, TEG will develop the design criteria for the water main and sanitary sewer design as well as the needed connections.

TEG will develop preliminary (60%) design plans, specifications, and construction cost estimates for the most appropriate utility alignment and phasing. Considerations will include items such as cost, local impacts, schedule, constructability, maintenance, permitting, right-of-way, and utility conflicts.

The 60% plans and specifications will be developed in accordance with Local Standards and the "Standard Specifications for Water and Sewer Construction in Illinois."

After the Village has had the opportunity to review the 60% submittal, TEG will meet with Village staff to discuss all comments and questions. TEG will address all comments and provide a disposition to those comments to the Village.

Step 6: Preliminary (90%) Utility Design – Using the review comments from preliminary (60%) design plans, specifications, and construction cost estimates, TEG will advance drawings and specifications to 90%.

After the Village has had the opportunity to review the 90% submittal, TEG will meet with Village staff to discuss all comments and questions. TEG will address all comments and provide a disposition to those comments to the Village.

Step 7: Plats of Easement – It appears that six (6) easements will be required to install the water and sewer systems along Consola Drive, which is currently privately owned. The proposed cost outlined herein includes the preparation of six plats of easement and corresponding legal descriptions for the affected residential properties.

Step 8: QC/QA Plan Review – TEG will perform internal QC/QA on final plans, specifications, and estimates, documenting those checks, and merging TEG comments with Village changes.

Step 9: Final Bid Documents – Upon completion of final engineering, TEG will deliver final plans and specifications to the Village for distribution to prospective bidders.

Step 10: Construction Engineering (Future) – Final engineering documents are expected to be advertised by the Village for construction potentially as early as FY 2027. TEG is qualified and experienced in providing construction engineering services for water main and sanitary sewer construction throughout IDOT District 1.

ASSUMPTIONS/EXCLUSIONS

1. Subsurface Geotechnical Investigation. It is assumed that any geotechnical investigations, including collection of soil pH samples required for the preparation of CCDD LPC-662/663 forms, will be performed separately by the Village.
2. Contract and Bidding Documents. The Village will be responsible for preparing contract and bidding documents for advertisement. TEG will provide engineering drawings and specifications.
3. Bidding Process. The Village will compile and advertise bid documents on BidNet, open bids, review bids, and provide the recommendation for the Board.
4. Exclusions.
The following are not anticipated as part of this contract:
 - a. IDOT or County permits
 - b. Floodplain analysis
 - c. Wetland delineation
 - d. Stormwater permits

The above assumptions and exclusions are based on the details provided in the RFP and Village responses (noted in blue below).

1. Please verify the limits of the data collection. For instance, shall the data collection and topographic survey stop at the right-of-way (ROW) or do the extents need to go beyond the ROW? *Data collection/topography survey should be along route of new line which is predominately in ROW but there may be an area for an easement that should be included to connect the system.*
2. Where no Village ROW exists, is land acquisition or plats of easement to be provided by others separately or included in the scope of design engineering for the utilities? *The Village doesn't plan on acquisition of land. Plats of easement to be part of the scope of work.*
3. Please verify the scope of design engineering for the water and sewer mains, specifically regarding domestic water services and sanitary sewer services. Are the water and sewer services to be engineered and shown as stubs to the properties, or will the mains be tapped separately at a later date? *Mains will be tapped and services run to edge of ROW or property. Homes currently have well water and septic fields that once fail, homes will connect to the new water and sanitary system.*
4. Is any work associated with well and septic field verification and abandonment to be included in the scope of engineering services? *No.*
5. Shall any geotechnical investigation and collection of soil pH samples needed for the preparation of CCDD LPC-662/663 forms be included in the proposal? *No*

6. Please confirm that IEPA permitting will be performed separately under separate contract, or by the Village, at a later date. **By Village, based on year work to be performed. Potentially as early as FY27.**
7. Wolf Road is under the jurisdiction of IDOT. Please confirm that Highway permitting will be performed separately under separate contract, or by the Village, at a later date. **At later date.**
8. Please confirm that the Village will prepare special provisions and contract documents for advertisement. **The Village has standard front end template for contracts. All we need are the drawings and specifications.**
9. Please confirm that the Village will advertise the project for bidding, open and review bids, and prepare a recommendation for bid award. **Yes, we will bid on BIDNET, open the bids, review bids, and provide the recommendation for the Board.**
10. Both project areas appear to be in the floodway. Please confirm that stormwater permitting will be completed under separate contract, or by the Village, at a later date. **At later date.**

SCHEDULE

The Village is requesting engineering services for the design of water main and sewer main improvements serving newly annexed properties. Feasibility analysis and preliminary design efforts are anticipated to begin in the first quarter of 2026. Final engineering documents are expected to be advertised by the Village for construction at a later date, potentially as early as FY 2027.

TEG is committed to meeting the deadlines associated with this anticipated timeline and is prepared to provide construction engineering services for these improvements at the appropriate time.

ENGINEERING FEE

We have utilized a lump sum method of compensation, developed based on estimated labor hours and applicable billing rates, to establish the proposed engineering fees. While we believe this estimate represents our best understanding of the scope of work as described in this proposal, we recognize that the Village of Orland Park may interpret the scope differently or elect to add, remove, or modify elements of the scope or level of effort.

Area 1: Consola Drive Properties

- **Phase II Design Engineering* (Lump Sum) \$50,000.00**
- **Phase III Construction Engineering (Lump Sum) \$65,000.00**

Area 2: 110th Court Properties

- **Phase II Design Engineering* (Lump Sum) \$70,000.00**
- **Phase III Construction Engineering (Lump Sum) \$160,000.00**

Totals

- **Total – Area 1: \$115,000.00**
- **Total – Area 2: \$230,000.00**

*Phase II Design Engineering includes Alternatives Analysis, Meetings and Coordination, Design Drawings, Field work and field verification of existing infrastructure, Specifications, and Plan Reviews (60%, 90%, Final) with Village Staff.

It shall be noted that six (6) easements will be required to install the water and sewer mains along Consola Drive, which is currently privately owned. The proposed cost outlined herein includes the preparation of six plats of easement and corresponding legal descriptions for the affected residential properties. No easements are anticipated along 110th Court Properties.

We look forward to the opportunity to be selected by the Village and are fully willing to work collaboratively to refine and negotiate the scope and level of effort to align with the Village's expectations. If you have any questions, or require additional information, please feel free to contact me direct at (847) 815-9500 or via email at kevinv@thomas-engineering.com.

Sincerely,
thomas engineering group, llc

A handwritten signature in blue ink, appearing to read 'Kevin VanDeWoestyne', with a stylized flourish extending to the right.

Kevin VanDeWoestyne, P.E., Env. Sp.
Municipal Department Head