

## **Clerk's Contract and Agreement Cover Page**

**Year:** 2009

**Legistar File ID#:** 2009-0091

**Multi Year:** ☒

**Amount** \$835,700.00

**Contract Type:**

Professional Services

**Contractor's Name:**

V3 Companies of Illinois Ltd

**Contractor's AKA:**

**Execution Date:**

2/18/2009

**Termination Date:**

**Renewal Date:**

**Department:**

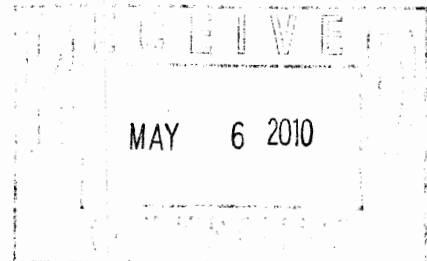
Public Works

**Originating Person:**

Pete Casey

**Contract Description:** 143rd & LaGrange Rd. Construction Oversight

*Add to this contract on file*



**Wednesday, May 05, 2010**

# Letter of Transmittal

# COPY



Date: May 5, 2010

To: Mr. Keith Oswald, P.E.  
V3 Companies of Illinois  
120 N. LaSalle St., STE 1550  
Chicago, Illinois 60602

From: Denise Domalewski, Contract Administrator  
Village of Orland Park  
14700 S. Ravinia Ave.  
Orland Park, IL 60462  
708-403-6173  
708-403-9212 (fax)  
ddomalewski@orland-park.il.us

Mr. Oswald,

Enclosed is a signed proposal dated March 1, 2010 for Environmental Consulting Services. Please contact Ed Wilmes concerning this project.



February 22, 2010  
**REVISED March 1, 2010**

Mr. Ed Wilmes  
Director of Public Works  
Village of Orland Park  
15655 South Ravinia Avenue  
Orland Park, IL 60462

Re: Proposal for Professional Environmental Consulting Services  
LaGrange Rd. & 143<sup>rd</sup> St. Roadway Improvements  
Orland Park, Illinois

Dear Mr. Wilmes:

V3 Companies (V3) has prepared this proposal to provide professional environmental consulting services on behalf of the Village of Orland Park (CLIENT) at the above referenced project location (Site). The general tasks and estimated costs to provide pre-construction and construction phase environmental consultation and oversight are outlined below. The full range of outlined tasks and the corresponding high end of the presented budget are only anticipated in the event that the parties responsible for the contamination are uncooperative, or prefer that the City conduct all of the excavation and removal services and then seek reimbursement for costs.

## **BACKGROUND**

It's our understanding that contaminated soils may be encountered at three different locations along the roadway improvement project, including the former Citgo station at 14301 S. LaGrange Road, the former Shell Oil station at 14360 S. LaGrange Road, and the Orland Video Store (formerly a gas station) at the NW Corner of 143<sup>rd</sup> & LaGrange. These locations are known to have experienced leaking underground storage tank (LUST) incidents in the past and the CLIENT anticipates that associated contamination may extend into the existing R.O.W., or may be present within acquired R.O.W. or temporary easements.

The CLIENT has asked V3 to provide consultation and oversight relative to the management of contaminated media (soil and/or water) that may be encountered during construction. In this capacity, V3 will attend project meetings, review pertinent environmental information, review or develop special waste handling plans, provide on-site environmental monitoring and special waste segregation, and review contractor compliance with environmental project requirements.

## **SCOPE OF SERVICES**

It's our understanding that V3's scope of services should support the following objectives:

- managing contaminated media in accordance with pertinent solid waste requirements,
- identifying and notifying contractors of construction worker health & safety risks, and
- supporting cost recovery efforts (from responsible parties) for the handling & disposal of contaminated media.

V3 anticipates the following tasks (to be modified as may be needed following the environmental review).

**Task 1 – Environmental Review**

- Review pertinent environmental documentation (as provided by CLIENT) related to the three locations of concern, which may include available site investigation and/or LUST reports.
- Based on available documentation, provide recommendations relative to contractor health & safety requirements, special waste handling, and the cost recovery for handling contaminated media.

**Task 2 – Pre-Construction Environmental Consultation**

- Attend a meeting with Village representatives relative to project requirements
- Represent the Village in meetings with third parties (e.g., responsible parties, etc.) and other project stakeholders (as may be requested by the Village).
- Develop a special waste management plan to guide Contractor's material handling.

**Task 3 – Construction Phase Environmental Services**

V3 will represent the Village on environmental matters during the construction phase of the project. Anticipated construction phase tasks include:

- on-site environmental monitoring and special waste segregation,
- response visits to assess previously unidentified conditions,
- environmental coordination with the project contractor,
- a review of contractor construction documentation and environmental & special waste work plans to ensure compliance with project requirements, and
- coordination of environmental matters with the Site Engineer and Village representatives.

**ESTIMATED FEES**

V3 will provide the proposed scope of services on a time-and-materials basis. The estimated fees are provided for budgetary purposes, and are based upon stated assumptions. V3 will not exceed the estimated fees without prior CLIENT authorization.

**Task 1 – Environmental Review**

**\$ 2,500**

Estimated fees assume:

- Review of several technical reports related to the three areas of concern
- Preparation of memo report summarizing recommendations and requirements for material handling, construction worker safety and cost recovery

**Task 2 – Pre-Construction Environmental Consultation**

**\$ 2,000 – \$ 5,000**

Mr. Ed Wilmes  
Village of Orland Park  
February 22, 2010  
Revised March 1, 2010  
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Low End Estimated fees assume:

- Review each responsible party's proposed plan for screening and removing contaminated soils and/or groundwater for disposal. Assumes three plans will be reviewed.
- Provide comments to Site Engineer and/or City representatives. Assumes that a single meeting to discuss recommendations & concerns with Project Representatives is required.
- Assumes that no meetings with responsible parties are needed.

High End Estimated fees assume:

- Development of a special waste management plan (\$3,000)
- Three meetings and follow-up with Village and/or parties responsible for contamination (\$2,000)

**Task 3 – Construction Phase Environmental Services**

**\$ 4,500 – \$ 12,500**

Low End Estimated fees assume:

- Assumes each responsible party will screen and haul off contaminated soils and/or groundwater.
- Environmental coordination & kick-off meeting with responsible party representatives and contractor (\$1,000)
- 3 site visits to briefly monitor the site activities of each responsible party during the removal and haul off of contaminated media (\$2,000)
  - Assumes 5 man-hours / visit, plus mileage
- Review of each responsible party's environmental documentation (\$1,500)
  - assumes one data set generated during construction

High End Estimated fees assume:

- Review & approval of contractor work plans (\$1,500)
- Environmental coordination & kick-off meeting with contractor (\$1,000)
- General environmental coordination between Contractor and Village (\$2,000)
  - assumes approx. 4 hours per month
- Review of Contractor's environmental documentation (\$1,000)
  - assumes two data sets generated during construction
- 4 site visits / environmental monitoring & special waste segregation (\$4,000)
  - Assumes 8 man-hours / day, plus mileage, environmental monitoring equipment and health & safety fees
  - Equipment and supplies (included in above estimate):  
photo-ionization detector (\$150/day) and health & safety consumables (\$45/day)
- Environmental status reports and final reports for Site Engineer (\$3,000)
  - Includes a brief status report each month (assume 3 reports)
  - Includes brief final report documenting contaminated media handling

The following are assumed for budgeting purposes:

- It's assumed that the Contractor or responsible parties will be responsible for obtaining waste acceptance from any necessary waste facilities for the disposal of contaminated media (soil and/or water). If the Contractor requires support with sampling, analysis, waste profiling and acceptance, V3 can provide at additional cost.
- Environmental sampling and laboratory analysis is not included within the anticipated services, and will be provided at extra cost as may be necessary and agreed upon by CLIENT.
- A formal report documenting the specific special waste handling is not required

Mr. Ed Wilmes  
Village of Orland Park  
February 22, 2010  
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## **PROJECT SCHEDULE**

V3 anticipates pre-construction services will begin February 2010, and construction phase service will begin Spring 2010.

## **CONTRACTING AND CHANGES TO WORK SCOPE**

V3 will initiate its services promptly upon receipt of CLIENT's acceptance of this proposal. The work performed under this agreement shall be subject to the terms and conditions of our current contract for Construction Engineering Services dated February 18, 2009.

The CLIENT acknowledges that there is uncertainty relative to the conditions that may yet be encountered at the Site, and as such the agreed upon project work scope may require modification. If, during the course of V3's work, V3 defines conditions or issues that require modification to the agreed upon project work scope, V3 shall notify the CLIENT. In discussion with the CLIENT, any changes in compensation and/or schedule shall be adjusted to reflect such change in the manner negotiated between the CLIENT and V3 prior to the performance of any additional work by V3.

## **CONFIDENTIALITY**

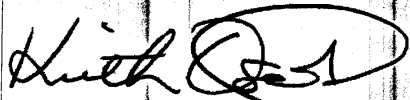
V3 shall not reveal to any person or entity, except to any person or entity designated by the CLIENT, any of the terms of this agreement, any information furnished by the CLIENT, any findings, reports, or conclusions of V3 relating to the CLIENT's property ("confidential information"). This confidentiality shall survive the final payment of the CLIENT to V3 for services rendered. If V3 is served with a subpoena or requested or required as a result of a judicial or regulatory proceeding to disclose any confidential information, V3 will immediately notify the CLIENT so that the CLIENT may seek a protective order. If the CLIENT is unable to obtain a protective order, and in the opinion of V3, V3 is compelled to disclose confidential information to a tribunal, regulatory agency, or third party claimant, or risk being held in contempt or suffer censure, sanction or penalty, confidential information may be disclosed without incurring any liability under this agreement. The CLIENT understands the Phase II investigation may uncover conditions that, by law, it must report to a regulatory agency and acknowledges that in such circumstances, V3 shall have no responsibility to make such report.

Mr. Ed Wilmes  
Village of Orland Park  
February 22, 2010  
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**CLOSING**

We trust this proposal is sufficient for your present needs. If you have any questions or comments, please contact us at 312-419-1985.

Sincerely,  
V3 COMPANIES



Keith R. Oswald, P.E.  
Director, Environment & Geosciences

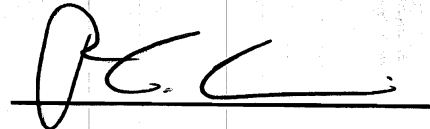
KRO/es

Attachments:  
V3 Billing Rates

cc: V3 File

Accepted For:  
VILLAGE OF ORLAND PARK

BY:



TITLE:

VILLAGE MANAGER

DATE:

5/4/10



## V3 COMPANIES BILLING RATE SCHEDULE

(Rates effective January 1, 2010 through December 31, 2010)

| Description                   | Hourly Rate |
|-------------------------------|-------------|
| Principal                     | 200.00      |
| Division Director             | 200.00      |
| Senior Development Consultant | 200.00      |
| Development Consultant        | 100.00      |
| Senior Earthwork Specialist   | 200.00      |
| Operations Director           | 175.00      |
| Senior Project Manager        | 165.00      |
| Senior Resident Engineer      | 150.00      |
| Senior Estimator              | 150.00      |
| Resident Engineer             | 125.00      |
| Project Manager               | 125.00      |
| Superintendent                | 125.00      |
| Senior Technician             | 100.00      |
| Project Engineer              | 100.00      |
| Project Surveyor III          | 100.00      |
| Project Ecologist             | 100.00      |
| Project Scientist             | 100.00      |
| Assistant Resident Engineer   | 95.00       |
| Engineer III                  | 90.00       |
| Scientist III                 | 90.00       |
| Ecologist III                 | 90.00       |
| Construction Administrator    | 90.00       |
| Engineer I/II                 | 85.00       |
| Scientist I/II                | 85.00       |
| Technician III                | 85.00       |
| Estimating Technician         | 85.00       |
| Project Surveyor I/II         | 85.00       |
| Field Ecologist               | 85.00       |
| Ecologist I/II                | 85.00       |
| Field Ecologist I/II          | 70.00       |
| Technician I/II               | 70.00       |
| Administration                | 60.00       |
| Survey Crew*                  | 150.00      |

\*Time is charged portal to portal

MAYOR  
Daniel J. McLaughlin

VILLAGE CLERK  
David P. Maher

15655 S. Ravinia Ave.  
Orland Park, IL 60462  
(708) 403-6350



TRUSTEES  
Bernard A. Murphy  
Kathleen M. Fenton  
Brad S. O'Halloran  
James V. Dodge  
Edward G. Schussler III  
Patricia Gira

PUBLIC WORKS DEPARTMENT

March 15, 2010

Mr. Tom Valaitis, P.E.  
Division Director, Construction Engineering  
V3 Companies  
7325 Janes Avenue  
Woodridge, IL 60517

RE: P.O. 52393 Notice to Proceed: Task Order 2  
February 22, 2010 Environmental Engineering Services Proposal  
143<sup>rd</sup> and LaGrange Watermain Improvements

Dear Mr. Valaitis,

The Village is in receipt of the captioned correspondence regarding scope and fees for the captioned project. With this correspondence, you may proceed with the services outlined within the captioned document to provide Environmental Engineering Services. The fees proposed include tasks that may be elected to be performed by others as allowed by agreements between the Village and the responsible property owners.

As we spoke, the costs proposed for these tasks and all others on the exhibit are a professional estimate for similar projects. The current proposal lacks an exhibit showing hours or identified personnel by role that may be utilized to perform the identified tasks, as well as a proposed multiplier. Please provide an exhibit showing proposed hours and personnel roles anticipated by task. Billing is to then to be based upon hours at the rate per role identified within your response, as approved by the Village, limited to a 2.8 multiplier. Allowable direct costs are limited to actual costs incurred for consumables used in the performance of the testing and related work, and mileage billable at the current IRS rate from V3's Woodridge office to the jobsite.

Funding for this work will be provided from funds for Construction Management Services as approved by the Village of Orland Park Board of Trustees on March 3, 2009.

Work may commence, but is subject to an adjustment until a detailed personnel role and fee proposal is provided to and accepted by the Village.

Sincerely,



Edward Wilmes, Director  
Public Work and Engineering

Cc: Paul Grimes, Village Manager  
John Ingram, Utility Superintendent  
Denise Domalewski, Contract Administrator ✓



# VILLAGE OF ORLAND PARK

14700 Ravinia Avenue  
Orland Park, IL 60462  
www.orland-park.il.us

## Master

File Number: 2010-0148

File ID: 2010-0148

Type: MOTION

Status: PASSED

Version: 1

Reference:

Controlling Body: Board of Trustees

Department: Public Works  
Department

Cost:

File Created Date : 03/31/2010

Agenda Entry: 143rd Street and LaGrange Road Watermain  
Relocation Environmental Oversight -Board Approval

Final Action: 04/19/2010

Title: 143rd Street and LaGrange Road Watermain Relocation Environmental  
Oversight

Notes:

Code Sections:

Agenda Date: 04/19/2010

Indexes:

Agenda Number:

Sponsors:

Res/Ord Date:

Attachments:

Res/Ord Number:

Drafter:

Hearing Date:

Department publicworks@orland-park.il.us

Effective Date:

Contact:

## History of Legislative File

| Ver-<br>sion: | Acting Body:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Date:      | Action:                     | Sent To:                                     | Due Date: | Return<br>Date: | Result: |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------------------------|----------------------------------------------|-----------|-----------------|---------|
| 0             | Public Works Department                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 03/31/2010 | INTRODUCED TO<br>COMMITTEE  | Public Works and<br>Engineering<br>Committee |           |                 |         |
|               | Action Text: INTRODUCED TO COMMITTEE to the Public Works and Engineering Committee                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |            |                             |                                              |           |                 |         |
| 0             | Public Works and<br>Engineering Committee                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 04/05/2010 | RECOMMENDED<br>FOR APPROVAL | Board of Trustees                            |           |                 | Pass    |
|               | Action Text: A motion was made by Trustee Kathleen Fenton, seconded by Trustee Edward Schussler, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion CARRIED by the following vote:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |            |                             |                                              |           |                 |         |
|               | Notes: Director Wilmes reported that on March 3, 2009, V3 Companies of Illinois was awarded a contract to provide Professional Construction Management Services for a scope of work that had been developed by Village Staff to include "...professional civil engineering services for the completion of the proposed intersection improvement at 143rd Street and LaGrange Road in the amount of \$835,700. Purchase Order 52393 was provided shortly thereafter to the vendor for the value of the award. Included within the original scope of services document dated February 18, 2009, were three construction project management scopes of services including - Pre-construction, Construction Management and Project Close-out Phases. |            |                             |                                              |           |                 |         |
|               | On March 15, 2010, a Notice to Proceed was provided to V3 for Task Order Number 1 to provide Construction Management services germane to the original scope of work in the amount of \$139,552 to provide a clear understanding of the effort anticipated. These fees represent anticipated costs to be incurred by the Village to provide professional engineering services for the three project phases noted                                                                                                                                                                                                                                                                                                                                 |            |                             |                                              |           |                 |         |

above as the fees are directly related to the watermain relocation construction work awarded under a separate contract to Brothers Asphalt. These fees identified within Task Order Number 1 are a portion of the total fees awarded by the Board in March 2009, for overall construction management.

In anticipation of the excavation of soils within the watermain relocation project site that are believed to be contaminated as a result of spills and/or leaks from prior uses of adjacent properties involving petroleum products, Staff requested that V3 develop and provide a scope and fee proposal to provide Environmental Oversight and Management for the watermain relocation project in those areas where known or suspected contaminated soils may be found, as the original scope did not anticipate the need for Environmental Oversight and Management services. On March 1, 2010, a revised proposal was received from V3 for the requested services that have been proposed to be provided to ensure that all work undertaken by the watermain contractor meets the environmental requirements related to the discovery, excavation, transport and disposal of contaminated soils.

On March 15, 2010, following negotiations with V3 regarding scope and fees related to the anticipated Environmental work, V3 finalized their proposal for anticipated work in an amount not to exceed \$20,000 for Task Order 2.

At this point, there is no request being made for additional funding for Purchase Order 52393 for the fees associated with Task Order Number 2 (Task Order Number 1 germane to original scope). These fees are a partial allocation of the total construction management engineering services fees envisioned to be required for the 143rd Street and LaGrange Road Intersection Improvement project.

As additional construction management efforts are undertaken during the course of this intersection improvement project, additional Task Orders will be presented for consideration which may include a request for additional funding.

Chairman Murphy questioned if the Village would be able to identify if there is currently any leaching coming from the two present stations.

George Schober from V-3 Companies of Illinois stated that V-3 will be able to identify where the contamination is coming from at each of the excavating locations. If it is currently leaching the contamination will be quite sever and it is likely that V-3 will be able to determine where the leach is coming from.

Once the excavation is completed V-3 will know the extent of the contamination. Some of the contamination is quite old and it is possible that it has degraded to a point where it may no longer be a problem. V-3 wants to conservatively approach the excavation and contamination issues as it could become a major problem leading to the removal of a significant amount of material from the site.

Trustee Schussler question how long it takes for petrochemicals to degrade.

V-3 Representative Schober stated petrochemicals take many years to degrade but they disperse more than degrade unless exposed to the air.

Trustee Murphy reiterated that the Village is only reliable to remove the contaminated soil from the area the Village is excavating.

V-3 Representative Schober confirmed that the Village would only be responsible for removing the contaminated soil from the area that is being excavated to place the watermain.

Trustee Schussler questioned if there were any other areas that may have to be disturbed that could lead to issues regarding contamination.

V-3 Representative Schober stated that when V-3 looks at the Roadway Project, the instillation of any storm sewers adjacent to those properties will cause the same type of issues and V-3 will make sure to have a solid understanding of what that contamination is once they trench through the fringe of these properties.

Aye: 3 Chairman Murphy, Trustee Fenton, and Trustee Schussler

Nay: 0

|                     |                                                 |                                                                                                         |      |
|---------------------|-------------------------------------------------|---------------------------------------------------------------------------------------------------------|------|
| Action Text:        | INTRODUCED TO BOARD to the Board of Trustees    |                                                                                                         |      |
| 1 Board of Trustees | 04/19/2010                                      | APPROVED                                                                                                | Pass |
| Action Text:        | This matter was APPROVED on the Consent Agenda. |                                                                                                         |      |
|                     | Aye: 5                                          | Trustee Murphy, Trustee Fenton, Trustee O'Halloran, Trustee Schussler, and Village President McLaughlin |      |
|                     | Nay: 0                                          |                                                                                                         |      |
|                     | Absent: 2                                       | Trustee Dodge, and Trustee Gira                                                                         |      |

#### Text of Legislative File 2010-0148

##### ..Title

143rd Street and LaGrange Road Watermain Relocation Environmental Oversight

##### History

On March 3, 2009, V3 Companies of Illinois was awarded a contract to provide Professional Construction Management Services for a scope of work that had been developed by Village Staff to include "...professional civil engineering services for the completion of the proposed intersection improvement at 143rd Street and LaGrange Road in the amount of \$835,700. Purchase Order 52393 was provided shortly thereafter to the vendor for the value of the award. Included within the original scope of services document dated February 18, 2009, were three construction project management scopes of services including - Pre-construction, Construction Management and Project Close-out Phases.

On March 15, 2010, a Notice to Proceed was provided to V3 for Task Order Number 1 to provide Construction Management services germane to the original scope of work in the amount of \$139,552 to provide a clear understanding of the effort anticipated. These fees represent anticipated costs to be incurred by the Village to provide professional engineering services for the three project phases noted above as the fees are directly related to the watermain relocation construction work awarded under a separate contract to Brothers Asphalt. These fees identified within Task Order Number 1 are a portion of the total fees awarded by the Board in March 2009, for overall construction management.

In anticipation of the excavation of soils within the watermain relocation project site that are believed to be contaminated as a result of spills and/or leaks from prior uses of adjacent properties involving petroleum products, Staff requested that V3 develop and provide a scope and fee proposal to provide Environmental Oversight and Management for the watermain relocation project in those areas where known or suspected contaminated soils may be found, as the original scope did not anticipate the need for Environmental Oversight and Management services. On March 1, 2010, a revised proposal was received from V3 for the requested services that have been proposed to be provided to ensure that all work undertaken by the watermain contractor meets the environmental requirements related to the discovery, excavation, transport and disposal of contaminated soils.

On March 15, 2010, following negotiations with V3 regarding scope and fees related to the anticipated Environmental work, V3 finalized their proposal for anticipated work in an amount not to exceed \$20,000 for Task Order 2.

At this point, there is no request being made for additional funding for Purchase Order 52393 for the fees associated with Task Order Number 2 (Task Order Number 1 germane to original scope). These fees are a partial allocation of the total construction management engineering services fees envisioned to be required for the 143rd Street and LaGrange Road Intersection Improvement project.

As additional construction management efforts are undertaken during the course of this intersection improvement project, additional Task Orders will be presented for consideration which may include a request for additional funding.

On April 5, 2010, this item was reviewed and approved by the Public Works and Engineering Committee and referred to the Board for approval.

**Financial Impact**

Funding for this Task Order work is included within the previously awarded construction management contract purchase order (P.O. 52393). Approval of Task Order Number 2 does not affect the current upper limit of compensation for P.O. 52393, currently approved at \$835,700.00.

**Recommended Action/Motion**

I move to approve the professional engineering services fee to provide Environmental Engineering Oversight and Management to V3 Companies, Ltd. of Woodridge, Illinois, in an amount not to exceed \$20,000 of the existing purchase order.