

CLERK'S CONTRACT and AGREEMENT COVER PAGE

Legistar File ID#: 2015-0504

Innoprise Contract #: C16-0017

Year: 2016

Amount: \$34,000.00

Department: VMO/Parks

Contract Type: Professional Architectural Services

Contractors Name: Williams Development Ltd, dba Prairie Forge Group

Contract Description: CPAC Splash Pad & Sportsplex Lap Pool Design
C16-0069 Addendum A - add Filter Building/Surge Pump remove SPLEX
Lap Pool from scope (add'l \$3800) (2016-0340)

MAYOR
Daniel J. McLaughlin

VILLAGE CLERK
John C. Mehalek
14700 S. Ravinia Avenue
Orland Park, Illinois 60462
(708) 403-6100
www.orlandpark.org



VILLAGE HALL

TRUSTEES
Kathleen M. Fenton
James V. Dodge
Patricia A. Gira
Carole Griffin Ruzich
Daniel T. Calandriello
Michael F. Carroll

June 9, 2016

Mr. Thomas Tristano, AIA
Williams Development Ltd.
dba Prairie Forge Group
300 Cardinal Drive, Suite 160
St. Charles, Illinois 60175

RE: Addendum A dated May 24, 2016 – Filter Building/Surge Pump
CPAC Splash Pad and Sportsplex Indoor Lap Pool Design contract

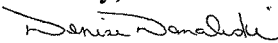
Dear Mr. Tristano:

Enclosed is a copy of the addendum dated May 24, 2016 for the change to remove Sportsplex Indoor Lap Pool and add the Filter Building/Surge Pump to the scope of the above contract. Please attach this to the original CPAC Splash Pad and Sportsplex Indoor Lap Pool Design contract dated February 9, 2016.

All invoices should be emailed to accountspayable@orlandpark.org. Please reference PO #16-001495 on all invoices.

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

Sincerely,


Contract Administrator

cc: Joe LaMargo

MAYOR
Daniel J. McLaughlin

VILLAGE CLERK
John C. Mehalek
14700 S. Ravinia Avenue
Orland Park, Illinois 60462
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May 24, 2016

Thomas Tristano, AIA
Williams Development Ltd.
dba Prairie Forge Group
300 Cardinal Drive, Suite 160
St. Charles, IL 60175

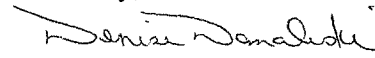
RE: *Addendum A dated May 24, 2016*
CPAC Splash Pad and Sportsplex Indoor Lap Pool Design

Dear Mr. Tristano:

This notification is to inform you that on May 16, 2016, the Village of Orland Park Board of Trustees approved awarding Prairie Forge Group the contract in accordance with the proposal you submitted dated April 26, 2016, for CPAC Filter Building. Please sign two (2) copies of the attached addendum and return both copies to my attention at Village of Orland Park, 14700 S. Ravinia Avenue, Orland Park, Illinois 60462. I will return a fully executed addendum for your files.

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

Sincerely,


Contract Administrator

cc: Joe LaMargo

ADDENDUM A to
CPAC Splash Pad and Sportsplex Indoor Lap Pool Design Contract

Dated
February 19, 2016

Between
The Village of Orland Park, Illinois ("Village") and Williams Development Ltd., dba Prairie Forge Group ("Architect")

WHEREAS, on February 19, 2016, a certain Agreement regarding CPAC Splash Pad and Sportsplex Indoor Lap Pool Design between the Village and the Architect was executed (hereinafter referred to as the "Agreement"); and,

WHEREAS, the Village wishes to modify the Scope of the Work.

NOW, THEREFORE, for and in consideration of the foregoing and the mutual covenants herein contained, it is agreed by and between the parties hereto as follows:

1. In the event of any conflict or inconsistency between the provisions of this Addendum and the Agreement, the provisions of this Addendum shall control.
2. **SECTION 1: THE CONTRACT DOCUMENTS** of said Agreement shall be amended to include Addendum A dated May 24, 2016
3. **SECTION 2: SCOPE OF SERVICES AND PAYMENT** of said Agreement shall be amended to strike in its entirety the following:

Sportsplex Lap Pool:

1. Develop a building and site program for the proposed lap pool addition, including locker room facilities, office and multi-purpose space to serve the area, and optionally other therapeutic aquatic amenities;
2. Provide a general site analysis and preliminary civil engineering services to develop a basic plan;
3. Provide cost estimates within a range of \$3 million to \$4 million.

4. **SECTION 2: SCOPE OF SERVICES AND PAYMENT** of said Agreement shall be amended to add the following in its entirety:

CPAC Filter Building (per proposal dated April 26, 2016):

1. Redesign the filter pumps and change the type, layout, and location/arrangement within the filter building. This includes a) adding a new underground surge tank, b) a mix of redesigning and renovating a new pump pit within the existing surge tank;
2. Provide documents for bidding/permit/construction and further engineering for these improvements;
3. Provide code compliant drawings and specifications for the renovation of the filter building and surge tank.

ADDENDUM A to
CPAC Splash Pad and Sportsplex Indoor Lap Pool Design Contract

Dated
February 19, 2016

Between
The Village of Orland Park, Illinois ("Village") and Williams Development Ltd., dba Prairie Forge Group ("Architect")

5. **SECTION 2: SCOPE OF SERVICES AND PAYMENT** of said Agreement shall be amended to strike in its entirety the words "**TOTAL FEE and REIMBURSABLE EXPENSES:** an amount not to exceed Thirty Four Thousand and No/100 (\$34,000.00) Dollars" and replace with "**TOTAL FEE and REIMBURSABLE EXPENSES:** an amount not to exceed Thirty Seven Thousand Eight Hundred and No/100 (\$37,800.00) Dollars"
6. All of the other terms, covenants, representations and conditions of said Agreement not deleted or amended herein shall remain in full force and effect during the effective term of said Agreement.
7. This Addendum may be executed in two or more counterparts, each of which taken together, shall constitute one and the same instrument.

This Addendum, made and entered into effective the **24th day of May, 2016**, shall be attached to and form a part of the Agreement dated the 19th day of February, 2016 and shall take effect upon signature below by duly authorized agents of both parties.

AGREED AND ACCEPTED

FOR: THE VILLAGE

By: 

Print Name: Paul G. Grimes
Village Manager

Its: _____

Date: 6/6/16

FOR: THE CONTRACTOR

By: 

Print Name: Thomas M. Trisanto

Its: President

Date: May 31, 2016



300 CARDINAL DRIVE, SUITE 160 | SAINT CHARLES IL 60175
P 630.221.0671 | F 630.221.0118 | PRAIRIEFORGEGROUP.COM

April 26, 2016

Mr. Joseph S. La Margo
Assistant Village Manager
Village of Orland Park
14700 Ravinia Avenue
Orland Park, IL 60462

Re: Letter of Proposal – Construction/Permit Documents
Centennial Park Aquatic Center
Filter Building Modifications
Orland Park, IL

Dear Joe:

I appreciate the time that you and your staff took to familiarize us with the issues and challenges at the Centennial Park Aquatic Center Filter Building. Matt and Ray were very helpful as we surveyed and toured the existing Filter Building and the related surge tank and vertical turbine pumps. It is our understanding that the Village of Orland Park (VOP) has issues with the existing pool pump arrangements and specifically the need to have a diver access the surge tank in an underwater confined space each pool season.

Prairie Forge Group (PFG) has completed our review of the sixty-nine (69) existing engineering drawings dated January 14, 1991 that we received from Matt Creed at the pool site. They have been scanned and the originals currently are in PFG's possession.

We have concluded that there are a few available options to pursue as you address the challenges with the confined space and existing vertical turbine pumps at Centennial Park Aquatic Center's Filter Building.

PROJECT BACKGROUND

The Village of Orland Park (VOP) has requested that PFG look into eliminating the need to dive into the existing surge tank located at Centennial Park Aquatic Center's Filter Building each pool season. This need has become a regular occurrence: each pool season, staff must dive into and clean out the vertical turbine pump strainers that are clogged with pool debris. The confined-space access is a concern for the VOP. PFG believes the problem can be addressed, as we discussed with Matt and Ray. We suggest adding stainless-steel screens at the existing gutter return lines within the surge tank. This will prevent the problem of reduced water flow and your frequent need to send a diver into the surge tank. This solution will reduce the need to dive, although not entirely. It is dependent on the amount of debris encountered during the pool season. We have forwarded Matt Creed details of stainless-steel screens from previous projects that should assist him with a temporary fix for this coming pool season. If you require additional drawings and further guidance, please let me know; we can provide additional documents.

The long-term, more complete solution we discussed with Matt and Ray is to redesign the filter pumps and change the type, layout, and location/arrangement within the Filter Building. This work will include (1) adding a new underground surge tank (outside the building footprint) to solely address water surge and (2) a mix of redesigning and renovating a new pump pit within the existing surge tank. This renovation would include new flooded suction pumps placed in an open-air pump pit that will be accessible by stairs with hand railings for regular/routine and

safe maintenance of the strainers and pumps. The existing surge tank will be modified to meet current codes and allow for easier staff maintenance. We will be able to provide the documents required for bidding/permit/construction and further engineering for the upcoming improvements. We can arrange to be on site with our engineers to verify the scope of work, confirm field dimensions/measurements, and kick off the work required for the permit and bid documents.

PFG will provide code-compliant drawings and specifications for the renovation of the Filter Building and surge tank that include the following: demolition drawings, floor plan/framing plan drawings, structural supports of walls and floors, ceiling drawing, interior elevations, and stair and hand rail details and drawings. We will include a foundation drawing and grading plan that highlights the new surge tank east of the existing Filter Building. We will include aquatic, electrical, and structural engineering documents that include power, lighting, and pool piping drawings/details and specifications. PFG will provide the documents; drawings, specifications and details required for permits with the Village of Orland Park (VOP) Building Department and the Illinois Department of Public Health (IDPH) for their review and approval.

The Village of Orland Park desires to have LEED standards incorporated into the project, but without the need for a formal LEED-certified project that would require LEED certification and documentation.

The project has its specific challenges. However, with our team's design/build experience, we are confident our team can overcome them and deliver you a set of engineering documents for the new flooded suction pumps and surge tank/pump pit modifications and improvements. Once approved and authorized to proceed, we will provide the permit/bid/construction drawings in order for VOP to secure a building permit and finalize the renovation costs.

ARCHITECTURAL / ENGINEERING SCOPE OF SERVICES

We shall provide the architectural / engineering services for the related architectural, structural, aquatic, and electrical engineering of the project throughout the Basic Services Phases of the work as follows:

- 1. Design Development Phase:** We shall review the Owner-furnished information and identify the Project Team. We shall also review and incorporate the final features of the design into the final construction permit documents. We will coordinate between the Village of Orland Park and the Building Department. We will address any code items specific to the renovation work and provide a code analysis for review and comment by the Building Department. Our consultants shall also incorporate the decisions and determinations made by the Building Department. Prairie Forge Group (PFG) shall prepare a preliminary design for review by the Village. PFG shall review existing documentation of the building, site, and additional data as may be required. We will review the design concept presented, test that concept and refine it, and review the project schedule and make adjustments as required to meet all of the milestone dates. We will then refine the plans and generate interior elevations that will be further developed to fully explain the design. We will also involve our engineers to review and determine the best aquatic, structural and electrical systems for the new pump-pit/surge-tank design. This phase will culminate in a package of drawings for your review and approval.
- 2. Construction Documents Phase:** During this phase, we will work with our engineers to provide detailed Construction Drawings and Specifications for all aspects of the improvements. These Documents will then be used for a building and IDPH permit submittals, resulting in a building and IDPH permits, and they will also be used for bidding and construction phases.
- 3. Bidding / Negotiations / Construction Administration Phase:** During this phase, we will assist with answers to questions and issue Addendums as necessary. Once construction starts, we will visit the site and meet with the VOP to review aspects of the project as required. We will review Shop Drawings and send a copy to the VOP of our comments on the approved Shop Drawings as submitted by the staff/trade contractors for the various systems and components. We will provide clarifications of information throughout the Construction Phase to properly administer support during this phase of the project. We will review the payout request and provide a final punch list as the project is completed and review all contractor close-out documents.

ARCHITECTURAL / ENGINEERING FEES

The fee for Basic Architectural / Engineering Services as outlined herein for the Filter Building Modifications is as follows:

We propose the Architectural Design/Engineering Services to be completed on a lump-sum basis for Seventeen-Thousand-Nine-Hundred Dollars (**\$17,900.00**). In addition to the professional services listed above, we will invoice VOP for reimbursable expenses. These include such items as printing, travel, long-distance phone calls, faxes, deliveries, etc.

The Basic Services Include:

1. Architectural, demolition, aquatic, structural, and electrical engineering during the following Phases:
 - Design Development Phase
 - Construction Documents Phase
 - Bidding/Negotiations/Construction Administration

The Basic Services fee shall be allocated to the phases of work as follows:

Design Development Phase	30%
Construction Documents Phase	55%
<u>Bidding/Negotiations/Construction Administration</u>	<u>15%</u>
Total	100%

Any services required or requested by VOP for work not included in the above phases shall also be provided on an hourly basis at the rates listed below. Hourly rates of our consultants are generally similar to ours and can be provided at your request.

RATE TABLE

Principal.....	\$ 135.00/Hour
Engineer.....	\$ 125.00/Hour
Project Manager.....	\$ 115.00/Hour
Project Architect.....	\$ 110.00/Hour
Cost Estimator.....	\$ 100.00/Hour
CAD Technician.....	\$ 75.00/Hour
Clerical.....	\$ 55.00/Hour

We shall invoice on a monthly basis for services performed and payment is due 40 days from the date of the invoice.

Owner-provided information

1. Existing conditions drawings.
2. Signage design.
3. Environmental investigating, testing, and design.

Services not included

1. Civil engineering, storm-water retention/detention design, or any traffic study.
2. Design/engineering of any additional architectural, structural, and mechanical, electrical, plumbing (MEP) system not identified in the proposal.
3. Renderings and dimensional images (3-D images/models).
4. Attendance at any zoning/special-use meetings, including review and presentation material.
5. LEED Design/Engineering Services that include certification, documentation, and energy modeling.
6. Audio/visual/computer/phone system design/engineering.
7. Landscape Design.
8. Revisions to the approved design due to untimely comments from VOP.

Optional services include but are not limited to:

1. Special informational signage.
2. LEED Certification.

This proposal shall remain valid for 30 days following the date of submission.

Thank you for the opportunity to present this proposal, and we hope you find it complete and acceptable. If you are in agreement with the terms of this Letter of Agreement, please sign and return a copy to our office. We look forward to working with you on the project immediately upon receipt of your signed Letter of Agreement.

Cordially,



Thomas M. Tristano, AIA
President



Joe La Margo, Assistant Village Manager
Paul G. Grimes
Village Manager

Date