



ORLAND PARK

RFP #24-059

Doogan Park Construction Engineering Services - **AMENDED**

PROJECT DETAILS

Scope of Work

The Village of Orland Park intends to redevelop Doogan Park, 14700 Park Lane, in 2025. (Exhibit A Site Plan). The Village is requesting proposals from qualified engineering firms to develop and provide construction and engineering documents and reports which the Village will utilize to issue a request for proposals (RFP) to retain a general contractor for the project.

- Project elements include converting the existing park to achieve the desired park plan as illustrated in the Concept Plan (Exhibit B).
 - New Park elements will include:
 - Retaining and integrating the existing tennis courts into the overall court complex
 - Converting the ½ basketball court into two pickleball courts separated by 4' fences, each with separate entrances and an 8' fence, with windscreen around the courts
 - Adding 8 pickleball courts with 4' fencing between courts, each with separate entrances including an 8' fence, with wind screen around the court
 - Adding a 30' x 40' shelter with two unisex restrooms, with wall mounted drinking fountain, adjacent to the pickleball/tennis courts
 - Converting the baseball field to a 60' baseline field, including backstop and dugouts
 - Renovating the existing bocce ball court and adding 1 additional bocce ball court
 - Incorporating a gathering area, partially shaded, near/adjacent to the pickleball/tennis pavilion
 - Expanded and improved parking lots
 - A full-size 360' x 210' soccer field
 - Firm will provide engineering and construction documents for *both* an artificial turf soccer field and a natural grass field in the dimension noted. The Village will choose which type of surface will be used after bid submissions from qualified general contractors are received.
 - A sledding hill on the south end of the property outside any athletic areas
 - A 20' x 20' pavilion adjacent to new playground
 - Playground (size/type TBD) with play surfacing
 - Incorporate planting improvements, turf and grass which enhance the overall site
 - Light poles, fixtures and electrical plans to provide lights to the pickleball courts, tennis courts, pavilion and restrooms
 - Site furnishings including benches, picnic tables, pickleball and tennis nets, basketball post, rim and netting, portable bleachers, soccer goals and baseball bases
- The park development will not impact the existing pavilion, oak trees, or Frisbee golf course along the parks' south border. Existing asphalt paths will remain intact and should only be amended to accommodate the new park.



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The engineering firm is expected to:

- Meet with Village staff, and other personnel, to gain a full understanding of the project elements, requirements and existing conditions to support the production of a fully comprehensive set of construction and engineering documents which will be utilized to solicit a qualified general contractor.
- Prepare all construction and engineering documents for use by the Village to retain a General Contractor (GC) through an RFP process.
- Incorporate stormwater infrastructure to meet regulatory requirements and to mitigate flooding.
- Conduct geotechnical studies including soil borings and prepare/provide reports to be included in general contractor RFP.
- Prepare topographic reports necessary to support the project.

Construction and engineering documents are expected to contain full details of all project elements which allow the GC to develop a precise, accurately estimated proposal for the development of the project.

The expected construction start time of this project is within the first quarter of 2025, with a desired completion date of December 1, 2025.

The Village will utilize an Open Space Land Acquisition and Development grant, as well local funding for the construction costs and construction observation services for this project.

LOCATION OF WORK AND SPECIFICATIONS:

Exhibit A - Doogan Park

Exhibit B – Doogan Park Concept

Exhibit C – Plat Map

Exhibit D – Parcels – Doogan

The park includes a 90' base path baseball field, 1/2 basketball court, bean bag toss, bike path, disc golf, playground, pavilion, one dedicated pickleball court, two tennis/pickleball courts, a natural grass soccer/football practice field and open spaces which were formerly were occupied by now demolished facilities and three parking areas. The west portion of the property experiences flooding during heavy rain events.

It is expressly understood and agreed to by both Parties that in no event shall the total amount to be paid by the Village for the complete and satisfactory performance of services, exceed the proposed amount. Said price shall be the total compensation for Consultant's performance hereunder including, but not limited to, all work, deliverables, materials, supplies, equipment, sub-Consultant's fees, and all reimbursable travel and miscellaneous or incidental expenses to be incurred by Consultant. In the event the Consultant incurs cost in excess of the sum authorized for service, the Consultant shall pay such excess from its own funds, and the Village shall not be required to pay any part of such excess, and the Consultant shall have no claim against the Village



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on account thereof. For the avoidance of doubt, in no event shall Consultant be entitled to receive more than the proposed amount and this amount includes all costs incurred by Consultant in connection with the work and services authorized hereby, including, but not limited to: (i) any known or unknown and/or unexpected condition(s); (ii) any and all unforeseen difficulties; (iii) any unanticipated rises in the cost of labor, materials or equipment, changes in market or negotiating conditions, and errors or omissions made by others; (iv) the character of the work and/or services to be performed; and (v) any overrun in the time or cost necessary for the Consultant to complete the work due to any causes, within or beyond its control. Under no circumstances shall the Village be liable for any additional charges if Consultant's actual costs and reimbursable expenses for such work, service or deliverable exceed the proposed amount. Accordingly, Consultant represents, warrants and covenants to the Village that it will not, nor will Consultant have anyone on its behalf, attempt to collect an amount in excess of the proposed amount agreed to by the Consultant.