



2895 Greenspoint Parkway, Suite 600  
Hoffman Estates, IL 60169  
847.697.2640

March 16, 2023

Mr. Sean Keane  
Parking and Mobility Services Manager  
**Village of Oak Park**  
123 Madison Street  
Oak Park, IL 60302

Re: *Proposal for Three Oak Park Parking Structures – Immediate, 2023, and 2024 Repair Program  
Construction Documents, Bidding, and Engineering Services During Construction  
Oak Park, Illinois*

Dear Mr. Keane:

Walker Consultants, Inc., a Michigan corporation, d/b/a Walker Consultants Engineering, Inc. (Walker) is pleased to submit for your review this proposal for a repair program for three parking structures located in Oak Park, Illinois. The repair program is intended to address the 2022 (Immediate), 2023, and 2024 conceptual repair recommendations as outlined in our condition assessment report dated August 31, 2022. The repair program includes professional engineering services for preparation of Construction Documents and performing Bidding, and Engineering Services During Construction. The three parking structures included under this proposal are Holley Court (and North Expansion), Avenue, and OPRF. We understand that at your request, the design of the southeast pedestrian bridge repairs for the Holley Court Parking Structure are not included in this proposal.

## Project Understanding and Background

### Holley Court Main Parking Structure

The original cast-in-place, post-tensioned portion of the Holley Court Parking Structure was completed around 1984. A vertical expansion was done in the 1990's and a horizontal expansion to the west was done in 2005. As viewed in plan, the structure measures approximately 375 feet in the east-west direction with eighteen bays and approximately 170 feet in the north-south direction with three bays with six parking levels, four and one half supported parking levels and one on-grade level. The structural system generally consists of 5" to 6" thick post-tensioned concrete slabs and post-tensioned beams, supported by cast-in-place columns. Precast concrete spandrel and façade panels make up the façade on the four elevations.

Traffic circulation consists of a double-threaded sloping ramp system with one-way traffic with angle parking. Vehicle entrance/exit of the parking structure is at the northeast corner off Holley Court, at the north side off Ontario Street and at the southeast corner off the alley way.

Pedestrian access is via two stair/elevator cores, a single elevator tower and by two independent stairwells. One stair/elevator tower is located at the southeast corner of the parking structure and the other stair/elevator tower is located near the southwest corner. The single elevator tower is located about midway along the south elevation. One stairwell is located near the northwest corner and the other stairwell is located at the northeast corner of the parking structure. The structure is clad with precast concrete spandrel and façade panels with a brick veneer.

## Holley Court North Expansion

Adjacent to the Holley Court main Parking Structure is the Oak Park Place Apartment Building. The North Expansion provides additional parking for 180 vehicles on five supported levels and one level on grade. The parking area is directly underneath the apartment building. The structural system consists of nine-foot wide precast double-tees supported by precast beams and spandrel panels, which are supported by precast columns. As viewed in plan, the supported floor area measures approximately 180 feet in the east-west direction with five bays and approximately 60 feet in the east-west direction with just one bay. Pedestrian access to this area is via the Holley Court Parking Structure stairs and elevators.

## Avenue Parking Structure

The Avenue Parking Structure has five supported levels and one level on grade. The parking structure is located about mid-block between N. Oak Park Avenue and N. Euclid Avenue along the north side of North Boulevard. The parking structure was originally constructed around 2002.

As viewed in plan, the structure measures approximately 237 feet in the north-south direction with ten bays and approximately 116 feet in the east-west direction with twelve bays. Pedestrian access is provided to the supported levels by one stair tower and one stair/elevator tower. The one stair tower is located at the southwest corner of the parking structure and the stair/elevator tower is located near the northwest corner of the parking structure. Vehicle access is provided by a single entrance and exit from North Boulevard on the south elevation. Traffic circulation consists of a single-threaded sloping ramp system with two-way traffic with ninety-degree parking.

The structural framing consists of post-tensioned concrete slabs and beams supported by conventionally reinforced concrete columns. The stair towers in the structure consist of concrete masonry walls clad with brick masonry veneer to match the adjacent building.

## OPRF Parking Structure

The OPRF Parking Structure is a one supported level parking structure bordered by N. East Avenue to the west, N. Scoville Avenue to the east, and Lake Street to the south. The parking structure was originally constructed around 2003.

As viewed in plan, the structure measures approximately 126 feet in the north-south direction with two bays and approximately 364 feet in the east-west direction with thirteen bays. Pedestrian access is provided to the supported level via a stair/elevator tower located at the northeast corner and a stair tower located at the northwest corner. Vehicle access is provided by a single entrance and exit off N. Scoville Avenue to the east.

The structural system consists of ten-foot wide precast double-tees supported by precast inverted tee beams, spandrel panels and precast light walls, which are supported by precast columns. Architectural precast concrete spandrel panels make up the façade elevations.

## Anticipated Repair Budgets

In June and July 2022, Walker conducted a condition assessment of the three parking structures described above and issued a subsequent report of our findings. The condition assessment report outlined our opinion of an annual repair budget for the three parking structures. It is our understanding that the Village wishes to combine the recommended 2022 (Immediate) repairs from that report with the recommended 2023 repairs for this year. It is also our understanding that the Village wishes to have the recommended 2024 repairs bid this year to obtain pricing from contractors for 2024. Additionally, we understand that the Village wishes to exclude the recommended repairs to the southeast pedestrian multi-level bridge. The following table outlines our opinion of annual budget for the three parking structures for 2022, 2023, and 2024 revised to reflect the exclusion of the southeast pedestrian bridge repairs, at your request. Our proposal for engineering services associated with the specific scope of repairs from our report as outlined above is based on the following opinion of annual budget.

**Table 1. Opinion of Annual Budget**

Parking Structure	2022 (Immediate)	2023	2024	3-Year Combined Budget Total
Holley Court Main and Holley Court North Expansion	\$ 44,500.00	\$ 688,100.00*	\$ 91,300.00*	\$ 823,900.00
Avenue Parking Structure	\$103,000.00	\$ 264,200.00	\$ 82,800.00	\$ 450,000.00
OPRF Parking Structure	\$ 4,500.00	\$ 178,200.00	\$ 104,500.00	\$ 287,200.00
Total	\$152,000.00	\$ 1,130,500.00	\$ 278,600.00	\$1,561,100.00

\* Numbers have been reduced to reflect removing the southeast pedestrian bridge repairs.

## Scope of Services

Our services will consist of two phases, as described below.

### Phase I – Construction Documents and Bidding (Three Separate Sets, 1 Set for Each Structure)

1. Prepare Construction Documents for the conditions identified during our condition assessment. Construction Documents will consist of specifications to be prepared in general conformance with standard CSI format and Drawings (including Details) to be prepared in AutoCAD format.
2. Prepare Instructions to Bidders and a set of General Conditions that include site-specific instructions. We will incorporate Oak Park Standard Front End Documents into the project specifications.
3. Work with Oak Park to determine the number of car spaces that can be taken out of service at one time in each parking structure considering if repairs are performed on all three structures at one time as well

as if repairs are performed one parking structure at a time. Additionally, Walker will develop phasing criteria including traffic circulation criteria for each parking structure that will provide repair phasing parameters to be used by the Contractors for development of specific phasing plans for each structure.

4. Prepare a Bid Form listing estimated quantities for the unit price repair work and lump sum repair work items. Bid Documents will request bidders' unit prices to be used for performing the work and alternative pricing forms, if needed.
5. Submit the Construction Documents in PDF format to you for review and comment. We will incorporate applicable comments into the Construction Documents.
6. Provide a list of qualified repair contractors to bid on the repairs.
7. Assist and be present at one pre-bid conference to answer questions by the contractors and review the limitations and extent of work required by the Construction Documents.
8. Answer technical questions during the bidding process and issue addendums, if necessary.
9. Assist in a one-time evaluation of the bids and selection of one winning contractor.

## Phase II – Engineering Services During Construction (Up to 32 site visits for 2022, 2023, and 2024 repairs)

1. Conduct two preconstruction conferences (one each year) at the construction site to review the work items, quality control and phasing of the repair work to be done. (2 site visits)
2. Review shop drawings, material sample submittals, test results, and material submittals for general conformance with the intent of the design documents.
3. Perform part-time on-site construction observation of repair work and furnish reports to the Owner. We have anticipated performing up to twenty (20) site visits for the 2022 and 2023 repairs, and up to eight (8) site visits for the 2024 repairs.
4. Participate in monthly project progress meetings via conference call or in person (when coordinated with a site visit).
5. Coordinate with the Owner and Contractor during repair work to help resolve technical issues that may arise during construction related to the known scope of work.
6. Review and process contractor payment applications.
7. Perform two punch list walkthroughs (one each year) and prepare a document outlining readily visible items requiring correction at Substantial Completion of the project. (2 site visits)

## Limitations

As stated in the above Scope of Services, the assessment is based on visual observations and limited testing of the existing conditions. Our observations may not discover or disclose latent conditions without performing more invasive testing. More detailed and invasive testing can be provided by Walker as an additional service upon written request from Client.

## Americans with Disabilities Act

A review of the facility for Building Code compliance and compliance with the Americans with Disabilities Act (ADA) requirements is not part of the scope of work. However, it should be noted that whenever significant



repair, rehabilitation, or restoration is undertaken in an existing structure, ADA design requirements may become applicable if there are currently unmet ADA requirements.

## Schedule

Walker is prepared to start work on the project within one to two weeks after receiving written authorization to proceed. We have estimated it will take approximately six to eight weeks to prepare the Construction Documents. It typically takes approximately two to three weeks for bidding.

## Professional Engineering Fees

We propose to provide the Phase I professional engineering services (Construction Documents and Bidding) and the Phase II – Engineering Services During Construction for all three parking structures for a lump sum fee including expenses. The contract terms shall be in accordance with the attached General Conditions of Agreement. A summary of the engineering fees for the services are as follows.

Phase	Engineering Fee
<b>Phase I – Construction Documents and Bidding (All three parking structures) (Lump Sum including Expenses)</b>	
2022 (Immediate), 2023, and 2024 Repairs	\$ 98,700.00
<b>Phase II – Engineering Services During Construction (All three parking structures) (Lump Sum including Expenses)</b>	
2022 (Immediate), 2023, and 2024 Repairs (Up to 32 site visits)	\$ 65,000.00
<b>Total Fee</b>	<b>\$ 163,700.00</b>

Walker is dedicated to providing our clients with professional engineering services that meet project requirements. To meet this goal, we are available to review this proposal with you at your convenience and adapt the work scope as deemed necessary.

Sincerely,

Walker Consultants, Inc., a Michigan corporation,  
 d/b/a Walker Consultants Engineering, Inc.

Erika J. Green  
 Building Envelope Consultant

EJG:DEM:cgm

Daniel E. Moser, S.E., P.E., FPTI  
 Vice President, Director of Forensics,  
 Restoration and Building Services

Enclosures      General Conditions of Agreement for Restoration Services



## Authorization

Trusting that this meets with your approval, we ask that you sign in the space below to acknowledge your acceptance of the terms contained herein, and to confirm your authorization for us to proceed. Please return one signed original of this agreement for our records.

Village of Oak Park

Three Oak Park Parking Structures – Immediate, 2023, and 2024 Repair Program  
Construction Documents, Bidding, and Engineering Services During Construction

Authorized Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_



## General Conditions of Agreement for Restoration Services

### Services

Walker Consultants, Inc., a Michigan corporation, d/b/a Walker Consultants Engineering, Inc. (Walker) will provide the Client professional services that are limited to the work described in the attached letter. Any additional services requested will be provided at our standard hourly rates or for a mutually agreeable lump sum fee. Professional services are provided solely in accordance with written information and documents supplied by the Client, and our services are limited to and furnished solely for the specific use disclosed to us in writing by the Client.

### Payment for Services

#### Monthly Invoices

Walker will submit monthly invoices based on work completed. Payment is due upon receipt of invoice.

If for any reason the Client does not deliver payment to Walker within thirty (30) days of date of invoice, the Client agrees to pay Walker a monthly late charge of one and one-half percent (1.5%) per month of any unpaid balance of the invoice plus attorney's fees and other costs incurred to collect the unpaid sum.

#### Payment Method

Walker's preferred method of payment is ACH. All payments should be made electronically to:

Truist Bank  
ABA Routing Number 021052053  
Credit to the account of - Walker Consultants  
Account Number 79592337

### Ownership of Documents

All documents prepared or provided by Walker are and remain the property of Walker as instruments of service. Any use for modifications or extensions of this work, for new projects, or for completion of this project by others without Walker's specific written consent will be at Client's sole risk.

### Standard of Care

Walker will perform the services consistent with the degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances at the same time and in the same or similar locality. No other warranty, express or implied, is made. Walker's liability to Client and all persons providing work or materials to this project as a result of acts, errors, or omissions of Walker shall be limited to the fee or \$10,000, whichever is greater.

Any estimates or projections provided by Walker will be premised in part upon assumptions provided by the Client. Walker will not independently investigate the accuracy of the assumptions. Because of the inherent uncertainty and probable variation of the assumptions, actual results will vary from estimated or projected results



and such variations may be material. As such, Walker makes no warranty or representation, express or implied, as to the accuracy of the estimates or projections.

### Non-Solicitation Clause

The Client agrees that it will not directly or indirectly solicit for employment any Walker employee providing services on behalf of Client for a period of two years after the date of this agreement. Client agrees that a breach of this provision would have material and adverse impacts on Walker's business and Client therefore agrees to pay Walker an amount equal to two times the annual salary of any employee of Walker who accepts a position with Client within such two-year period, in addition to all other rights and remedies available to Walker.

### Consequential Damages

The Client and Walker waive consequential damages for claims, disputes, or other matters in question, arising out of or relating to this Agreement.

### Period of Service

Services shall be complete the earlier of (1) the date when final documents are accepted by the Client or (2) thirty (30) days after final documents are delivered to the Client.

### Proprietary Information

The information contained in this proposal is confidential, privileged, and only for the Client and may not be shared, published, or redistributed without prior written permission from Walker Consultants.