



**WALKER**  
CONSULTANTS

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January 17, 2020

Mr. John Youkhana  
**Village of Oak Park**  
123 Madison Street  
Oak Park, IL 60302

Re: *Proposal for the Holley Court Parking Structure 2020  
Levels 1 and 2 and West Side Planters Repair Program –  
Construction Documents, Bidding and Engineering Services During Construction  
Oak Park, Illinois*

Dear Mr. Youkhana:

Walker Consultants is pleased to submit this proposal for professional engineering services for preparation of Construction Documents, Bidding and Engineering Services During Construction on the Holley Court Parking Structure located in Oak Park, Illinois. The repair program will address the two bottom levels of the parking structure and the west side planters.

## PROJECT UNDERSTANDING AND BACKGROUND

### HOLLEY COURT

The original cast-in-place post-tensioned portion of the structure was completed around 1984. A vertical expansion was done in the 1990's and was horizontally expanded to the west in 2005. As viewed in plan, this portion of 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 consists of 5-inch post-tensioned concrete slabs and post-tensioned beams, supported by cast-in-place columns. Precast concrete spandrel 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 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.

### ANTICIPATED REPAIR BUDGET

In March 2017, Walker conducted a condition assessment of the parking structure and issued a report of our findings. The report recommended budgeting approximately \$1,105,000 for repairs for Holley Court (including the Holley Court North Expansion). Our proposal is for engineering services associated with the specific scope of repairs recommended in that report.

### SCOPE OF SERVICES (LEVEL 1 AND LEVEL 2 AND WEST SIDE PLANTERS)

#### PHASE I – CONSTRUCTION DOCUMENTS PREPARATION AND BIDDING – LEVELS 1 AND 2 AND WEST SIDE PLANTERS REPAIR PROGRAM

This phase will consist of preparing a set of quality construction documents based on our report recommendations. The following tasks will be performed during this phase:

1. Prepare construction documents for the conditions identified during our condition assessment including the west side planters. 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. Prepare a bid form listing estimated quantities for the unit price 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.
4. Submit the Construction Documents in PDF format to you for review and comment. We will incorporate your comments into the Construction Documents.

5. Provide a list of qualified repair contractors to bid on the repairs.
6. Assist and be present at a pre-bid conference to answer questions by the contractors and review the limitations and extent of work required by the construction documents.
7. Answer technical questions during the bidding process and issue addendums, if necessary.
8. Assist in the evaluation of the bids and selection of the winning contractor.

## PHASE II – ENGINEERING SERVICES DURING CONSTRUCTION – LEVELS 1 AND 2 AND WEST SIDE PLANTERS REPAIR PROGRAM

The following professional engineering services will be provided on an hourly rate basis during the construction phase:

1. Conduct a preconstruction conference at the construction site to review each work item, quality control and phasing of the repair work to be done.
2. Review shop drawings, material sample submittals, test results, and material submittals for 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.
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 or design issues that may arise related to the construction.
6. Review and process contractor payment applications.
7. Perform a punch list walkthrough and prepare a document outlining items requiring correction at Substantial Completion of the project.

## PROFESSIONAL ENGINEERING FEES AND EXPENSES FOR LEVELS 1 AND 2 AND WEST SIDE PLANTERS REPAIR PROGRAM

We propose to provide the Phase I – Construction Documents Preparation and Bidding for a lump sum fee plus reimbursable expenses. The Phase II – Construction Administration Services will be provided on an hourly rate basis plus reimbursable expenses. The contract terms shall be in accordance with the attached General Conditions of Agreement.

Reimbursable expenses shall mean 1.10 times the actual cost of the following: transportation and subsistence of principals and employees when traveling in connection with the work; toll telephone calls and facsimiles; postage and courier fees; reproduction of reports, drawings, specifications, and similar project-related items. Expenses and testing costs are additional to our stated engineering fees. A summary of the engineering fees and reimbursable expenses for the services are as follows:



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PHASE	ENGINEERING FEE	EXPENSES
Phase I – Construction Documents and Bidding (Lump Sum plus Reimbursable Expenses)	\$ 19,500.00	\$ 100.00
Phase II – Engineering Services During Construction (Hourly Fee plus Reimbursable Expenses)	\$ 16,200.00	\$ 1,400.00
<b>TOTAL</b>	<b>\$ 35,700.00</b>	<b>\$ 1,500.00</b>

Walker is dedicated to providing our clients with 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.

Respectfully submitted,

WALKER CONSULTANTS

A handwritten signature in blue ink that reads "Laurence C. Susmarski".

Laurence C. Susmarski  
Project Manager

LCS:DEM:cgm

Attachments: General Conditions of Agreement  
2020 Standard Billing Rates



#### AUTHORIZATION FOR LEVEL 1 AND LEVEL 2

Trusting that this proposal 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 copy of this agreement for our records.

VILLAGE OF OAK PARK  
HOLLEY COURT PARKING STRUCTURE  
CONSTRUCTION DOCUMENTS, BIDDING AND ENGINEERING SERVICES DURING CONSTRUCTION

Accepted by (Signature) \_\_\_\_\_

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

Title \_\_\_\_\_

Date \_\_\_\_\_

## SERVICES

Walker Consultants (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

Walker will submit monthly invoices based on work completed plus reimbursable expenses. Reimbursable expenses will be billed at 1.10 times the cost of travel and living expenses, purchase or rental of specialized equipment, photographs and renderings, document reproduction, postage and delivery costs, long distance telephone and facsimile charges, additional service consultants, and other project related expenses. 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.

## 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 called for in the attached letter and this agreement in accordance with generally accepted standards of the profession. 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.

## 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.

### PRINCIPALS

Senior Vice President .....	\$ 305.00
Vice President.....	\$ 275.00
Principal.....	\$ 255.00

### PROJECT MANAGEMENT

Senior Project Manager.....	\$ 245.00
Project Manager.....	\$ 210.00
Assistant Project Manager.....	\$ 170.00

### CONSULTANTS

Senior Consultant .....	\$ 245.00
Consultant .....	\$ 210.00
Analyst / Planner .....	\$ 170.00

### RESTORATION CONSULTANTS

Senior Restoration Consultant .....	\$ 245.00
Restoration Consultant.....	\$ 210.00
Assistant Restoration Consultant .....	\$ 175.00
Restoration Specialist .....	\$ 170.00

### DESIGN

Senior Engineer / Senior Architect .....	\$ 205.00
Engineer / Architect.....	\$ 180.00
Designer.....	\$ 170.00

### TECHNICAL

Senior Technician .....	\$ 155.00
Technician.....	\$ 140.00

### SUPPORT

Senior Administrative Assistant / Business Manager .....	\$ 115.00
Administrative Assistant .....	\$ 95.00