

**CLERK'S CONTRACT and AGREEMENT COVER PAGE**

**Legistar File ID#:** 2023-0410

**Contract #:** 20230226

**Start date:** 6/21/2023

**End date:** 5/31/2024

**Amount:** \$ 10,711,000.00

**Contingency Amount:** \$ 1,071,100.00

**Department:** ENGINEERING

**Total Contract Amount:** \$11,782,100.00

**Contract Type:** CONTRACTOR

**Contractors Name:** V3 CONSTRUCTION GROUP, LTD

**Status of Ownership:** N/A

**Status of Sub:** N/A

**Certification:** Attached

Self-Certifying

Did not disclose

**Contract Description:**

Schussler Park Renovation project.

1. Change Order - Request to utilize \$156,077.67 in contingency
2. Change Order #2 - Request to utilize \$43,597.35 of contingency
3. Change Order #3- Request to utilize \$26,076.22 in contingency funds
4. Change Order #4 - Request to utilize \$29,132.00 in contingency funds
5. Change Order #5 - Request to utilize \$5,744.00 in contingency funds
6. Change Order #6 - Requesting to utilize \$101,579.52 in contingency funds for additional landscaping planting & maintenance.
7. Change Order #7 - Requesting to utilize \$30,147 in contingency funds for revision to scoreboard.
8. Addendum A - Modify Withholdings Payment and the Contract Documents to reflect updated Statute regarding Retainage.
9. Change Order #8 - Request to extend completion date from 5/31/2024 to 11/30/2024 due delays in getting electric power to the park.
10. Addendum B - Modify Contract Docs & Term to reflect new date.
11. Change Order #9 - Requesting to utilize \$19,769 of contingency funds for concrete, add'l fencing and sod.
12. Change Order #10 - Requesting to utilize \$51,740 of contingency funds for wall and post padding.
13. Change Order #11 - Requesting to utilize \$23,604.30 in contingency funds for garage lighting addition & PCC stairs & bike pad with racks.
14. Change Order #12 - Request to utilize \$17,825.00 of contingency funds for scoreboard receptacle & Northeast corner fence extension.
15. 2024-0657 - Requesting to increase contract by \$648,653.00 plus \$32,432.65 in contingency funds & to extend contract termination date from 11/30/2024 to 3/22/2025 due to change in scope to add construction and installation of the restroom /storage facility to project.



REQUEST FOR CHANGE ORDER # 13

Purchase Order/ Contract #: 23001533 / 20230226

Change Order Request Date: 9/23/2024

Company Name: V3 Construction Group, Ltd.

Contract Title: Schussler Park Renovation

NOTE: The above referenced contract is for a fixed not to exceed amount and scope of services. For any change to the contract amount or scope of services this form must be completed and signed by the contractor and approved and authorized by the Village of Orland Park BEFORE commencing with any work beyond the dollar amount or scope of the original, or previously amended contract/purchase order.

Item	Description	Amount
A	Original contract value (without contingency)	\$ 10,711,000.00
B	Total amount of previous change orders for contract (not contingency)	\$ 0.00
C	Total current contract amount (A + B)	\$ 10,711,000.00
D	Amount of this change order for Restroom/Storage Installation project ( + or - )	\$ 648,653.00
E	Revised contract amount including Restroom/Storage Installation (C + D)	\$ 11,359,653.00
F	Percent of current contract amount this change order represents (D/C)	6.06%
G	Cumulative percent of all change orders (B + D)/A	6.06%
H	Original contract completion date	5/31/24
I	Revised contract completion date	3/22/25
J	Total amount of contingency for this Restroom/Storage Installation project	\$ 32,432.65
K	Amount of this contingency funds request	\$ 0.00
L	Amount of previous contingency funds approved	\$ 0.00
M	Contingency funds remaining	\$ 32,432.65

**Brief description of services provided under the contract:**

A renovation of Schussler Park

**Reason for requested change:** *(if requesting approval for contingency funds, date extension by a total of 30 days or more, identify % and amount on contract)*

Requesting to increase contract amount by a not-to-exceed amount of \$648,653.00 plus \$32,432.65 in contingency funds per Board Approval, for a new not-to-exceed total contract amount of \$681,085.65 and extend contract completion date from 11/30/2024 (CO #8/Addendum B) to 3/22/2025 due to a change in scope and adding the construction and installation of the restroom/storage facility to project.

**For Village Use Only:** IN ACCORDANCE WITH 720 ILCS 5/33E-9 this section shall only apply to a change order or a series of change orders which authorize or necessitate an increase or decrease in either the cost of a public contract by a total of \$25,000 or more or the time of completion by a total of 30 days or more (up to 180 days).

As the authorized designee of the Village of Orland Park to approve a change order to this public contract, I hereby make the following written determination regarding this change order and authorize and approve the same:

- The circumstances said to necessitate the change in performance were not reasonably foreseeable at the time the contract was signed
- The change is germane to the original contract as signed
- The change order is in the best interest of the Village of Orland Park and authorized by law

This written determination and this written change order resulting from that determination shall be preserved in the contract's file which shall be open to the public for inspection.

Company Name: V3 Construction Group, Ltd.

Signature:

Printed Name: Michael P. Famiglietti

Title: President

Date: 9/23/2024

Village of Orland Park

Signature:

Printed Name: George Koczvara

Title: Village Manager

Date: 10/8/24



<b>To:</b>	The Village of Orland Park	<b>Contact:</b>	S. Khurshid Hoda, CPP
<b>Address:</b>	14700 S. Ravinia Ave. Orland Park, IL 60462	<b>Phone:</b>	708.403.6128
<b>Project Name:</b>	Schussler Park Renovation	<b>Email:</b>	khoda@orlandpark.org
<b>Location:</b>	Orland Park, IL	<b>Ref #:</b>	CG23011
		<b>Date:</b>	8/7/2024
		<b>Plan Date:</b>	SE Stamped 06-25-2024

ROMTEC BUILDING INSTALLATION & SITEWORK			QUANTITY	UNIT	UNIT PRICE	TOTAL
<b>1.10 TRADE CONTRACTORS</b>						
1.11	Structural Concrete		1.000	LSUM	\$ 88,595.00	\$ 88,595.00
1.12	Footing Excavation & Stone Backfill		1.000	LSUM	\$ 43,250.00	\$ 43,250.00
1.13	Masonry		1.000	LSUM	\$ 129,125.00	\$ 129,125.00
1.14	General Carpentry		1.000	LSUM	\$ 99,300.00	\$ 99,300.00
1.15	Electric		1.000	LSUM	\$ 36,983.00	\$ 36,983.00
1.16	Interior Plumbing Complete		1.000	LSUM	\$ 118,845.00	\$ 118,845.00
1.17	Exterior Plumbing Complete		1.000	LSUM	\$ 40,433.00	\$ 40,433.00
1.18	Punch List and Closeout		1.000	LSUM	\$ 4,500.00	\$ 4,500.00
<b>SUBTOTAL - TRADE CONTRACTS:</b>						<b>\$ 561,031.00</b>
<b>1.20 GENERAL CONDITIONS</b>						
2.11	Supply Dumpsters		2.000	EACH	\$ 850.00	\$ 1,700.00
2.12	Receive & Unload Romtec Building		1.000	LSUM	\$ 5,000.00	\$ 5,000.00
2.13	Field Administration & Supervision		1.000	LSUM	\$ 36,000.00	\$ 36,000.00
2.14	Subcontract Insurance and Administration		8.00%	LSUM	\$ 517,781.00	\$ 41,422.00
2.15	Construction Layout & As-Built Drawings		1.000	LSUM	\$ 3,500.00	\$ 3,500.00
<b>SUBTOTAL - GENERAL CONDITIONS:</b>						<b>\$ 87,622.00</b>
<b>PROJECT TOTAL:</b>						<b>\$ 648,653.00</b>

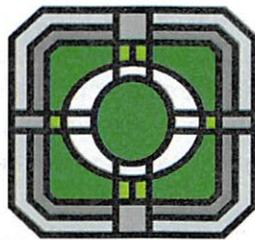
**Project Notes:**

- 1.0 This is a union, prevailing wage proposal subject to the terms and conditions of the base contract for Schussler Park.
- 2.0 This proposal is based on sealed drawings for construction by Romtec titled "Schussler Park Restroom" dated with the SE stamped 06-25-2024 and the preliminary scope of supply services by Romtec dated 04-01-2024.
- 3.0 The following items are shown in the Romtec quote as provided by the owner and are marked "if required". This pricing does not include the following: a) Masonry pavers, b) Fire alarm & fire suppression equipment c) Lighting equipment not attached to the building d) Backflow check valves & drain valves e) Freeze protection f) Landscaping g) Special inspection services g) Permits and fees i) Site plans j) Geotechnical reports.

<b>ACCEPTED:</b>	<i>The above prices, specifications and conditions are satisfactory and hereby accepted.</i>	<b>CONFIRMED:</b>	<i>The above prices, specifications and conditions are satisfactory and hereby confirmed.</i>
<b>Purchaser:</b>	The Village of Orland Park	<b>Seller:</b>	V3 Construction Group, Ltd.
<b>Signature:</b>		<b>Signature:</b>	
<b>Printed Name:</b>	George Koczvara, Village Manager	<b>Printed Name:</b>	Michael Famiglietti
<b>Date:</b>	10/8/24	<b>Date:</b>	8/7/2024

# VILLAGE OF ORLAND PARK

*14700 S. Ravinia Avenue  
Orland Park, IL 60462  
[www.orlandpark.org](http://www.orlandpark.org)*



## Meeting Minutes

Tuesday, September 3, 2024

7:00 PM

Village Hall

## Board of Trustees

*Village President Keith Pekau  
Village Clerk Brian L. Gaspardo  
Trustees, William R. Healy, Cynthia Nelson Katsenes, Michael R. Milani,  
Sean Kampas, Brian Riordan and Joni Radaszewski*

**2024-0657 Schussler Park V3 Construction Group Change Order and Contract Amendment**

The Village awarded RFP #23-037 to V3 Construction Group on May 15, 2023 as the general contractor for the redevelopment of Schussler Park. On April 15, 2024, the Board approved the expenditure of \$319,056.83 for the purchase of a restroom/storage building from Romtec Building & Pumping Systems through the Sourcewell Joint Purchasing Cooperative Contract #081721-RMT, as well as a contract for installation of that building in a not-to-exceed amount of \$350,000.00

The Village purchased the restroom/storage building directly from Romtec Building & Pumping Systems through Sourcewell Contract #081721-RMT. This direct purchase resulted in a savings of \$16,262.98. The Board approved this purchase (File # 2024-0300) at a cost not to exceed \$319,056.83. A subsequent change order (attached) was executed on June 3, 2024 in the amount of \$5,407.06 for additional features to the facility bringing the total purchase to \$324,463.89. Installation was not included in these costs.

On May 20, 2024, the Board approved FY 2023 Budget Amendment No. 1, which provided an adjustment from the initially approved \$350,000 allocated to the bathroom/storage building installation to a \$500,000 total budgeted amount. A contract was not executed at the time of the initial \$350,000.00 approval nor at the time of the Budget Amendment as staff awaited a firm quote.

V3 has provided a quote (attached), for the installation of the restroom/storage building, to be done as an adjustment to the scope and cost of the initial contract awarded on May 15, 2023, with the installation of the restroom/storage building totaling \$648,653.00. Explanations for costs above what was initially expected include:

- All work will be performed by union labor at union wages.
- Utilities
  - o Exterior plumbing connection not identified on early plan set.
  - o Exterior plumbing includes watermain quality pipe due to sanitary and storm separation.
- Concrete
  - o Flatwork/sidewalk has been added around the building.
  - o Winter conditions are added to all concrete work after November 15.
- Masonry
  - o Final Romtec plans redesigned the wall.
  - o Significantly more reinforcing steel is detailed in the final drawings.
- Carpentry

- o Roof and wall details that were provided in final Romtec drawings.
  - o Trusses are called out and will require a lift for installation that was not previously included.
  - o Added drywall and insulation for ceiling.
  - o Added gutters and downspouts.
  - o Added FRP in restrooms.
  - o Added toilet partitions and accessories.
- Electric
- o Additional fixtures added.
  - o Upsized electrical panel, not defined in early plan set.

Staff seek approval for Contract Amendment C with V3 Construction Group in the amount of \$648,653.00 for the construction and installation of the Schussler Park restroom/storage facility, plus a contingency of 5% (\$32,432.65) for unforeseen circumstances related to the installation.

President Pekau had comments. (refer to audio)

Trustee Healy had comments and questions. (refer to audio)

Director of Recreation and Parks and President Pekau responded to Trustee Healy. (refer to audio)

I move to approve Contract Amendment C with V3 Construction Group in the amount of \$648,653.00, along with a contingency of \$32,432.65 for a total not to exceed amount of \$681,085.65 for the construction and installation of the Schussler Park restroom/storage facility;

AND

Authorize the Village Manager to execute all related contracts, subject to Village Attorney review;

AND

Authorize the Village Manager to approve change orders not to exceed the contingency amount.

**A motion was made by Trustee Kampas, seconded by Trustee Milani, that this matter be APPROVED. The motion carried by the following vote:**

**Aye:** 6 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Radaszewski, and Village President Pekau

**Nay:** 0

**Absent:** 1 - Trustee Riordan

Respectfully Submitted,

/s/ Brian L. Gaspardo

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**Brian L. Gaspardo, Village Clerk**