

# MEMORANDUM

To: George Koczwara, Village Manager

Date: December 19, 2025

Department: Recreation & Parks

Re: Quote/Proposal  Contract  Change Order  Addendum  Sole Source   
Exhibit B  Intergovernmental Agreement  Sponsorship Agreement  Term/Cancellation

Multiple quotes obtained: \_\_\_\_\_

Proposal Amount: \$12,798.00

Vendor: Krause Construction Inc

Contingency Request: \$18,333.00

Contract Title: John Humphrey House Renovation

Extended Through: \_\_\_\_\_

Date Board approved: June 2, 2025

Legistar # 2025-0332

Scope:

CO #1 Requesting to utilize \$18,333.00 in contingency and increasing contract amount by \$12,798.00  
due to additional scope changes.

COI and Relevant Endorsements Approved  
 Certificate of Compliance Submitted

Payment & Performance Bond Submitted  
 Reviewed by KTJ (if applicable)

## FINANCE COPY

Date provided to VMO: \_\_\_\_\_

Department: \_\_\_\_\_

Re: Quote/Proposal  Contract  Change Order  Addendum  Sole Source   
Intergovernmental Agreement  Sponsorship Agreement  Term/Cancellation

Multiple quotes obtained: \_\_\_\_\_

Proposal Amount: \_\_\_\_\_

Vendor: \_\_\_\_\_

Contingency Request: \_\_\_\_\_

Contract Title: \_\_\_\_\_

Extended Through: \_\_\_\_\_

Date Board approved: \_\_\_\_\_

Legistar # \_\_\_\_\_

Scope:

COI and Relevant Endorsements Approved  
 Add/update on Contract Listing Spreadsheet

Included on VBB Email  
 Sent to Clerk to File



# ORLAND PARK

## REQUEST FOR CHANGE ORDER # 1

Purchase Order/ Contract #: 20250253

Change Order Request Date: 12/19/2025

Company Name: Krause Construction Inc

Contract Title: John Humphrey House 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)	\$ 881,667.00
B	Total amount of previous change orders for contract (not contingency)	
C	Total current contract amount (A + B)	\$ 881,667.00
D	Amount of this change order for contract (+ or -)	\$ 12,798.00
E	Revised contract amount (C + D)	\$ 894,465.00
F	Percent of current contract amount this change order represents (D/C)	1.45%
G	Cumulative percent of all change orders (B + D)/A	1.45%
H	Original contract termination date	4/20/26
I	Revised contract termination date	
J	Total amount of contingency	\$ 18,333.00
K	Amount of this contingency funds request	\$ 18,333.00
L	Amount of previous contingency funds approved	\$ 0.00
M	Contingency funds remaining	\$ 0.00

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

Provide and furnish all materials, supplies, tools, equipment, labor for the John Humphrey House Renovation

**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 utilize \$18,333.00 of contingency and increasing contract by \$12,798.00 due to additional scope changes(see attached breakdown/details)

**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: Krause Construction

Signature: Matt Lopper

Printed Name: Matt Lopper

Title: President

Date: 12/23/2025

Village of Orland Park

Signature: George Koczwara

Printed Name: George Koczwara

Title: Village Manager

Date: 12/29/25



**ADDENDUM A TO JOHN HUMPHREY HOUSE RENOVATION, DATED APRIL 21, 2025,  
AMENDED December 18, 2025,  
BETWEEN  
THE VILLAGE OF ORLAND PARK AND KRAUSE CONSTRUCTION Inc.**

WHEREAS, on April 21, 2025, a certain Agreement between the VILLAGE OF ORLAND PARK (hereinafter referred to as "Village") and Krause Construction Inc. (hereinafter referred to as "Contractor") for the performance of certain professional services for the Village in connection with John Humphrey House Renovation (hereinafter referred to as the "Project", the "Work", or the "Services") was executed (hereinafter referred to as the "Agreement"); and,

WHEREAS, the Village wishes to modify SCOPE OF WORK, CONTRACT DOCUMENTS, COMPENSATION.

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 A and the Agreement, the provisions of this Addendum A shall control.
2. **SECTION 1: SCOPE OF THE WORK** of said Agreement shall be amended to include the "Scope of Work" as set forth in Contractor's Proposals, dated November 20, 2025, December 1, 2025 and December 11, 2025 due to additional changes in the Scope of Work to complete project.
3. **SECTION 2: COMPENSATION** in said Agreement shall be amended to strike "a not to exceed amount of \$881,667.00, plus \$18,333.00 contingency and replace it with a new "Not-to-exceed amount of \$912,798.00, utilizing \$18,333.00 in contingency and increasing the Contract amount by \$12,798.00.
4. **SECTION 4: THE CONTRACT DOCUMENTS** of said Agreement shall be amended to include Addendum A dated December 18, 2025 and "Proposal for Work, dated November 20, 2025, December 1, 2025 and December 11, 2025.
5. 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.
6. This Addendum A may be executed in two or more counterparts, each of which taken together, shall constitute one and the same instrument.

This Addendum A, made and entered into effective the 18 day of December, 2025, shall be attached to and form a part of the Agreement dated the 18<sup>th</sup> of December, 2025

IN WITNESS WHEREOF, the parties have caused this Addendum A to be executed by their duly authorized officer in quadruplicate counterparts, each of which shall be considered as an original.

CONTRACTOR: Krause Construction Inc.

VILLAGE OF ORLAND PARK

By: 

Name: Matt Lepper

Its President and Authorized Agent

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

ATTEST: \_\_\_\_\_

**Request for Change Order #1**  
**Additional Information**  
**Krause Construction Inc**  
**John Humphrey House Renovation**

<b>CO Request</b>	<b>Reason</b>	<b>Amount</b>
2	F/I new floor drain vents per plumbing inspectors request	\$4,780.00
	Install 3/4" conduit raceways for FA & Security scope. Misx openings & plaster patch	\$24,157.00
4	Replace cracked cst iron waste pipe	\$2,194.00
<b>Total</b>		<b>\$31,131.00</b>

\$18,333.00 -Contingency

\$31,131.00 - Total invoices

\$12,798.00 - Outstanding



## CHANGE ORDER REQUEST #02

**TO:** Greg Bruggeman  
14600 Ravinia Avenue  
Orland Park, IL 60462

**PROJECT:** John Humphrey House Renovation  
9830 W. 144th Place  
Orland Park, IL 60462

**Date:** November 20, 2025

**Scope of work:** F/I new floor drain vents per plumbing inspectors request

Krause Construction	\$	3,825
Sub-Total	\$	3,825
General Conditions	\$	383
Fee	\$	421
Insurance	\$	69
Bond	\$	82
Total Performed work	\$	4,780

Submitted By: Jimmy Hirsch  Krause Construction 11/20/2025  
Print Sign Company Date

Accepted By: \_\_\_\_\_  
Print Sign Company Date

3330 Edison Street Blue Island, IL 60406  
Phone: (708) 371-9507 Fax: (708) 371-9577  
Please visit our website at: [www.krausecsi.com](http://www.krausecsi.com)

**CHANGE ORDER REQUEST #02**

**TO:** Greg Bruggeman  
14600 Ravinia Avenue  
Orland Park, IL 60462

**PROJECT:** John Humphrey House Renovation  
9830 W. 144th Place  
Orland Park, IL 60462

**Date:** December 1, 2025

**Scope of work:** FA & Security Scope

Install 3/4" conduit raceways for FA & Security scope (includes cat6 CMPE with (1) terminated end in camera raceway & (1) 20 amp circuit in coal room)	\$	16,450
Material credit for not supplying FA devices	\$	(2,800)
Misc. openings & plaster patch	\$	5,681
<b>Sub-Total</b>	\$	<b>19,331</b>
General Conditions	\$	1,933
Fee	\$	2,126
Insurance	\$	351
Bond	\$	415
<b>Total Performed work</b>	\$	<b>24,157</b>

Submitted By: Jimmy Hirsch   
Print Sign Krause Construction Company Date 12/1/2025

Accepted By: \_\_\_\_\_  
Print Sign Company Date

3330 Edison Street Blue Island, IL 60406  
Phone: (708) 371-9507 Fax: (708) 371-9577  
[Please visit our website at: www.krausecsi.com](http://www.krausecsi.com)

**CHANGE ORDER REQUEST #04**

**TO:** Greg Bruggeman  
14600 Ravinia Avenue  
Orland Park, IL 60462

**PROJECT:** John Humphrey House Renovation  
9830 W. 144th Place  
Orland Park, IL 60462

**Date:** December 11, 2025

**Scope of work:** FA & Security Scope

Replace approx. 5' of cracked 4" cast iron waste pipe in basement due to an existing crack.      \$      1,755

Sub-Total	\$	1,755
General Conditions	\$	176
Fee	\$	193
Insurance	\$	32
Bond	\$	38
Total Performed work	\$	2,194

Submitted By: Jimmy Hirsch   
Print Sign Krause Construction Company Date 12/11/2025

Accepted By: \_\_\_\_\_  
Print Sign Company Date

3330 Edison Street Blue Island, IL 60406  
Phone: (708) 371-9507 Fax: (708) 371-9577  
Please visit our website at: [www.krausecsi.com](http://www.krausecsi.com)



ORLAND PARK

**AGREEMENT BETWEEN THE VILLAGE OF ORLAND PARK AND  
Krause Construction Inc. FOR John Humphrey House Renovation**

THIS AGREEMENT (hereinafter, the "Agreement" or the "Contract") is made the 21st day of April, 2025, by and between the Village of Orland Park (hereinafter referred to as "VILLAGE") and Krause Construction Inc. (hereinafter referred to as "Contractor") to furnish all materials, supplies, tools, equipment, labor, and perform other services necessary to commence and complete the Work in connection with the John Humphrey House Renovation (hereinafter referred to as "Project", the "Work", or the "Services").

**WITNESSETH:**

In consideration of these premises and the mutual covenants set forth herein by the Village and the Contractor (hereinafter referred to collectively as the "Parties"), the Parties agree as follows:

1. **Scope of Work:** The Contractor agrees to and shall timely perform and fully complete the "Scope of Work" as set forth in:
  - The Contractor's Proposal/Bid dated March 24, 2025; and/or
  - Village of Orland Park ITB/RFP/Purchase Order No.24-020.which is/are attached hereto and made a part of this Agreement as Exhibit A (the "Work" or the "Project"). The terms, conditions and specifications set forth in Village's Request for Proposal ("RFP"), Invitation To Bid ("ITB") and/or Purchase Order and any other Village document shall supersede, govern, and prevail over any inconsistent terms, conditions, and/or specifications on any other documents submitted by the Contractor. Any provisions in the Contractor's Proposal or Bid or other submittals which are in conflict with or inconsistent with any of the same provisions in the Village's RFP, ITB, and/or Purchase Order shall be void to the extent of such conflict or inconsistency and the terms of the Village's RFP, ITB, and/or Purchase Order shall control.
2. **Payment:**
  - A. **Compensation:** The Village agrees to pay the Contractor as compensation for all Work required by this Agreement as follows:
    - the amount(s) set forth on Exhibit A (the "Contractor's Proposal");
    - the amount(s) based upon Schedule of Fees or Prices set forth on Exhibit B attached hereto and thereby made a part hereof; and
    - a not-to-exceed amount of \$900,000.00 ("Contract Price")
    - a not-to-exceed Proposal or Bid amount of \$881,667.00, plus \$18,333.00 contingency which may not be spent without prior written approval by the Village through a Change Order Request, for a total amount not-to-exceed \$900,000.00 ("Contract Price")

(i) 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, under this Agreement exceed \$900,000.00. Said price shall be the total compensation for Contractor's performance hereunder including, but not limited to, all work, deliverables, materials, supplies, equipment, subcontractor's fees, and all reimbursable travel and miscellaneous or incidental expenses to be incurred by Contractor. In the event the Contractor incurs cost in excess of the sum authorized for service under this Agreement, the Contractor shall pay such excess from its own funds, and the Village shall not be required to pay

**\*1411953-02-1-16\***

any part of such excess, and the Contractor shall have no claim against the Village on account thereof. For the avoidance of doubt, in no event shall Contractor be entitled to receive more than this not-to-exceed amount and this amount includes all costs incurred by Contractor 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 Contractor 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 Contractor's actual costs and reimbursable expenses for such work, service or deliverable exceed the not-to-exceed price. Accordingly, Contractor represents, warrants and covenants to the Village that it will not, nor will Contractor have anyone on its behalf, attempt to collect an amount in excess of the not to exceed price agreed to by the Contractor as set forth above.

B. Invoices: The Contractor agrees to and shall prepare and submit:

- an invoice to the Village upon completion of and approval by the Village of the Work; or
- invoice for progress payments to the Village as hereinafter set forth for Services completed to date. Invoices shall be prepared monthly and shall document the time/hours expended as the Work is completed to date by the Contractor.

C. Payment: Notwithstanding any provision of the Illinois Local Government Prompt Payment Act (50 ILCS 505/1, et seq.) (the "Act") to the contrary, the Parties agree that any bill approved for payment by the Corporate Authorities shall be paid within sixty (60) days after the date of approval. If payment is not made within such sixty (60) day period, an interest penalty of 1% of any amount approved and unpaid shall be added for each full thirty (30) day period, without proration, after the expiration of the aforementioned sixty (60) day payment period, until final payment is made. No other provision of the Act shall apply to this contract.

D. Withholding Payment: Notwithstanding anything to the contrary herein contained, no compensation will be paid to or claimed by the Contractor for services required to correct deficiencies attributable to errors or omissions of the Contractor, and all such errors or omissions must be corrected by the Contractor at their sole cost and expense. Notwithstanding anything to the contrary herein contained, the Village has the right to withhold from payment due the Contractor such sums as are reasonably necessary to protect the Village against any loss or damage which may result from: (i) the negligence of or unsatisfactory Services of the Contractor; (ii) the failure by the Contractor to perform the Contractor's obligations hereunder; or (iii) claims filed against the Village relating to the Services. Any sums withheld from the Contractor as provided in this section, and subsequently determined to be due and owing to the Contractor, will be paid to the Contractor.

10% retention will be withheld for this project for any payment made prior to the completion of 50% of the contract. When the contract is 50% complete, retainage withheld shall be reduced so that no more than 5% is held. After the contract is 50% complete, no more than 5% of the amount of any subsequent payments made under the contract will be held as retainage. When final acceptance is obtained the remaining 5% retention will be released in its entirety. Any further reduction below 5% in the retention amount prior to the final acceptance by the Village shall be at the sole discretion of the Village Manager and may be granted only if there are no claims or liens against the retained funds and with good cause shown as to why the Village Manager should consider a further reduction in the retention amount held by the Village.

E. Appropriation of Funds: The Parties hereto agree that, if the term of this Agreement extends beyond the current fiscal year of the Village (the current fiscal year being the year in which the first date of the term of

**\*1411953-02-2-16\***

this Agreement falls), this Agreement is subject to the appropriation of funds by the Village Board of Trustees and/or any other funding agencies for each subsequent year. If the Village, and/or any other governmental agency providing funding for this Service, fails to make such an appropriation, the Village may terminate this Agreement and the Contractor will be entitled to receive, as its sole and exclusive remedy, compensation for Services properly performed to the date of termination to the extent the Village has funds available and appropriated to pay the Contractor such amount. Upon the request of the Contractor, the Village will inform the Contractor as to whether any governmental agency other than the Village is providing funding to pay all or a portion of the Services.

F. **Records:** The Contractor's records relating to the Services must be kept in accordance with generally accepted principles of accounting consistently applied and must be retained by the Contractor for a period of not less than five (5) years following the completion of the Services. Such records must be available to the Village or any authorized representative of the Village, upon reasonable prior notice, for audit and review during normal business hours at the Village offices, 14700 S. Ravinia Ave. Orland Park, IL 60462. In addition, such records must be available, upon reasonable prior notice, for audit and review by any other governmental agency providing funding for all or any portion of this Service.

3. **Performance and Payment Bond:** If the Contract Price is over \$50,000.00, prior to commencement of any Work on the Project, the Contractor shall provide to the Village a Performance and Payment Bond in compliance with the Public Construction Bond Act (30 ILCS 550/1, et seq.) and the Contract Documents.

A. **Performance Bond:** Guarantee to the Village that the vendor will perform its contractual obligations in accordance with the plans and specifications. The awarded contractor, within ten (10) days of the award of the contract by the Village of Orland Park, will be required to submit to the Village a Performance or Surety Bond, the value of the bond being equal to the total contract price, including any additional equipment and services hereto. The amount of the bond, the value of the bond being equal to the total contract price, among other conditions, shall be conditioned for the completion of the contract, for the payment of material used in the work and for all labor performed in the work, whether by subcontractor or otherwise. The bond must comply with the provisions found in the Illinois Revised Statutes. The cost of executing the bond, contract, and other documents required including all notarial fees and expenses are to be paid by the contractor to whom the contract is awarded. The surety on the bond shall be a company that is licensed by the Illinois Department of Insurance authorizing it to execute surety bonds and the company shall have a financial strength rating of at least A- as rated by A.M. Best Company, Inc., Moody's Investors Service, Standard & Poor's Corporation, or a similar rating agency.

B. **Labor and Material Payment Bond:** Ensure that subcontractors and material suppliers are paid according to contract. These bonds are typically used in conjunction with performance bonds. The awarded contractor, within ten (10) days of the award of the contract by the Village of Orland Park, will be required to submit to the Village a Labor and Material Payment Bond, the value of the bond being equal to the total contract price. The bond must comply with the provisions found in the Illinois Revised Statutes. The cost of executing the bond, contract, and other documents required including all notarial fees and expenses are to be paid by the contractor to whom the contract is awarded. The surety on the bond shall be a company that is licensed by the Illinois Department of Insurance authorizing it to execute surety bonds and the company shall have a financial strength rating of at least A- as rated by A.M. Best Company, Inc., Moody's Investors Service, Standard & Poor's Corporation, or a similar rating agency.

**\*1411953-02-3-16\***

4. **Contract Documents:** The term "Contract Documents" means and includes, but is not limited to, this Agreement and the following, which are each attached hereto and thereby made a part hereof:

Scope of Services as set forth in the Contractor's proposal dated March 24, 2025 and the Village's RFP, ITB, and/or Purchase Order Exhibit A)

Schedule of Fees (Exhibit B)

In the event of any conflict between this Agreement and any other Contract Document, this Agreement shall prevail and control over the terms and conditions set forth in such other Contract Documents.

5. **Time is of the Essence; Dates of Commencement and Completion; Progress Reports:**

A. **Time is of the essence in this Contract.** The Services to be performed by the Contractor under the Contract Documents shall commence no later than April 21, 2025 (hereinafter the "Commencement Date"), and shall be completed no later than April 20, 2026 (hereinafter the "Completion Date"), barring only Acts of God, due to which the Completion Date may be modified in writing with the prior approval of the Village. If the Contractor fails to complete the Services by the Completion Date, the Village shall thereafter have the right to have the Services completed by another independent contractor, and in such event, the Village shall have the right to deduct the cost of such completion so incurred by the Village from payments otherwise due to the Contractor for the Services and/or the right to recover any excess cost of completion from the Contractor to the extent that the total cost incurred by the Village for the completion of the Work which is the subject of the Contract Documents exceeds the Contract Price.

B. **Progress Reports:** The Contractor must prepare and submit monthly progress reports describing the Services performed in the prior month and anticipated to be performed in the following one-month period. The Services schedule shall insure that each of the Services provided being completed within a timeframe that does not negatively impact the Village's compliance any federal, state, or local regulations (if applicable).

6. **Venue and Choice of Law:** The Contractor and the Village agree that the venue for any and all disputes shall solely be in Cook County, Illinois, in which the Village's Village Hall is located. This Contract and all other Contract Documents shall be construed and interpreted in accordance with the laws of the State of Illinois.

7. **Nonassignability:** The Contractor shall not assign this Contract, or any part thereof, to any other person, firm, or corporation without the prior written consent of the Village, and in no case shall such consent relieve the Contractor or its surety from the obligations herein entered into by the same or change the terms of this Contract.

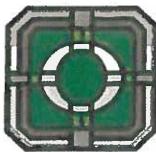
8. **Notices:** All notices required by the Contract Documents shall be given in writing and shall be served by one party to the other party via email (effective when transmitted), facsimile (effective when transmitted), personal delivery (effective when delivered), commercial overnight delivery (effective when delivered), or by mail (effective when mailed).

9. **Right to Alter Scope of Services Reserved:** The Village reserves the right to alter the plans, extend or shorten the Scope of Services, add to the Scope of Services as may be necessary, and increase or decrease the scope and/or quantity of the Services, including the deduction or cancellation of any one or more of the unit price items, or to cancel the Contract and the Services in their entirety for any reason.

10. **Timely Written Response and Written Report(s) of Resolution Relative to Certain Incident(s), Claim(s) and/or Complaint(s):**

A. All alleged incident(s), claim(s), or complaint(s) related to any alleged death, injury and/or damage to persons and/or to public or private property related to the Contractor's work or services provided pursuant

**\*1411953-02-4-16\***



# VILLAGE OF ORLAND PARK

14700 S. Ravinia Avenue  
Orland Park, IL 60462  
www.orlandpark.org

## Master

File Number: 2025-0332

File ID: 2025-0332

Type: MOTION

Status: PASSED

Version: 0

Reference:

Controlling Body: Board of Trustees

File Created Date : 04/14/2025

Agenda Entry: John Humphrey House Renovation - RFP #24-020 -  
Bid Award

Final Action: 04/21/2025

Title: John Humphrey House Renovation - RFP #24-020 - Bid Award

### Notes:

#### Sponsors:

Res/Ord Date:

Attachments: Krause Updated Proposal.pdf, Proposal.pdf,  
RFP#24-020.pdf

Res/Ord Number:

Drafter:

Hearing Date:

Department  
Contact:

Effective Date:

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
0	Recreation and Parks Department	04/14/2025	INTRODUCED TO BOARD	Board of Trustees			
0	Board of Trustees	04/21/2025	APPROVED				Pass

### Text of Legislative File 2025-0332

#### ..Title

John Humphrey House Renovation - RFP #24-020 - Bid Award

#### History

The Village of Orland Park has made strategic investments in preserving its historical assets, and has regularly evaluated short and long-range plans related to the preservation and stewardship of its Heritage Sites, which are comprised of Boley Farm, Stellwagen Farm, and the Humphrey House. These sites which require ongoing maintenance and preservation to remain valuable community assets.

To streamline project management and ensure consistency across these historic sites, the Village contracted architectural and engineering services in 2021 for the Heritage Sites. Studio AH, LLC performed the work for the Village. Project work relating to Boley Farm was also completed at the time.

RFP #24-020 - John Humphrey House and Stellwagen Farmhouse Renovations (attached) was issued on April 17, 2024 to solicit proposals for renovation work at both remaining Heritage Sites. The RFP closed on May 15, 2024, with a single proposal (attached) submitted by Krause Construction, Inc. in the amount of \$921,877. The 2024 Adopted Budget allocated \$620,000 for the project, leaving a shortfall of \$301,877. Due to this budget gap, the project was deferred until the 2025 budget process, allowing for full funding of the necessary renovations.

Additional discussions led to a decision to narrow the scope presented during the 2024 RFP To focus solely on the Humphrey House renovation and to defer major work on Stellwagen Farm until a master plan was completed to ensure that renovations align with future programming and resident needs. After confirming the ability to adjust the scope of RFP #24-020 with legal counsel, Krause Construction, Inc. was notified of the updated scope (attached) and requested to submit an updated proposal based on the new scope. The updated proposal (attached) was submitted in the amount of \$881,667.

During the 2025 budget discussions, it was determined that a master plan for Stellwagen Farm had not been completed. To ensure that renovations align with future programming and resident needs, a master plan was prioritized before moving forward with significant improvements to the Stellwagen Farmhouse. After confirming the ability to adjust the scope of RFP #24-020 with legal counsel, Krause Construction, Inc. was notified of the updated scope (attached) and requested to submit an updated proposal based on the new scope. The updated proposal (attached) was submitted in the amount of \$881,667.

The proposed work at the John Humphrey House includes foundation underpinning beneath the bay window on the west side, requiring both interior and exterior access. Environmental remediation will address lead-based paint and asbestos as outlined in the RFP reports. Structural improvements in the basement include installing wood columns, girders, and sister joists using reclaimed wood from Boley Farm, which is currently stored at the Stellwagen Barn. Masonry repairs will include repointing, as specified in the plans, and foundation waterproofing will involve installing an exterior foundation drain around the home while ensuring the patio remains protected. Electrical upgrades will coordinate and complete the service improvements detailed in the plans. HVAC installation will introduce a forced-air system with ducts and air returns, along with new chase walls as needed. ADA compliance improvements will expand the east vestibule and widen the main entry doors. Sidewalk replacement from the home to the parking area along Beacon Avenue will be completed in compliance with ADA and Illinois Accessibility Code requirements. Site restoration efforts will include seeding disturbed areas, installing erosion control measures, and ensuring the protection of existing trees and landscaping.

The scope of work is designed to stabilize the home, preventing further deterioration by addressing foundation damage caused by moisture, reinforcing basement and first-floor framing affected by past alterations, and improving life safety systems. Mechanical, electrical, and plumbing (MEP) deficiencies will be corrected to enhance safety, ventilation, and thermal controls for occupant comfort and long-term building health.

Krause Construction, Inc. has previously completed work for the Village, delivering satisfactory results on past projects. Their experience and familiarity with the Village's historic structures make them well-suited for the renovations outlined in RFP #24-020. Awarding the project to Krause Construction, Inc. ensures cost efficiency and timely completion by leveraging their familiarity with the scope and requirements. Their previous

experience with Village projects minimizes the risk of unforeseen delays and additional costs that could arise from transitioning to a new contractor.

Additionally, Studio AH will continue to assist with the project as approved under the original 2021 Agreement between the Village of Orland Park and Studio AH, LLC Architectural & Engineering Services for Historic Structures Addendum D. Their scope of work (attached) includes bidding assistance for the John Humphrey House to ensure the revised scope is accurately reflected in the process, a structural review of salvaged wood members from Glenn Boley Farm to determine their suitability for reuse, and construction administration to oversee project compliance and support the execution of the renovations. Their continued involvement will help maintain project continuity and ensure that the work is completed in accordance with the Village's historic preservation goals.

As such, staff recommends awarding RFP 24-020 to Krause Construction Inc. of Blue Island, IL, at a cost not to exceed \$881,667 plus a contingency of \$18,333 for a total not to exceed cost of \$900,000.

**Financial Impact**

Funding for the proposed contract amount of \$881,667 and contingency of \$18,333 is appropriated in the 2025 Adopted Budget and available in account 3007000 507100.

**Recommended Action/Motion**

I move to approve and authorize the execution of an Agreement between the Village of Orland Park and Krause Construction, Inc. as the qualified responsive proposal for RFP #24-020 - John Humphrey House Renovations for a cost of \$881,667 plus a contingency of \$18,333 for a total not-to-exceed contract price of \$900,000;

**AND**

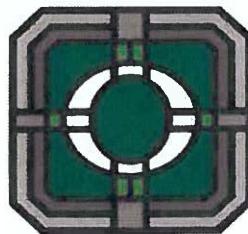
Authorize the Village Manager to execute all related contracts, subject to Village Attorney review;

**AND**

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

# **VILLAGE OF ORLAND PARK**

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



## **Meeting Minutes**

**Monday, April 21, 2025**

**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*

**2025-0332 John Humphrey House Renovation - RFP #24-020 - Bid Award**

The Village of Orland Park has made strategic investments in preserving its historical assets, and has regularly evaluated short and long-range plans related to the preservation and stewardship of its Heritage Sites, which are comprised of Boley Farm, Stellwagen Farm, and the Humphrey House. These sites which require ongoing maintenance and preservation to remain valuable community assets.

To streamline project management and ensure consistency across these historic sites, the Village contracted architectural and engineering services in 2021 for the Heritage Sites. Studio AH, LLC performed the work for the Village. Project work relating to Boley Farm was also completed at the time.

RFP #24-020 - John Humphrey House and Stellwagen Farmhouse Renovations (attached) was issued on April 17, 2024 to solicit proposals for renovation work at both remaining Heritage Sites. The RFP closed on May 15, 2024, with a single proposal (attached) submitted by Krause Construction, Inc. in the amount of \$921,877. The 2024 Adopted Budget allocated \$620,000 for the project, leaving a shortfall of \$301,877. Due to this budget gap, the project was deferred until the 2025 budget process, allowing for full funding of the necessary renovations.

Additional discussions led to a decision to narrow the scope presented during the 2024 RFP to focus solely on the Humphrey House renovation and to defer major work on Stellwagen Farm until a master plan was completed to ensure that renovations align with future programming and resident needs. After confirming the ability to adjust the scope of RFP #24-020 with legal counsel, Krause Construction, Inc. was notified of the updated scope (attached) and requested to submit an updated proposal based on the new scope. The updated proposal (attached) was submitted in the amount of \$881,667.

During the 2025 budget discussions, it was determined that a master plan for Stellwagen Farm had not been completed. To ensure that renovations align with future programming and resident needs, a master plan was prioritized before moving forward with significant improvements to the Stellwagen Farmhouse. After confirming the ability to adjust the scope of RFP #24-020 with legal counsel, Krause Construction, Inc. was notified of the updated scope (attached) and requested to submit an updated proposal based on the new scope. The updated proposal (attached) was submitted in the amount of \$881,667.

The proposed work at the John Humphrey House includes foundation underpinning beneath the bay window on the west side, requiring both interior and exterior access. Environmental remediation will address lead-based paint and asbestos as outlined in the RFP reports. Structural improvements in the basement include installing wood columns, girders, and sister joists using reclaimed wood

from Boley Farm, which is currently stored at the Stellwagen Barn. Masonry repairs will include repointing, as specified in the plans, and foundation waterproofing will involve installing an exterior foundation drain around the home while ensuring the patio remains protected. Electrical upgrades will coordinate and complete the service improvements detailed in the plans. HVAC installation will introduce a forced-air system with ducts and air returns, along with new chase walls as needed. ADA compliance improvements will expand the east vestibule and widen the main entry doors. Sidewalk replacement from the home to the parking area along Beacon Avenue will be completed in compliance with ADA and Illinois Accessibility Code requirements. Site restoration efforts will include seeding disturbed areas, installing erosion control measures, and ensuring the protection of existing trees and landscaping.

The scope of work is designed to stabilize the home, preventing further deterioration by addressing foundation damage caused by moisture, reinforcing basement and first-floor framing affected by past alterations, and improving life safety systems. Mechanical, electrical, and plumbing (MEP) deficiencies will be corrected to enhance safety, ventilation, and thermal controls for occupant comfort and long-term building health.

Krause Construction, Inc. has previously completed work for the Village, delivering satisfactory results on past projects. Their experience and familiarity with the Village's historic structures make them well-suited for the renovations outlined in RFP #24-020. Awarding the project to Krause Construction, Inc. ensures cost efficiency and timely completion by leveraging their familiarity with the scope and requirements. Their previous experience with Village projects minimizes the risk of unforeseen delays and additional costs that could arise from transitioning to a new contractor.

Additionally, Studio AH will continue to assist with the project as approved under the original 2021 Agreement between the Village of Orland Park and Studio AH, LLC Architectural & Engineering Services for Historic Structures Addendum D. Their scope of work (attached) includes bidding assistance for the John Humphrey House to ensure the revised scope is accurately reflected in the process, a structural review of salvaged wood members from Glenn Boley Farm to determine their suitability for reuse, and construction administration to oversee project compliance and support the execution of the renovations. Their continued involvement will help maintain project continuity and ensure that the work is completed in accordance with the Village's historic preservation goals.

As such, staff recommends awarding RFP 24-020 to Krause Construction Inc. of Blue Island, IL, at a cost not to exceed \$881,667 plus a contingency of \$18,333 for a total not to exceed cost of \$900,000.

I move to approve and authorize the execution of an Agreement between the Village of Orland Park and Krause Construction, Inc. as the qualified responsive

proposal for RFP #24-020 - John Humphrey House Renovations for a cost of \$881,667 plus a contingency of \$18,333 for a total not-to-exceed contract price of \$900,000;

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 amounts.

**This matter was APPROVED on the Consent Agenda.**

Respectfully Submitted,

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/s/ Brian L. Gaspardo

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**Brian L. Gaspardo, Village Clerk**

