

CLERK'S CONTRACT and AGREEMENT COVER PAGE

Legistar File ID#: 2025-0261

Contract #: 20250261

Start date: 4/7/2025

End date: 8/1/2025

Amount: \$ 72,716.00

Contingency Amount: \$ 10,907.40

Department: Recreation & Parks

Total Contract Amount: \$ 83,623.40

Contract Type: Contractor

Contractors Name: Vici Commercial Services LLC

Status of Ownership: Veteran / Small Business **Status of Sub:** N/A

Certification: Attached Self-Certifying Did not disclose

Contract Description: Centennial Park Soccer Field I Renovation

1) 20250261 Change Order #1 extend contract termination date from 08/01/2025 to 12/30/2025 due to weather delays.

2) Addendum A - modify Contract Documents and Time of the Essence

3) Notice of Cancellation - due to material breach of contract to correct deficient work in the renovation

MAYOR

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VILLAGE CLERK

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November 18, 2025

Mr. Donato Albanese
Vici Commercial Services
5250 S McVicker Ave
Chicago, IL. 60638

RE: NOTICE OF CANCELLATION – Centennial Park Soccer Field 1 Renovation

Dear Mr. Albanese,

This letter serves as formal written notice that the Village of Orland Park is terminating the contract with Vici Commercial Services, effective immediately, due to a material breach of contract to correct deficient work in the renovation of Centennial Park Soccer Field #1.

Despite multiple attempts to communicate and provide an opportunity for corrective action, Vici Commercial Services has failed to meet its contractual obligations.

- Specifically, Vici has failed to satisfactorily perform services as outlined in the agreement.

Despite repeated requests as outlined below, as of November 10, 2025, Vici has yet to reply to any calls or e-mails for an update on remedial work related to the renovation of Centennial Park Soccer Field #1.

The Village first addressed significant concerns regarding soil preparation and grading on September 15, 2025, and provided notice of these issues to Vici to correct deficiencies.

On September 16 and 17, 2025, Vici was notified of concerns regarding the poor installation of sod, the grading under the sod, and large seams throughout the installation between sod rolls. An onsite meeting was held on September 30, 2025, to again review soil preparation and sod installation concerns with Vici personnel.

Additionally, Village staff reached out to Vici on October 20, 22 and 24, 2025 requesting updates to remediate the deficient work on Centennial Soccer Field #1. Vici has failed to respond to all of these requests.

These deficiencies constitute a material breach of the contract dated April 7, 2025. As such, the Village is exercising its right to cancel the contract in accordance with the termination provisions therein. Due to Vici's failure to achieve its contractual obligations, no fees will be paid for work, materials or other expenses associated with this contract.

The Village requests that any outstanding equipment, materials, or other property related to this contract be removed from site no later than November 21, 2025.

Sincerely,

A handwritten signature in black ink, appearing to read "George Koczwar", written over a faint, illegible background.

George Koczwar
Village of Orland Park
Village Manager