



Agenda Item Summary

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Submitted By

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Reviewed By

LKS

Agenda Item Title

A Resolution Approving a Change Order for the Contract with Alliance Contractors, Inc. for Project 18-16, Village Hall Parking Lot Improvements, and an Amendment to the Contract for an Additional Amount Not to Exceed \$230,000 and Authorizing its Execution

Overview

Due to unforeseen conditions, unanticipated additional items and miscellaneous changes to contract quantities on the Village Hall Parking Lot Improvement Project will result in the final contract value being over the awarded amount. The change order is needed due to additional work related to patching the underground parking garage, additional waterproofing membrane work on the underground parking garage, additional irrigation work, and additional quantities for various items such as asphalt, curb and sidewalk replacement. These changes total approximately \$230,000 and adjust the previously approved contract amount of \$1,216,606 to \$1,446,606.

Recommendation

Approve the Resolution

Staff Recommendation

Approve the Resolution

Fiscal Impact

There are available funds for this change order in the FY2019 Budget in the Madison St TIF Fund account no. 2072-41300-101-570707.

Background

A change order to Project 18-16, Village Hall Parking Lot Improvements will be required due to unforeseen issues and additional scope that was requested by staff during construction. Engineering staff proposed these various changes during construction in order to reduce further delays with this project which impacts the public using Village Hall, police staff, Village Hall staff, and the residential neighborhood surrounding Village Hall as parking has been displaced onto adjacent streets.

The change order is needed due to additional work related to patching the underground parking garage, additional waterproofing membrane work on the underground parking garage, additional irrigation work, and

additional quantities for various items such as asphalt, curb and sidewalk replacement.

The project originally included only exposing a portion of the underground parking garage's roof in order to repair areas with severe concrete deterioration and install a waterproofing membrane over this smaller area. A much larger portion of the roof was exposed during construction when excavating for the new plaza area at the north end of the parking lot which was not anticipated in the design of the project. The exposed garage roof had areas which needed concrete repair and new waterproofing which was not accounted for in the original cost of the project. Other areas of the roof were also exposed due to the contractor's error. The Village will not be paying for work required due to the contractor error.

Based on the condition of the exposed garage roof and the amount of roof already exposed, staff determined the best method to ensure the long term structural integrity was to expose the entire roof of the garage in order to properly patch any concrete areas and install waterproofing for the entire garage roof. These repairs and waterproofing will ensure the garage functions in a good condition for the foreseeable future.

Additional quantities for various items such as asphalt, curbs, and sidewalk replacement beyond the original estimated quantities also increased construction costs beyond the contract amount as well as work to extend the irrigation system to the islands in the middle of the parking lot to help the existing trees heal from impacts during construction.

Alternatives

The alternative to this recommendation could be to delay action to gain additional information.

Previous Board Action

On October 1, 2019, the Village Board approved a contract with Alliance Contractors, Inc. for Project 18-16 Village Hall Parking Lot Improvements in an Amount not to exceed \$1,216,606.

Citizen Advisory Commission Action

N/A.

Anticipated Future Actions/Commitments

A future agenda item will be presented at an upcoming Board meeting for approving a change order to the existing agreement with Clark Dietz, Inc. for construction inspection services for the Village Hall Parking Lot project since the project duration is being extended due to increased construction scope.

Intergovernmental Cooperation Opportunities

None at this time.