
THE VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

RESOLUTION

NO. 2019-R-034

**A RESOLUTION APPROVING AN AMENDMENT TO A CONSTRUCTION
MANAGER CONTRACT WITH R. C. WEGMAN CONSTRUCTION CO.**

**JACOB C. VANDENBERG, PRESIDENT
KRISTIN A. THIRION, VILLAGE CLERK**

**MICHAEL J. PANNITTO
BRIAN H. YOUNKER
CYNTHIA A. BERG
WILLIAM P. BRADY
MICHAEL W. GLOTZ
JOHN A. CURRAN
Board of Trustees**

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Tinley Park
Peterson, Johnson, & Murray Chicago, LLC, Village Attorneys
200 W. Adams, Suite 2125, Chicago, IL 60606

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Cook County, Illinois
Will County, Illinois

RESOLUTION NO. 2019-R-034

**A RESOLUTION APPROVING AN AMENDMENT TO A CONSTRUCTION
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WHEREAS, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that any municipality which has a population of more than 25,000 is a home rule unit, and the Village of Tinley Park, Cook and Will Counties, Illinois, with a population in excess of 25,000 is, therefore, a home rule unit and, pursuant to the provisions of said Section 6(a) of Article VII, may exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and to incur debt; and

WHEREAS, the Village of Tinley Park (“Village”) has previously entered into a Construction Manager Contract (“Contract”) with R. C. Wegman Construction Co., (“RC Wegman”) pertaining to certain construction manager services regarding Fire Station #2/47 (“Fire Station”); and

WHEREAS, the Village and RC Wegman now desire to enter into a final amendment (“Amendment”) to said Contract, attached hereto as Exhibit 1, in an amount not to exceed \$5,347,169.00 for construction of said Fire Station; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interest of said Village of Tinley Park and its residents to approve said Amendment with RC Wegman pursuant to this Resolution; and

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, STATE AS FOLLOWS:

SECTION 1: The foregoing recitals shall be and are hereby incorporated as findings of fact as if said recitals were fully set forth herein.

SECTION 2: The President and Board of Trustees of the Village of Tinley Park hereby find that it is in the best interest of the Village and its residents that the aforesaid Amendment be entered into with RC Wegman, in an amount not to exceed \$5,347,169.00, and that the Village President is hereby authorized to execute said Amendment on behalf of the Village, with said Amendment to be substantially in the form attached hereto and made a part hereof as Exhibit 1, subject to review and revision as to form by the Village Attorney.

SECTION 3: Any policy, resolution, or ordinance of the Village that conflicts with the provisions of this Resolution shall be and is hereby repealed to the extent of such conflict.

SECTION 4: That the Village Clerk is hereby ordered and directed to publish this Resolution in pamphlet form, and this Resolution shall be in full force and effect from and after its passage, approval, and publication as required by law.

PASSED THIS 16th day of April, 2019.

AYES: Pannitto, Berg, Brady, Glotz, Curran

NAYS: None

ABSENT: Younker

APPROVED THIS 16th day of April, 2019.



VILLAGE PRESIDENT

ATTEST:



VILLAGE CLERK

STATE OF ILLINOIS)
COUNTY OF COOK) SS
COUNTY OF WILL)

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution No. 2019-R-034, "A RESOLUTION APPROVING AN AMENDMENT TO A CONSTRUCTION MANAGER CONTRACT WITH R. C. WEGMAN CONSTRUCTION CO." which was adopted by the President and Board of Trustees of the Village of Tinley Park on April 16, 2019.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 16th day of April, 2019.



KRISTIN A. THIRION, VILLAGE CLERK

EXHIBIT 1

EXHIBIT "A"
AMENDMENT NO. 1 TO ConsensusDocs 500

**STANDARD AGREEMENT AND GENERAL CONDITIONS BETWEEN OWNER AND
CONSTRUCTION MANAGER**

**(Where the Basis of Payment is a Guaranteed Maximum Price with an Option for
Preconstruction Services)**

April 3, 2019

Pursuant to Section 3.4 of the Agreement dated the 9th Day of October in the year 2017 between the Owner, Village of Tinley Park and the Contractor, R. C. Wegman Construction Company for Construction of Fire Station #47, the Owner and the Contractor desire to establish a Guaranteed Maximum Price ("GMP") for the Work. Therefore, the Owner and the Contractor agree as follows:

ARTICLE 1 GUARANTEED MAXIMUM PRICE

The Contractor's GMP for the Work, including the Cost of the Work as defined in Article 8 and the Contractor's Fee as set forth in Section 7.3, is \$FIVE MILLION THREE HUNDRED FORTY SEVEN THOUSAND ONE HUNDRED AND SIXTY NINE Dollars (\$5,347,169.00).

The GMP is for the performance of the Work in accordance with the exhibits listed below, which are part of this Agreement.

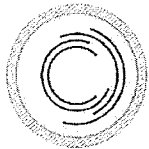
- EXHIBIT A** Drawings and Specifications, including Addenda, if any, and information furnished by the Owner under Section 4.3, dated April 3, 2019, 1 page.
- EXHIBIT B** Allowance Items, dated April 3, 2019, 1 page.
- EXHIBIT D** Schedule of Values, dated April 3, 2019, 1 page.
- EXHIBIT E** Bid Package Alternate Prices, Voluntary Alternate Prices and Value Engineering Prices dated April 3, 2019, 2 pages.
- EXHIBIT F** Unit Prices, dated April 3, 2019, 1 page.

ARTICLE 2 DATE OF SUBSTANTIAL COMPLETION

The Date of Substantial Completion of the Work for Fire Station #47 is March 20, 2020.

ARTICLE 3 DATE OF FINAL COMPLETION

The Date of Final Completion of the Work for Fire Station #47 is: **May 1, 2020** the Date of Substantial Completion, subject to adjustments as provided for in the Contract Documents.



This Amendment is entered into as of April 3, 2019.

OWNER: VILLAGE OF TINLEY PARK

BY: [Signature]

PRINT NAME Jacob Vandenberg PRINT TITLE Village President

ATTEST: [Signature]

CONTRACTOR: R.C. WEGMAN CONSTRUCTION COMPANY

BY: [Signature]

NAME Carl Wegman TITLE President

ATTEST: [Signature]

NAME Lisa Garcia TITLE Office Manager

END OF DOCUMENT.



EXHIBIT "A"
Drawings, Specifications and Addenda
Tinley Park Fire Station #47
April 3, 2019

List of Drawings Dated February 4, 2019

01-GENERAL: G1.0.0, G1.0.1, G1.0.2, G1.0.3

02-CIVIL: TITLE PAGE, MWRD GENERAL NOTES, EXISTING
CONDITIONS & REMOVAL PLAN, GEOMETRIC & PAVEMENT MARKING
PLAN, GRADING PLAN, UTILITY PLAN, SOIL EROSION + SEDIMENT
CONTROL PLAN, CONSTRUCTION DETAILS

03-LANDSCAPE: L1.0.1, L1.0.2

04.5-ARCHITECTURAL: A0.1.0, A0.1.1, A1.1.0, A1.1.1, A1.2.0, A1.2.1, A2.2.0,
A2.2.1M A2.3.0, A2.3.1, A2.5.0, A3.1.0, A3.2.0, A3.2.1, A3.3.0, A3.3.1,
A3.3.2, A3.3.3, A3.4.0, A3.5.0, A3.6.0, A5.1.0, A5.1.1, A5.1.2, A5.2.0, A5.3.0,
A5.4.0, A5.4.1, A5.5.0, A6.1.0, A6.5.0, A7.1.0, A7.1.1, A8.1.0M A8.3.0,
A8.5.0M A8.5.1, A9.0.0

05-STRUCTURAL: S0.1.0, S0.1.1, S1.1.0, S1.1.1, S1.1.2, S1.1.3, S2.1.0, S2.1.1,
S2.1.2, S2.2.0, S2.3.0, S2.3.1

06-MECHANICAL: M1.1.1, M1.1.2, M2.1.1, M2.1.2, M2.1.3, M3.1.1, M3.1.2

07-PLUMBING: P1.1.0, P1.1.1, P1.1.2, P2.1.1, P2.1.2

09-ELECTRICAL: E1.1.1, E2.1.1, E3.1.1, E4.1.1, E4.1.2, E4.1.3, E5.1.1, E5.1.2

Specifications

Project Manual Issued by FGM Architects Dated February 4, 2019

List of Addenda

Architects Addendum No. 1 Dated March 1, 2019

EXHIBIT "B"
Allowance Items
Tinley Park Fire Station #47
April 3, 2019

ALLOWANCE ITEMS

1. The Guaranteed Maximum Price includes an allowance of \$10,000.00 to perform onsite survey and layout. If the actual contract amount comes in higher or lower than shown on Exhibit "D" - Schedule of Values, the difference will be added to or deducted from the contingency.
2. The Guaranteed Maximum Price includes an allowance of \$10,000.00 to perform onsite construction and material testing. If the actual contract amount comes in higher or lower than shown on Exhibit "D" - Schedule of Values, the difference will be added to or deducted from the contingency.
3. The Guaranteed Maximum Price includes an allowance of \$2,500.00 to provide a construction fence around the site. If the actual contract amount comes in higher or lower than shown on Exhibit "D" - Schedule of Values, the difference will be added to or deducted from the contingency.

SCHEDULE OF VALUES

LINE NO.	SCOPE OF WORK	SCHEDULED VALUE
CONSTRUCTION COSTS		
1002A	Testing Allowance	10,000.00
1002B	Survey Allowance	10,000.00
1002C	Construction Fence Allowance	2,500.00
02AB	Bldg. Demo., Earthwork & Fnd. Excavation	252,100.00
02C	Site Utilities	120,000.00
	Asphalt - PHASE 1 PARKING LOT	27,894.00
02D	Landscaping	29,915.00
03A	Concrete	459,900.00
	Concrete - PHASE 1 PARKING LOT	35,368.00
03B	Structural Precast	62,320.00
04	Masonry	463,153.00
05	Structural Steel	209,600.00
06A	General Trades	494,473.00
06B	Architectural Millwork	162,850.00
07	Roofing and Sheet Metal	111,901.00
08A	Doors, Frames & Hardware (Supply Only)	42,350.00
08B	Sectional Overhead Doors	38,500.00
08C	Aluminum Framing & Glazing	128,225.00
09A	Gyp. Brd. & Cold Formed Mil. Framing	318,000.00
09B	ACT & Tectum Panels	123,665.00
09C	Floor Covering & Wall Tile	79,000.00
09D	Epoxy Flooring	48,000.00
09E	Painting	61,200.00
15A	Fire Protection	35,213.00
15B	Plumbing	199,999.00
15C	HVAC	372,998.00
16	Electrical & Low Voltage	557,901.00
18000B	Site Conditions	208,800.00
	SUBTOTAL	4,665,825.00
FEES, INSURANCE, BONDS & CONTINGENCY (% of Construction Costs)		
1000A	Construction Manager's Fee (3%)	139,975.00
1000B	General Conditions Fee (4.5%)	209,962.00
1000C	Insurance (1%)	46,658.00
1000D	Bond (1%)	46,658.00
1000E	Post Construction Closeout	4,800.00
	SUBTOTAL	448,053.00
CONTINGENCY		
1000E	Contingency	233,291.00
	SUBTOTAL	233,291.00
	GRAND TOTAL GMP	5,347,169.00
SOFT COSTS / ALLOWANCES (Not Included in GMP)		
	A&E Selection Process	7,968.00
	Design Pre-Construction Phase	21,180.00
	Architectural Fee	270,000.00
	Civil Engineering Fee	82,000.00
	Station Alerting System - Remove and Reinstall	24,600.00
	Wireless Installation (Microwave)	28,000.00
	Receiver and RF Notification	12,500.00
	Geotechnical Testing	4,200.00
	CCDD Sampling and Testing	2,000.00
	Utility Connection Fees (ComEd, Nicor, Comcast, Fiber)	75,000.00
	FF&E Allowance	30,000.00
	SUBTOTAL	557,448.00
	GRAND TOTAL OVERALL PROJECT	5,904,617.00

EXHIBIT "E"
Alternate Prices, Voluntary Alternate Prices and Value Engineering Prices
Tinley Park Fire Station #47
April 3, 2019

ALTERNATE PRICES

1. The Guaranteed Maximum Price includes the acceptance of an Alternate to eliminate the in-slab radiant heating system in the aprons of the concrete driveways. A deduct in the amount of \$18,168.00 has been accepted.
2. The Guaranteed Maximum Price includes the acceptance of an Alternate to provide a Carrier 2-Stage Heating / Cooling System that is connected to the Village's BAS System in lieu of the Carrier "Infinity" System with internet connectivity. A deduct in the amount of \$2,800.00 has been accepted.
3. The Guaranteed Maximum Price includes the acceptance of an Alternate to provide 1' x 6' acoustical ceiling tiles in lieu of 1' x 6' wood ceiling panels. A deduct in the amount of \$24,760.00 has been accepted.

VOLUNTARY ALTERNATE PRICES

1. The Guaranteed Maximum Price includes the acceptance of a Voluntary Alternate to combine and award Bid Package 02A Building Demolition and 02B Earthwork & Foundation Excavation to the same Contractor. A deduct in the amount of \$7,500.00 has been accepted.

VALUE ENGINEERING ITEM PRICES

1. The Guaranteed Maximum Price includes the acceptance of a Value Engineering Item to eliminate the (6) trees around the pond. A deduct in the amount of \$2,975.00 has been accepted.
2. The Guaranteed Maximum Price includes the acceptance of a Value Engineering Item to reduce the size of the trees from 3" to 2.5". A deduct in the amount of \$725.00 has been accepted.
3. The Guaranteed Maximum Price includes the acceptance of a Value Engineering Item to eliminate the thru-wall flashing underneath the cast stone trim. A deduct in the amount of \$1,500.00 has been accepted.
4. The Guaranteed Maximum Price includes the acceptance of a Value Engineering Item to eliminate the standoff wireless wall mounts for the antenna and relocate and increase the length of the structural

mounting pipe system for the antenna. A deduct in the amount of \$833.00 has been accepted.

5. The Guaranteed Maximum Price includes the acceptance of a Value Engineering Item to provide GAF Timberline HD shingles in lieu of GAF Camelot II shingles. A deduct in the amount of \$6,874.00 has been accepted.
6. The Guaranteed Maximum Price includes the acceptance of a Value Engineering Item to provide 6" K-Style gutters in lieu of 7" fabricated box gutters. A deduct in the amount of \$14,155.00 has been accepted.
7. The Guaranteed Maximum Price includes the acceptance of a Value Engineering Item to eliminate (1) of the 3" conduit runs from the tower to the IT Room. A deduct in the amount of \$2,000.00 has been accepted.
8. The Guaranteed Maximum Price includes the acceptance of a Value Engineering Item to eliminate the Card Reader Allowance from the Electrical Scope of Work. A deduct in the amount of \$20,000.00 has been accepted.
9. The Guaranteed Maximum Price includes the acceptance of a Value Engineering Item to eliminate the masonry wall and the associated excavation and concrete footings & foundations at the generator / trash enclosure. A deduct in the amount of \$19,239.00 has been accepted.
10. The Guaranteed Maximum Price includes the acceptance of a Value Engineering Item to eliminate the masonry wall and the associated excavation and concrete footings & foundations at the outdoor patio wall. A deduct in the amount of \$23,100.00 has been accepted.
11. The Guaranteed Maximum Price includes the acceptance of a Value Engineering Item to install an Owner supplied, high end residential hood system in lieu of providing the CaptiveAire kitchen hood system with associated ansul and makeup air systems. A deduct in the amount of \$34,067.00 has been accepted.

EXHIBIT "F"
Unit Prices
Tinley Park Fire Station #47
April 3, 2019

UNIT PRICES

BP-02AB - Building Demolition, Earthwork & Foundation Excavation

Unit Price No. 1: Provide cost per cubic yard to provide additional excavation and removal of unsuitable and/or unstable base and provide compacted CA-1 structural stone backfill in its place.

- The Guaranteed Maximum Price includes this Unit Price in the amount of \$79.20 per cubic yard.

Unit Price No. 2: Provide cost per cubic yard to provide additional excavation and removal of unsuitable and/or unstable base and provide compacted CA-6 structural stone backfill in its place.

- The Guaranteed Maximum Price includes this Unit Price in the amount of \$93.60 per cubic yard.

BP-09C - Floor Covering and Wall Tile

Unit Price No. 3: Provide cost per square foot to provide WAKOL PU Moisture Barrier System.

- The Guaranteed Maximum Price includes this Unit Price in the amount of \$1.38 per square foot.