
THE VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

**RESOLUTION
NO. 2023-R-056**

**A RESOLUTION APPROVING A PROPOSAL BETWEEN THE VILLAGE OF TINLEY
PARK AND R.C. WEGMAN FOR THE VILLAGE HALL PROFESSIONAL
ARCHITECTURAL AND PRE-CONSTRUCTION MANAGEMENT SERVICES IN THE
AMOUNT OF \$54,830**

**MICHAEL W. GLOTZ, PRESIDENT
NANCY M. O'CONNOR, VILLAGE CLERK**

**WILLIAM P. BRADY
WILLIAM A. BRENNAN
DENNIS P. MAHONEY
MICHAEL G. MUELLER
KENNETH E. SHAW
COLLEEN M. SULLIVAN
Board of Trustees**

RESOLUTION NO. 2023-R-056

A RESOLUTION A RESOLUTION APPROVING A PROPOSAL BETWEEN THE VILLAGE OF TINLEY PARK AND R.C. WEGMAN FOR THE VILLAGE HALL PROFESSIONAL ARCHITECTURAL AND PRE-CONSTRUCTION MANAGEMENT SERVICES IN THE AMOUNT OF \$54,830

WHEREAS, the Village of Tinley Park, Cook and Will Counties, Illinois, is a Home Rule Unit pursuant to the Illinois Constitution of 1970; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have considered entering into a Proposal with R. C. Wegman, a true and correct copy of such Proposal being attached hereto and made a part hereof as **EXHIBIT 1**; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interests of said Village of Tinley Park that said Proposal be entered into by the Village of Tinley Park;

NOW, THEREFORE, Be It Resolved by the President and Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois, as follows:

Section 1: The Preambles hereto are hereby made a part of, and operative provisions of, this Resolution as fully as if completely repeated at length herein.

Section 2: That this President and Board of Trustees of the Village of Tinley Park hereby find that it is in the best interests of the Village of Tinley Park and its residents that the aforesaid "Proposal" be entered into and executed by said Village of Tinley Park, with said Proposal to be substantially in the form attached hereto and made a part hereof as **EXHIBIT 1**.

Section 3: That the President and Clerk of the Village of Tinley Park, Cook and Will Counties, Illinois are hereby authorized to execute for and on behalf of said Village of Tinley Park the aforesaid Proposal.

Section 4: That this Resolution shall take effect from and after its adoption and approval.

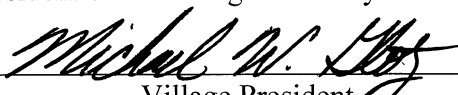
ADOPTED this 16th day of May, 2023, by the Corporate Authorities of the Village of Tinley Park on a roll call vote as follows:

AYES: Brady, Brennan, Mahoney, Mueller, Shaw

NAYS: None

ABSENT: Sullivan

APPROVED this 16th day of May 2023, by the President of the Village of Tinley Park.


Village President

ATTEST:

Village Clerk

EXHIBIT 1

**PROPOSAL FROM R.C. WEGMAN FOR THE VILLAGE HALL PROFESSIONAL
ARCHITECTURAL AND PRE-CONSTRUCTION MANAGEMENT SERVICES IN THE
AMOUNT OF \$54,830**



R.C. WEGMAN
CONSTRUCTION COMPANY

750 Morton Avenue
Aurora, Illinois 60506

Phone: +1 630 844 3000
Fax: +1 631 844 3003

CONSTRUCTION MANAGEMENT • GENERAL CONTRACTOR • DESIGN BUILD

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VILLAGE OF TINLEY PARK

Village Hall Administration Renovation
16250 S. Oak Park Avenue
Tinley Park, Illinois 60477

Re: Village of Tinley Park; Village Hall Renovation

Dear Mr. John Urbanski and Village Staff,

Thank you for inviting R.C. Wegman and FGMA to submit our scope for Design Build services for renovating the Village of Tinley Park's Village Hall. Attached you will find our scope and fee proposal to complete design, budgeting, engineering, documentation, bidding, and construction for the project. On the following pages, please find our understanding of the project and the required services from R.C. Wegman Construction and FGMA based upon documentation and discussions we've had to date.

Thank you again for giving our design build team the opportunity to submit our proposal to the Village of Tinley Park.

If you have any questions regarding this proposal or need further information, feel free to contact me directly at 630.336.3278 or cr@rcwegman.com.

Thank you,

Colette Rozanski

Colette Rozanski, President
WBE Certified
R.C. Wegman Construction



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1.0 SCOPE OF PROJECT

Village of Tinley Park Village Hall renovation project includes, updating finishes, replacing casework and fixtures in the kitchen, turning cubicle areas into offices, revising the central part height wall areas into a more useful arrangement, updating the conference room with smart technology and cabinet storage, along with any associated mechanical, electrical, and plumbing (MEP) modifications. Scope will also include new wall coverings or paint, reconfiguration of the layouts, and casework replacement. MEP will require lighting modifications for new offices, new outlets and data, HVAC supply/return modifications (distribution, not system), plumbing fixture with regards to kitchen and break areas, fire protection modifications, etc. The existing wood doors, lights, outlets, and carpet are in reasonable condition. The intent is to leave as much as possible. Focus of design is to bring in a fresh feel, along with improving operations. The initial construction budget has been defined by the Village as \$500,000.

2.0 SCOPE OF SERVICES

2.1 Meeting with Village and Architect to define scope.

2.2 After initial design options have been reviewed with Owner, and found to be appropriate, our design build team will confirm budgets.

2.3 If found acceptable, design will enter documentation and prepare Construction Documents for the Project. The Construction Documents shall consist of drawings and specifications as required to secure a building permit, procure bids, and build the project.

2.4 Mechanical, Electrical, Plumbing, Fire Protection Engineering and Consulting Services are part of our scope of services.

2.5 All work in this phase will be reviewed with Owner.

2.6 Once scope and budget align in design phase, documentation will be completed, and bidding will begin.

2.7 A public bid will be held at the Village Hall, and R.C. Wegman will evaluate the most responsible low bidder. R.C. Wegman Construction Company will then submit for permit with the Village.

2.8 R.C. Wegman Construction Company will be handling Construction Administration on the project.



3.0 COMPENSATION

The Owner shall compensate FGM Architects for professional Architectural services rendered in connection with the Project under this Proposal as follows:

For all professional services in connection with Architectural Design and Construction Document Services as described in Paragraph 2.0 above, we propose a lump sum of **\$39,830.**

Construction Manager Preconstruction Services - \$15,000

Construction Manager Fee based upon **6%** of Construction Costs

General Condition's Fee **6%** of Construction Costs

Bond & Insurance Fee **2.0%** of Construction Costs

The following items are INCLUDED in our General Conditions fee:

- Trailer Office Equipment
- Field Office Supplies
- Telephone/Fax/Internet
- Shipping & Mailing
- Blueprinting/Reproductions
- Controller
- First Aid Equipment
- Safety Supplies
- Independent Safety Inspections
- Project Manager
- Project Clerical
- Temporary Sanitary Units
- General Overhead

Excludes: (Items will be Billed as Reimbursables)

- Permits & Fees
- Utility Fees
- Dumpsters
- Off Site Work
- On Site Superintendent & Labor
- Survey
- Material Testing

4.0 FORM OF AGREEMENT

Upon review and approval of this proposal, R.C. Wegman shall enter into a Design Build Agreement as mutually acceptable for the services outlined in this proposal.

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

CERTIFICATE

I, NANCY M. O’CONNOR, 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. 2023-R-056, “**A RESOLUTION APPROVING A PROPOSAL BETWEEN THE VILLAGE OF TINLEY PARK AND R.C. WEGMAN FOR THE VILLAGE HALL PROFESSIONAL ARCHITECTURAL AND PRE-CONSTRUCTION MANAGEMENT SERVICES IN THE AMOUNT OF \$54,830,**” which was adopted by the President and Board of Trustees of the Village of Tinley Park on May 16, 2023.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 16th day of May, 2023.


VILLAGE CLERK