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**THE VILLAGE OF TINLEY PARK**

**Cook County, Illinois**

**Will County, Illinois**

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**RESOLUTION  
NO. 2024-R-003**

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**A RESOLUTION APPROVING AN AGREEMENT BETWEEN THE VILLAGE OF TINLEY  
PARK AND R.C. WEGMAN CONSTRUCTION COMPANY FOR THE DEMOLITION OF  
THE BUILDING LOCATED AT 7050-7060 171<sup>ST</sup> STREET**

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**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**

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**RESOLUTION NO. 2024-R-003**

**A RESOLUTION APPROVING AN AGREEMENT BETWEEN THE VILLAGE OF TINLEY PARK AND R.C. WEGMAN CONSTRUCTION COMPANY FOR THE DEMOLITION OF THE BUILDING LOCATED AT 7050-7060 171<sup>ST</sup> STREET**

**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 an Agreement with R.C. Wegman Construction Company a true and correct copy of such Agreement 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 Agreement 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 "Agreement" be entered into and executed by said Village of Tinley Park, with said Agreement 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 Agreement.

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

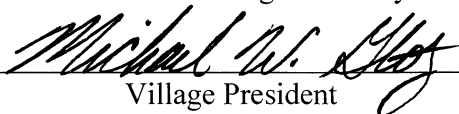
**ADOPTED** this 6th day of February 2024, by the Corporate Authorities of the Village of Tinley Park on a roll call vote as follows:

**AYES:** Brady, Brennan, Mahoney, Mueller, Shaw, Sullivan

**NAYS:** None

**ABSENT:** None

**APPROVED** this 6th day of February 2024, by the President of the Village of Tinley Park.

  
Village President

**ATTEST:**  
  
Village Clerk

# **EXHIBIT 1**

**AGREEMENT WITH R.C. WEGMAN  
CONSTRUCTION COMPANY FOR THE  
DEMOLITION OF THE PROPERTY LOCATED AT  
7050-7060 171<sup>ST</sup> STREET**

# 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)

Dated January 16, 2024.

Pursuant to Section 3.3 of the Agreement dated September 25, 2023, between the Owner, VILLAGE OF TINLEY PARK and the Contractor, R.C. WEGMAN CONSTRUCTION COMPANY, for **TINLEY PARK 7050-7060 171<sup>ST</sup> STREET DEMOLITION**, (the Project), 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 **One Hundred Twenty-Seven Thousand, Nine Hundred Twenty-Four Dollars (\$127,924)**.

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, Specifications and Addenda, dated January 16, 2024, 1 page.**

**EXHIBIT B: Allowances, dated January 16, 2024, 1 page.**

**EXHIBIT C: Assumptions and Clarifications, dated January 16, 2024, 1 page.**

**EXHIBIT D: Schedule of Values, dated January 16, 2024, 1 page.**

**EXHIBIT E: Alternates, dated January 16, 2024, 1 page.**

**EXHIBIT F: Unit Prices, dated January 16, 2024, 1 page.**

### ARTICLE 2 DATE OF SUBSTANTIAL COMPLETION

The Date of Substantial Completion of the Work is no later than: **March 31, 2024**.

### ARTICLE 3 DATE OF FINAL COMPLETION

The Date of Final Completion of the Work is: within **thirty (30)** Days after the Date of Substantial Completion, subject to adjustments as provided for in the Contract Documents.

This Amendment is entered into as of January 16, 2024.



ATTEST: Nancy McConor

OWNER: VILLAGE OF TINLEY PARK

BY: Michael W. Glotz

PRINT NAME Michael W. Glotz PRINT TITLE Village President

ATTEST: Dan LaPorte

CONTRACTOR: R.C. Wegman Construction Company

BY: Colette Rozanski President

PRINT NAME Colette Rozanski PRINT TITLE President

END OF DOCUMENT.



**EXHIBIT A - Drawings, Specifications and Addenda**  
**1/16/2024**

Description		# of Pages
Drawings:	Demolition Drawing, prepared by R.C. Wegman Construction Company, dated 12/11/2023	2
Specifications:	Project Manual, prepared by R.C. Wegman Construction Company, dated 12/11/2023	49
Addenda:	Addendum #1, prepared by R.C. Wegman Construction Company, dated 01/05/2024	1

**EXHIBIT B - Allowances**  
**1/16/2024**

Allowance: 10% Construction Contingency	\$10,750
Allowance: Fencing	\$5,000

(100% of unused Allowance Funds are returned to Village of Tinley Park at the conclusion of the project.)

### EXHIBIT C - Assumptions and Clarifications

1/16/2024

Permit Fees and Review	Permit Fees are excluded from GMP. Added scope or cost of work resulting from permit comments from Authorities Having Jurisdiction are not included in the GMP.
Winter Conditions	Winter conditions are excluded from GMP.
Utility Disconnects	Utility Disconnects are excluded from GMP and have been performed by Owner.
Environmental Removals	Removal of mercury bulbs and ballasts, and also paint cans/pails inside the building will be removed by Owner.
Asbestos Abatement	Asbestos Abatement is excluded from GMP and will be performed under separate contract.
Power and Water	Temporary Power and Water (if required) shall be provided by ECC.



**EXHIBIT D - SCHEDULE OF VALUES**

1/16/2024

BID PACKAGES	AWARDED CONTRACTOR	COST
Demolition	Environmental Cleansing Corporation	\$88,699
Site Superintendent		\$13,800
Allowance: Construction Fence		\$5,000
<b>CONSTRUCTION COST</b>		<b>\$107,499</b>
Construction Management Fee 3%		\$3,225
General Condition's Fee 4%		\$4,300
Insurance Fee 1%		\$1,075
Bond Fee 1%		\$1,075
10% Construction Contingency		\$10,750
<b>GMP</b>		<b>\$127,924</b>

**EXHIBIT E - Alternates**  
**1/16/2024**

**ALTERNATES**

None

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**EXHIBIT F - Unit Prices**  
**1/16/2024**

**UNIT PRICES**

None

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# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
1/10/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Connor & Gallagher Ins. Serv. 750 Warrenville Road, Ste. 400 Lisle IL 60532	<b>CONTACT NAME:</b> CGO Certificate Team	
	<b>PHONE (A/C, No, Ext):</b> 630-810-9100	<b>FAX (A/C, No):</b> 630-810-0100
<b>INSURED</b> R.C. Wegman Construction David Beach 750 Morton Avenue Aurora IL 60506	<b>E-MAIL ADDRESS:</b> certs@gocgo.com	
	<b>INSURER(S) AFFORDING COVERAGE</b>	
	<b>INSURER A:</b> Selective Insurance	
	<b>INSURER B:</b> Selective Ins. South Carolina	
	<b>INSURER C:</b> Selective Ins Co of America	
	<b>INSURER D:</b>	
<b>INSURER E:</b>		
<b>INSURER F:</b>		

**COVERAGES** **CERTIFICATE NUMBER:** 1634113139 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

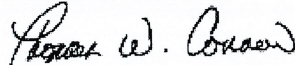
INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
C	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:	Y		S 2495786	10/31/2023	10/31/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			S 2495786	10/31/2023	10/31/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$			S 2495786	10/31/2023	10/31/2024	EACH OCCURRENCE \$ 9,000,000 AGGREGATE \$ 9,000,000 \$
B	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N N	N / A	WC 9102556	10/31/2023	10/31/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Inland Marine			S 2495786	10/31/2023	10/31/2024	Lease/Rent/Unschedule Deductible 200,000 1,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
RE: VILLAGE OF TINLEY PARK 7050-7050 171ST STREET DEMOLITION

The following are included as Additional Insured with respects to General Liability when required in written contract.  
Village of Tinley Park

## CERTIFICATE HOLDER

## CANCELLATION

Village of Tinley Park 16250 South Oak Park Avenue Tinley Park, IL 60477	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

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	<b>E-MAIL ADDRESS:</b> certs@gocgo.com	
	<b>INSURER(S) AFFORDING COVERAGE</b>	<b>NAIC #</b>
	INSURER A : Selective Insurance	12572
<b>INSURED</b> R.C. Wegman Construction David Beach 750 Morton Avenue Aurora IL 60506	INSURER B : Selective Ins. South Carolina	19259
	INSURER C : Selective Ins Co of America	12572
	INSURER D :	
	INSURER E :	
	INSURER F :	

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A	<input checked="" type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$			S 2495786	10/31/2023	10/31/2024	EACH OCCURRENCE \$ 9,000,000 AGGREGATE \$ 9,000,000 \$
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16250 South Oak Park Avenue  
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SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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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. 2024-R-003, “**A RESOLUTION APPROVING AN AGREEMENT BETWEEN THE VILLAGE OF TINLEY PARK AND R.C. WEGMAN CONSTRUCTION COMPANY FOR THE DEMOLITION OF THE PROPERTY LOCATED AT 7050-7060 171<sup>ST</sup> STREET**” which was adopted by the President and Board of Trustees of the Village of Tinley Park on February 6, 2024.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 6th day of February 2024.

  
\_\_\_\_\_  
VILLAGE CLERK