



Chicago Park District

Legislation Text

File #: 24-1111-0710, Version: 1

AUTHORIZATION TO APPROVE CHANGE ORDER #01 TO INDUSTRIA, INC., FOR GARFIELD PARK BANDSTAND REHABILITATION SPECIFICATION NO. P-16008-059

To the Honorable Board of Commissioners of the Chicago Park District

I. Recommendation

It is recommended that a change order be approved affecting the contract for the subject work, said change to authorize:

Change Order #01: Additional expenses are identified to address significant unanticipated structural deficiencies at this 128-year-old historic building. This change order also includes a time extension for the strategic implementation of temporary shoring required for the structural masonry repairs.

ADD: \$1,132,151.27

II. Change Order Information

Contractor: Industria, Inc.
2860 S. River Road, Suite 100
Des Plaines, IL. 60018

		<u>MBE%</u>	<u>WBE%</u>
Original Contract Amount:	\$ 2,286,390.00	28.28	7.74
Amount of Current Change Order #01:	\$ 1,132,151.27 (49.52%)	43.75	31.28
New Contract Amount:	\$3,418,541.27	33.40	15.54

Contract Period: Time Extension to March 31, 2025

Contract Amount: Not-to-exceed \$3,418,541.27

This change order includes: \$495,276.00 MBE participation by W.B.F. Construction; and \$354,180.00 WBE participation by M.B.B. Enterprises of Chicago, Inc. Overall project participation including this Change Order is at 33.40% MBE and at 15.54% WBE. The Contractor will continue to meet or exceed the minimum 25.00% MBE and 5.0% WBE compliance on this contract.

Change Order #01:

The original project scope for this rehabilitation project identified removal, repairs and reinstallation of all exterior marble cladding that was observed to have shifted out of alignment. Archival documents did not provide explicit information on the structural support system of the bandstand. A limited amount of masonry repairs at load-bearing brick back-up walls supporting the exterior marble panels was anticipated. However, removal of the marble cladding exposed the load-bearing walls to be structurally deficient, composed of a variety of dissimilar masonry materials and exhibiting advanced deterioration (cracks, shifting and openings) that threatened the stability of the entire structure. Observation of the deficient structural conditions made it impossible for work to proceed until an engineered solution was developed.

Additional time is required due to the phased implementation needed to safely limit the amount of structural repairs underway at any one time. Completion is anticipated in Spring 2025.

The circumstances that necessitate this contract modification were not reasonably foreseeable at the time the contract was signed, were not within the contemplation of the contract assigned and are in the best interest of the Chicago Park District.

The contractor's proposal has been reviewed by the Project Manager and Design Consultant and found to be reasonable.

III. Budget and Financial Information

Budget Classification:	Capital
Fiscal Year:	2021 - 2023
Source of Funds:	081.8260.0204.627012.BD121.01.01.55521
	361.8260.0204.627012.NR001.21.07.55521
	391.8260.0204.627012.TF001.24.08.55521

IV. Explanation:

Rehabilitation of the Garfield Park Bandstand was identified as integral to Chicago Park District's goal to preserve, enhance and manage its historic park resources as an integral part of Chicago's neighborhoods, City and region's recreational, cultural, environmental and educational experience.

Garfield Park was listed in the National Register of Historic Places in 1993. Built in 1896, the bandstand is one of the contributing buildings in Garfield Park. This tall octagonal bandstand, with its strong but graceful lines and color treatment resembles in some respects the Indian architecture of the Saracenic type. The exterior is clad in white Georgia Marble and intricate glass mosaics, and the roof is clad in copper.

The general scope of this project will involve: salvage and restoration of all exterior cladding materials at the exterior of the Bandstand; replacement of the performance level decking; repairs to the roofing material beneath the performance level deck, including repairs to multiple deck drains; repairs / replication of large sections of copper roof soffits; repairs and replacement of exterior paving paths, steps, and construction of a new low-slope ramp; and landscaping.

This project is funded, in part, with funds from the Illinois Department of Natural Resources "Park and Recreational Facilities Construction Grant Program" (PARC) grant program and Tax Increment Finance (TIF) funds.