



Chicago Park District

Legislation Text

File #: 24-1013-0124, Version: 1

**CHANGE ORDER NO. 05:
TO PACIFIC CONSTRUCTION SERVICES LLC
FOR THE CLARENDON COMMUNITY CENTER RENOVATION
SPECIFICATION NO. P16008-050**

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 #05: Additional expenses associated with a project time extension. This is a result of having to resolve various complex discovered conditions during construction that added additional time to the construction schedule at this more than 100-year-old historic building.

ADD: \$324,073.75

II. Change Order Information

Contractor: Pacific Construction Services LLC
5511 N. Cumberland Ave., Suite 608
Chicago, IL. 60656

		<u>MBE%</u>	<u>WBE%</u>
Original Contract Amount:	\$12,877,092.00	25.00	5.49
Previous Change Orders (#01-#04):	\$688,317.65 (5.35%)	16.52	14.48
Contract Amount prior to this Change Order:	\$13,565,409.65	39.88	6.08
Amount of Current Change Order #05:	\$324,073.75 (2.52%)	1.06	0.00
Total Aggregate Change Order Value (#01-#05):	\$1,012,391.40 (7.86%)	11.57	9.84
New Contract Amount:	\$13,889,483.40	38.97	5.94

Contract Type: Construction

Contract Period: Time Extension to June 12, 2024

Contract Amount: Not-to-exceed \$13,889,483.40

This change order includes \$3,435.87 MBE participation by Command Mechanical Group, LLC; and zero WBE participation. Overall project participation including this Change Order is at 38.97% MBE and at 5.94% WBE. The Contractor will continue to meet or exceed the minimum 25.00% MBE and 5.0% WBE compliance on this contract.

Change Order #05:

It is necessary to extend the contract completion date by several months due to the time-consuming resolution of various

unforeseen conditions. These conditions included the discovery that existing archive drawings from a major building renovation over 50 years ago inaccurately depicted the layout of major drain lines under the concrete floor of the building. While investigation pits and trenches were made in the lower-level foundation of the building, large excavated areas outside the building in the park also existed where new piping for the system had to be installed. These conditions made it impossible to proceed with certain subsequent work scope throughout the building until a final engineered solution was developed. Specifically, this impacted the installation of the elevator, gymnasium floor, ceiling finishes and lighting, general carpentry, painting, doors/hardware, plumbing and electrical.

This change order is to cover additional contractor General Condition costs that include project labor and equipment rentals for construction fencing, trailer and storage containers required to continue to manage and execute the remaining project scope within the time extension period to completion.

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:	2018 - 2024
Source of Funds:	391.8260.0185.627012.TF001.18.8.55307

IV. Explanation:

In 2019, the Chicago Park District collaborated with community members to create a community supported vision for the Clarendon Community Center rehabilitation project. With Tax Increment Financing Funds being made available, the redevelopment was made possible.

The project design solves various accessibility improvements with installation of an elevator, accessible park walkways leading to the building's new accessible main building entrance. Updates to interior finishes within the building entrance and lobby, gymnasium and program spaces along with upgrades to the mechanical, electrical and plumbing systems and removal and replacement of the existing roofing system. Additional exterior improvements also include new planting beds and community plaza areas.