



DATE: April 6, 2020

MEMO TO: Terry Wilke, Chair
Finance Committee

FROM: John E. Nelson
Director of Operations and Infrastructure

RECOMMENDATION: Recommend Approval of a Resolution Approving Change Order No. 1 to the Contract with Integrity Environmental Services, Inc. for asbestos abatement at Lakewood Forest Preserve, increasing the Contract Amount by \$3,380.00.

STRATEGIC DIRECTION SUPPORTED: Organizational Sustainability

FINANCIAL DATA: The contract with Integrity Environmental Services, Inc. for asbestos abatement at the former Curt Teich Archives building at Lakewood was approved on February 20, 2020, in the amount of \$4,340.00. Change Order No. 1 is for an additional \$3,380.00. The cost of this work is being charged to the Land Preparation Fund (account number 26134000-705100).

BACKGROUND: The removal of the former Curt Teich Archives building at Lakewood Forest Preserve was approved as part of the approved Lakewood Master Plan. In preparation for removal of the building, a contract to abate asbestos-containing insulation in the building crawlspace was issued to Integrity Environmental Services, Inc. The contract assumed that one day of abatement work would be required based on the quantity of visible pipe and duct insulation, at a cost of \$4,340.00. During interior demolition work relating to the scheduled abatement activities on February 27, 2020, additional, concealed, and inaccessible pipe and duct insulation was uncovered in the basement crawl space areas. As a result, an additional day of abatement work was required to complete the project prior to the building's full demolition, at a cost of \$3,380.00. The Change Order in the amount of \$3,380.00 increases the original contact amount by an additional 77.9% to a total Contract Price of \$7,720.00.

REVIEW BY OTHERS: Chief Operations Officer, Director of Finance, Corporate Counsel

**LAKE COUNTY FOREST PRESERVE DISTRICT
LAKE COUNTY, ILLINOIS**

**A RESOLUTION APPROVING CHANGE ORDER NO.1 TO THE CONTRACT WITH
INTEGRITY ENVIRONMENTAL SERVICES, INC. FOR ASBESTOS ABATEMENT
AT LAKEWOOD FOREST PRESERVE**

WHEREAS, the Lake County Forest Preserve District (the “District”) entered into a contract with Integrity Environmental Systems, Inc. for asbestos abatement of the former Curt Teich Archives building at Lakewood Forest Preserve (the “Contract”); and

WHEREAS, it is in the best interest of the District to approve Change Order No. 1 to the Contract in the form attached hereto to provide for the abatement of newly discovered additional asbestos containing material in the building (the “Change Order”); and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Lake County Forest Preserve District, Lake County, Illinois THAT:

Section 1. Recitals. The recitals set forth above are incorporated as a part of this Resolution by this reference.

Section 2. Approval of Change Order. The Change Order, in substantially the form attached hereto, is approved for the following reasons:

- a. The circumstances necessitating the Change Order were not reasonably foreseeable at the time the Contract was signed;
- b. the Change Order is germane to the original Contract, as signed; and
- c. the Change Order is in the best interest of the District.

Section 3. Placement in Contract File. This Resolution and the Change Order shall be preserved in the permanent District File for the Contract. This Resolution shall constitute the written determination required by Section 33E-9 of the Illinois Criminal Code, 720 ILCS 5/33E-9.

Section 4. Reapproval of the Contract. The Contract is hereby reapproved, except to the extent that it has been changed by or conflicts with the Change Order or this Resolution.

Section 5. Effective Date. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED this _____ day of _____, 2020

AYES:

NAYS:

APPROVED this _____ day of _____, 2020

Angelo D. Kyle, President
Lake County Forest Preserve District

ATTEST:

Julie Gragnani, Secretary
Lake County Forest Preserve District

Exhibit No. _____



**Lake County Forest Preserve District
CHANGE ORDER NO. 1**

Date: March 6, 2020
Project No: PO20200145
**Teich Archives Demo Asbestos Abatement
Lakewood Forest Preserve**
Contractor: **Integrity Environmental**
 1240 Iroquois Drive, Suite 102
 Naperville, IL 60563

Original Contract Date: February 20, 2020

To the Contractor: You are hereby authorized to make the following changes, subject to the Contract provisions.

Bulletin No. 1	Increase	\$ 3,380.00	77.9%
TOTAL	Increase	\$ 3,380.00	77.9%
Original Contract Amount		\$ 4,340.00	
Change Order No. 1	Increase	\$ 3,380.00	77.9%
REVISED CONTRACT AMOUNT		\$ 7,720.00	77.9%

Time Extension: NONE
Other Contracts Affected: NONE

Recommended By: John E. Nelson **DATE:** 3-8-2020
 Director of Operations and Infrastructure

Approved By:
~~Operations Committee~~ N/A **DATE:** N/A
~~Planning Committee~~ N/A **DATE:** N/A
 Finance Committee **DATE:** _____
 _____ **DATE:** _____
 Executive Director

Accepted By: [Signature] **DATE:** 3-8-20
 Contractor MARK J. PAVLUSZ
INTEGRITY ENVIRONMENTAL SERVICES, INC.

DISTRIBUTION: EXECUTED ORIGINAL: Purchasing **COPIES:** Project Manager, Contractor
 (Executed Original is: Hard Copy E-Copy) **Decrease / No Cost Change / Time Change:** Accounting
Increase: Munis
Original PO# 20200145
 Document 1 Rev 01-05-18



Lake County Forest Preserve District
Teich Archives Demo Asbestos Abatement
CHANGE ORDER NO. 1

BULLETIN NO. 1

YOU ARE HEREBY AUTHORIZED TO MAKE THE FOLLOWING CHANGES IN THE CONTRACT DOCUMENTS:

THE FOLLOWING ITEMS ARE ADDED TO THE CONTRACT DOCUMENTS:

Item No. 1: Contractor shall perform the additional Project Management/Air Monitoring and Asbestos Abatement Work for additional consideration totaling \$3,380, all as further detailed in Contractor's Supplemental Professional Asbestos Services proposal dated February 27, 2020, attached hereto.

Total Increase Item No. 1: \$ 3,380.00

TOTAL CONTRACT INCREASE: \$ 3,380.00



February 27, 2020

P-0232

Mr. Kevin Kleinjan
Senior Engineer
Lake Country Forest Preserve
19808 West Grand Avenue
Lake Villa, Illinois 60046

Dear Kevin:

Supplemental Professional Asbestos Services Proposal
Asbestos Abatement Work
Basement Crawl Space Pipe Insulation
and Heating Duct Insulation
Archives Building
Lakewood Forest Preserve
24145 West Ivanhoe Road
Mundelein (Wauconda), Illinois
IES Project No. 504-179

Integrity Environmental Services, Inc. (Integrity) has prepared this supplemental proposal to outline the additional asbestos abatement project management and air monitoring that are required at/for the above referenced Forest Preserve project. This proposal also includes, as an attachment, a supplemental quote received from Holian Industries, Inc. (Holian) for the physical work associated with the additional abatement work.

As you are aware, during interior demolition work relating to the scheduled abatement activities on February 27, 2020, additional concealed, inaccessible pipe and duct insulation was uncovered in the basement crawl space areas of the Archives Building. As a result, an additional day of abatement work is required to complete this project prior to the Forest Preserve's planned demolition of the structure.

The supplemental professional services we (Integrity) are proposing, and our associated fees, are detailed below.

Asbestos Abatement Design and Contractor Set-Up:

Previously proposed.

No Fee

Project Management/Air Monitoring:

We will provide a licensed and experienced Asbestos Project Manager (APM)/Air Sampling Professional (ASP) to oversee the subject project and to conduct air sampling for the additional day. Air sampling will be performed during the additional abatement work to ensure that the air quality is not being adversely affected.

Mr. Kevin Kleinjan
P-0232
February 27, 2020
Page 2

Our supplemental APM/ASP services and fees, as described above and as required for this project, will be as follows:

APM/ASP (for project management and air sampling)-
8 hours (total, estimated) @ \$85/hour = \$ 680

We also estimate that approximately ten (10) additional air samples will be obtained during the second day of this project and analyzed in accordance with Phase Contrast Microscopy (PCM) analytical methods.

Based on this estimate, our PCM air monitoring analysis fee will be as follows:

PCM Air Sample Analysis-
10 samples (estimated) @ \$20/sample = \$ 200

Abatement Report:

Previously proposed. No Fee

Total, Supplemental Services (Integrity) = \$ 880

The supplemental contractor services quoted by Holian are detailed below.

Asbestos Abatement Work:

As can be seen on the attached supplemental quote, Holian's additional work will take one (1) day (shift) (two (2) man days) to complete. Holian's quote is as follows:

Asbestos Abatement Work = \$2,500

Total, Asbestos Abatement Work (Holian) = \$2,500

TOTAL, ALL SERVICES/WORK (PURCHASE ORDER TOTAL) = \$3,380

Integrity Environmental Services, Inc. treats all analytical data, reports, etc. as confidential and for the exclusive use of your office or those specifically authorized by you. We will not discuss our actions, sample data, reporting documents, etc. with any other party without your prior consent.

Integrity Environmental Services, Inc. invoices upon completion of each phase of work or upon issuance of a report. We respectfully request that invoices be processed and paid within thirty (30) days or receipt.

We appreciate the opportunity to submit this supplemental proposal and look forward to continuing to work for you and the Forest Preserve. Please issue a Purchase Order number accordingly. We will continue with this project on Friday, February 28, 2020.

Mr. Kevin Kleinjan
P-0232
February 27, 2020
Page 3

As always, if you have any questions, please contact the undersigned at (630) 718-9133.

INTEGRITY ENVIRONMENTAL SERVICES, INC.



Mark J. Ravanese
President

Attachment

**HOLIAN ASBESTOS
REMOVAL & ENCAPSULATION
CORPORATION**
INDUSTRIAL – COMMERCIAL – RESIDENTIAL

7504 MEYER ROAD

SPRING GROVE, IL 60081
E-MAIL: holian@holianind.com

PHONE 815/675-6683

TO: Mark Ravanese
CO: Integrity Environmental

RE: Lake County Forest Preserve
Lakewood Forest Preserve
Archives Bldg.

DATE OF PROPOSAL: **Revised 02/27/2020**
02/18/2020

Mr. Ravanese:

We propose to Remove and/or Encapsulate the Asbestos in accordance with plans and specifications, with any exceptions noted below. Following all E.P.A., O.S.H.A., State and Local Rules and Regulations. Complete for the indicated prices: Addendum if not listed, are not included.

Remove approximately 150 linear feet of asbestos containing pipe insulation using the glove-bag removal method

Provide 2 men for 1 day \$2,400.00

Remove additional pipe insulation and duct insulation using the glove-bag and wet/wrap removal methods

ADD to above \$2,500.00

We trust that we may be favored with your order.

**HOLIAN ASBESTOS REMOVAL &
ENCAPSULATION CORP.**

Acceptance

By: Tim Holian
Estimator