



**DATE:** January 9, 2023

**MEMO TO:** John Wasik, Chair  
Planning Committee

**FROM:** Randall L. Seebach  
Director of Planning and Land Preservation

**RECOMMENDATION:** Approve Change Order No.4 to the Contract with Boller Construction Company, Inc. (Boller) for the installation of wood furring for the exterior wall insulation for the new net-zero Education Facility (Education Facility) at Edward L. Ryerson Conservation Area (Ryerson), increasing the Contract Price by \$42,124.93.

**STRATEGIC DIRECTIONS SUPPORTED:** Public Access and Connections; Conservation; Leadership; Communication; Organizational Sustainability; Education and Outreach

**FINANCIAL DATA:** The Education Facility was approved as part of the adopted FY2022 Capital Improvement Plan in the amount of \$4,500,000.00. The Boller change order will be charged to account 39104100-803000-61410 and will increase the contract price by \$42,124.93 for a total contract price of \$1,540,901.70.

**BACKGROUND:** The Education Facility will replace and expand the education programming previously offered at two existing log cabins which had reached the end of their useable life and did not comply with current accessibility codes. The Education Facility is being built as a net-zero energy building and the District received funding assistance from the Net Zero Energy Building Program offered by the Illinois Clean Energy Community Foundation (ICECF) for a portion of the Education Facility. Phase I of the Education Facility includes a 3,400-SF building with two classrooms, restrooms, virtual teaching space, a net zero interpretive exhibit area and a 1,000-SF screened porch that will provide additional teaching space when the weather is accommodating.

The District divided the bidding for the Education Facility into 14 separate bid packages, assembled by construction trade, with each package having its own scope of work and specifications. On May 10, 2022, the Board approved a contract with Boller to provide asphalt, mechanical, and carpentry services for the construction of Phase I of the education facility (Contract).

The Boller change order is to provide wood furring for the exterior wall insulation. The original design for the exterior walls included a small amount of furring strips with larger sheets of insulation, thru-fastened to the walls studs. Based on product availability and projected lead times, a change in insulation material was recommended (with less compressive strength) and it requires the addition of two layers of lattice-style (horizontal and vertical) wood furring strips with smaller strips of insulation between. This change will allow the construction of the Education Facility to proceed without delay. The Architect (Lake Flato) and Envelope Consultant (Eco Achievers) have reviewed the recommended change in insulation and determined that the addition of the lattice-style furring was superior in terms of ease of construction and long-term durability.

The change order will not change the overall budget for the project and will be drawn from the project contingency. Therefore, staff recommends approval of Change Order No. 4 to the Contract with Boller Construction Company to include the installation of the two layers of lattice-style wood furring strips and smaller strips of insulation for the exterior walls for the new Education Facility at Ryerson.

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

**MOTION:** Motion (i) to approve Change Order No. 3 to the Contract with Boller Construction Corporation, for the installation of wood furring for the exterior wall insulation for the new Education Facility at Edward L. Ryerson Conservation Area, increasing the Contract price by \$42,124.93 in substantially the form attached to staff's January 9, 2023, memorandum and (ii) finding that:

- 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.

**APPROVED:**

Date: \_\_\_\_\_  Roll Call Vote: Ayes: \_\_\_\_ Nays: \_\_\_\_\_  
 Voice Vote Majority Ayes; Nays: \_\_\_\_\_

# Change Order



1899 West Winchester Road  
Libertyville, Illinois 60048  
PurchasingDept@LCFPD.org  
847-367-6640

Date: 12/19/2022	Change Order Number (Please use drop down) 4	Department:(Please use drop down) *
Fiscal Year 2022	Purchase Order Number: 20220308	Planning Conservation
		Account Code: * 39104100-803000-61410
		Administrative Assistant Email * PALI@LCFPD.ORG

## Project Information

Project or Bid Number:	Contractor Name: * Loren Karner	Original Contract Date: * 05/31/2022
Project Name: * CONSTRUCTION (PH 1) OF THE NEW	Contractor Email * LORENK@BOLLERCONSTRUCTION.COM	Contract Type: * <input type="radio"/> Lump Sum Contract <input checked="" type="radio"/> Unit Price Contract
Site: ERCA08 Edward L. Ryerson Conservation Area	Contractor Admin Email	

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

## Increase

Item Number	Item	Description	Amount
1	FURRING LABOR	The installation of wood furring for the exterior wall insulation for the new Education Facility at Edward L. Ryerson Conservation Area (Ryerson)	\$42,124.93

## Decrease

Item Number	Item	Description	Amount (enter as a negative number):
-------------	------	-------------	---

## Time Extension

Change to Scope that results in time extension or no additional costs:

Change in Contract Price from this Change Order:  
\$42,124.93

Revised Completion Date:

### Change in Contract Time

Original Contract Time	Contract Time (as amended by <i>previous</i> Change Orders, if any)	New Contract Time
Commencement Date:	Commencement Date:	<b>Commencement Date:</b>
Completion Date:	Completion Date:	Completion Date

### Change in Contract Price

Original Contract Price: *	Contract Price prior to this Change Order (as amended by <i>previous</i> Change Orders, if any): *	Net Change from original Contract Price resulting from this Change Order and all previous Change Orders:	New Contract Price
\$1,244,000.00	\$1,499,840.46	\$297,965.39	1541965.390000
		Net Percentage Change from original Contract Price resulting from this Change Order and all previous Change Orders:	
		24.000000%	

### Determination

Owner's Department Director and/or Standing Committee(s) hereby determine:

This Written Determination and this Change Order shall (i) be preserved in the Owner's file for the Contract and open to the public for inspection and (ii) constitute the Written Determination required by 720 ILCS 5/33E-9.

Please select all that apply:

- The circumstances necessitating the Change Order were not reasonably foreseeable at the time the Contract was signed
- The Change Order is germane to the original Contract, as signed.
- The Change Order is in the best interest of the Owner and is authorized by law.

### Attachments and Notes to Vendor

FI-Purchase Change order attachments

Please type your notes to the Vendor below:

### Project Manager Recommendation

Project Manager **Select from list\***

BMATHIS

Date of Recommendation:

01/17/2023

Signature:



### Department Director Approval

Department Director:

Date of Approval:

Signature:



### Contractor Approval

Name:

Title:

Date of Approval:

Please click on the Signature box - Sign your name with your mouse. Then click **Save**. Click the Return to LCFPD button to send the item back to Lake County Forest Preserves.

Signature:



For Public works Contracts, Contractor also certifies that this Change Order will not cause or result in an increase in the price of any subcontract under the Contract that is 50% or more of such original subcontract's price.