



AT Group, Inc.

Managing the Design & Construction Process

MEMORANDUM

TO: Jay Lerner, Executive Director
Waukegan Park District

DATE: October 17, 2023

SUBJECT: Carnegie Library Renovation
Harboe Architects
Construction Schedule Extension

Attached is a proposal from Harboe Architects to extend their construction phase services to align with the most recent construction schedule.

The original construction schedule anticipated a project duration of 50 weeks with a completion date of mid-October 2023. That schedule has been extended due to factors beyond the design/construction team's control. The most recent schedule anticipates a construction completion date in early April, 2023, which equates to an extension of approximately 25 weeks or 75 weeks total.

The major factors that affected the critical path include the following:

- Delay in getting a complete building permit
- Extensive unforeseen underground obstructions discovered during the initial excavation phase.
- Activities related to the unanticipated parapet rebuilt
- Delays in elevator equipment production and delivery

Harboe's original contract included construction phases services through October, 2023. To continue to provide services to the anticipated construction completion requires an extension to their services per the agreement between the Park District and the Architect.

The Architect has proposed to cover this extension on a time and materials basis with a not to exceed limits of \$130,000. This is consistent with the cost of the construction phase services under the basic agreement on a per weekly basis.

We have reviewed the proposal with staff and would recommend the Board's approval. Should you have any questions or need additional information, please do not hesitate to contact us

The AT Group, Inc.

A handwritten signature in black ink that reads "Aulisio".

Jerry Aulisio
Principal