



AT Group, Inc.

Managing the Design & Construction Process

MEMORANDUM

TO: Jay Lerner, Executive Director
Waukegan Park District

DATE: March 4, 2024

SUBJECT: Carnegie Library Renovation
Berglund Construction
Construction Schedule Extension

Attached is a proposed change order from Berglund Construction Company. It is related to an extension of 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 construction manager's control. The most recent schedule anticipates a construction completion date in May, 2024, 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 rebuild
- Delays in elevator equipment production and delivery

Berglund's original contract included construction phases services through October, 2023, however they were able to absorb some of the time spent under their base agreement through January of this year. To continue to provide services to the anticipated construction completion now requires an extension to their services per the agreement between the Park District and Berglund Construction Company.

The scope of work includes the on-site superintendent, project engineer's and project manager's time and related general conditions expenses (trailer, electrical service, safety program, temporary fence rental etc.) at a cost of \$138,493. This is consistent with the cost of the construction phase services under the basic agreement on a per month basis for approximately four months of the remaining construction schedule. Should the construction schedule get extended for any reason, there will be no further increases.

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



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Change Order

PROJECT: *(Name and address)*
 Carnegie Library Renovation Project
 1 . N Sheridan Road
 Waukegan IL 60085

CONTRACT INFORMATION:
 Contract For: Berglund Construction
 Date: 02/21/2024

CHANGE ORDER INFORMATION:
 Change Order Number: 001
 Date: 02/21/2024

OWNER: *(Name and address)*
 Waukegan Park District
 124 Golf Road
 Waukegan, IL 60087

ARCHITECT: *(Name and address)*
 Harboe Architects, PC
 140 South Dearborn St
 Chicago, IL 60603

CONTRACTOR: *(Name and address)*
 Berglund Construction Company
 8410 S/ South Chicago Ave
 Chicago, IL 60617

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Extend General Conditions Through 5/17/24

The original Contract Sum was	\$ 408,100.00
The net change by previously authorized Change Orders	\$ 0.00
The Contract Sum prior to this Change Order was	\$ 408,100.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 138,493.00
The new Contract Sum including this Change Order will be	\$ 546,593.00

The Contract Time will be increased by Zero (0) days.

The new date of Substantial Completion will be

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Harboe Architects, PC
 ARCHITECT *(Firm name)*

Berglund Construction Company
 CONTRACTOR *(Firm name)*

Waukegan Park District
 OWNER *(Firm name)*

SIGNATURE
 Bob Score, Project Manager

SIGNATURE
 Jack Tribbia President, Restoration
 Division

SIGNATURE
 Jay Lerner, Executive Director

PRINTED NAME AND TITLE

PRINTED NAME AND TITLE

PRINTED NAME AND TITLE

02/21/2024
 DATE

02/21/2024
 DATE

02/21/2024
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