



Harbour Contractors, Inc.

23830 W. Main St.
Plainfield, IL 60544
Main: 815-254-5500 Fax: 815-254-5505

CHANGE ORDER REQUEST

To: **Dawn Caldwell**
Village of Romeoville
1050 W. Romeo Road
Romeoville, IL 60446

Phone Number: **815-886-7213**
Fax Number: **815-886-2724**

COR Number: **1.1**
Date: **October 02, 2020**

Project: **01-2004**
RAEC Expansion

Project Manager: **Chris Kozak**

Harbour Contractors, Inc. hereby submits the cost of work for:

General Conditions and Reimbursable Revisions for Aquatic Center per attached Amendment dated 10/02/20

Cost Of Work: 123,447.00

SCHEDULE IMPLICATION - 240 DAY(S)

This request for change order shall be valid for a total of five (5) days from the Issue Date listed above. Any requests of extended time for consideration of this proposal beyond the time allotted above will be subject to review and adjustment of monetary and schedule issues listed in this Change Order Request. No documented response within the time period allowed above will be cause to void this proposal.

This proposal has been reviewed by Harbour Contractors, Inc. and appears to be a fair and reasonable proposal.

Requested By: **Harbour Contractors, Inc.**

Approved By: **Village of Romeoville**

By: _____
Chris Kozak

By: _____
Dawn Caldwell

Date: **October 02, 2020**

Date: _____

10/02/20

The following outlines the changes to the AIA Construction Management Contract dated February 13, 2020. The changes below reflect the reallocation of the pre-construction services to the Pre-Construction Contract and the revisions associated with the change from the fitness center to the aquatic center. Fee and Insurance percentages remain per the original contract.

PRE-CONSTRUCTION SERVICES

ARTICLE 4 COMPENSATION AND PAYMENTS FOR PRECONSTRUCTION AND CONSTRUCTION PHASE SERVICES

§ 4.1.1 The Construction Manager will be compensated in the following amounts:

Original Contract Language

- (a) The Owner and Construction Manager have entered into a separate agreement for pre-construction services that include all pre-construction costs from a period of September 1, 2019 to February 28, 2020. All costs associated with the separate contract will be invoiced and paid outside of this agreement. This contract includes additional pre-construction services associated with publicly bidding the trade contractors for the project. The Construction Manager's Pre-Construction Fee included in this agreement is in the lump sum amount of Thirty-Five Thousand and 00/100 Dollars (\$35,000.00) (the "Pre-Construction Fee");

Revised Contract Language

- (a) The Owner and Construction Manager have entered into a separate agreement for pre-construction services. All Compensation for pre-construction service shall be in accordance with the pre-construction agreement dated August 30, 2019 and subsequent amendments to that contract

CONSTRUCTION SERVICES

ARTICLE 4 COMPENSATION AND PAYMENTS FOR PRECONSTRUCTION AND CONSTRUCTION PHASE SERVICES

§ 4.1.1 The Construction Manager will be compensated in the following amounts:

The following revisions shall be made to the construction phase compensation

Original Contract Language

- (b) General Conditions in the lump sum amount of Seven Hundred Sixty-Six Thousand and 00/100 Dollars (\$766,000.00) ("General Conditions");

Revised Contract Language

- (b.1) General Conditions for the RAEC Expansion shall be in the lump sum amount of Five Hundred Twenty-Seven Thousand Four Hundred and 00/100 Dollars (\$527,400.00) ("General Conditions");
- (b.2) General Conditions for the Aquatic Center shall be in the lump sum amount of Four Hundred Two Thousand Fifty-Two and 00/100 Dollars (\$402,052.00) ("General Conditions");

Original Contract Language

- (c) Reimbursable Expenses in an amount of the actual costs incurred by Construction Manager, not to exceed One Hundred Forty Three Thousand Six Hundred Fifteen and 00/100 Dollars (\$143,615.00), as itemized below ("Reimbursable Expenses");

Revised Contract Language

- (c.1) Reimbursable Expenses for the RAEC Expansion in an amount of the actual costs incurred by Construction Manager, not to exceed Sixty Three Thousand Nine Hundred Twenty and 00/100 Dollars (\$63,920.00), as itemized below ("Reimbursable Expenses");
- (c.2) Reimbursable Expenses for the Aquatic Center in an amount of the actual costs incurred by Construction Manager, not to exceed Seventy-Four Thousand Six Hundred Ninety and 00/100 Dollars (\$74,690.00), as itemized below ("Reimbursable Expenses");

FEE SUMMARY

Original Pre-Construction	\$35,000.00
Original General Conditions	\$766,000.00
Original Reimbursable	\$143,615.00
Total Original Contract General Conditions & Reimbursable Amount	\$944,615.00

Credit for Pre-Construction Services	(\$35,000.00)
Credit for Reimbursables (Fitness Center)	(\$79,695.00)
Credit for General Conditions (Fitness Center)	(\$238,600.00)
Reimbursables (Aquatic Center)	\$74,690.00
General Conditions (Aquatic Center)	\$402,052.00
Total Revisions to Contract Amount	\$123,447.00

Total Revised Contract General Conditions & Reimbursable Amount **\$1,068,062.00**

Revised General Conditions and Reimbursable costs are based upon the attached project schedule overview which includes an overlap of the construction of the RAEC expansion and the Aquatic Center.

This overlap results in a reduced cost during this five month overlap period.

Should the Aquatic schedule be adjusted the General Conditions and Reimbursable costs shall be increased or decreased by the adjustment of the overlap period. The Amount of adjustment will be based upon the variance of the full general conditions and the overlap general conditions costs.



		Sep-19	Mar-20	Jun-20	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
TOTAL		Feb-20	May-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22
RAEC Expansion Pre-Con	\$ 103,800.00	\$ 38,800	\$ 35,000	\$ 30,000																					
VOR Aquatic Center Pre-Construction	\$ 40,000.00				\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000													
Total Pre-Construction	\$ 143,800.00																								
RAEC Expansion General Conditions	\$ 527,400.00				\$ 40,572	\$ 40,569	\$ 40,569	\$ 40,569	\$ 40,569	\$ 40,569	\$ 40,569	\$ 40,569	\$ 40,569	\$ 40,569	\$ 40,569	\$ 40,569	\$ 40,569								
RAEC Expansion Reimbursables	\$ 63,920.00				\$ 5,120	\$ 4,900	\$ 4,900	\$ 4,900	\$ 4,900	\$ 4,900	\$ 4,900	\$ 4,900	\$ 4,900	\$ 4,900	\$ 4,900	\$ 4,900	\$ 4,900								
VOR Aquatic Center Construction	\$ 402,052.00												\$ 15,500	\$ 15,500	\$ 15,500	\$ 15,500	\$ 15,500	\$ 40,569	\$ 40,569	\$ 40,569	\$ 40,569	\$ 40,569	\$ 40,569	\$ 40,569	\$ 40,569
VOR Aquatic Center Reimbursables	\$ 74,690.00												\$ 5,750	\$ 5,745	\$ 5,745	\$ 5,745	\$ 5,745	\$ 5,745	\$ 5,745	\$ 5,745	\$ 5,745	\$ 5,745	\$ 5,745	\$ 5,745	\$ 5,745
TOTAL Gen Cond/Reimbursable	\$ 1,068,062.00																								