



## Memorandum

To: Honorable Mayor and Members of the City Council  
CC: Members of Administration and Public Works Committee  
From: Shane Cary, Architect/Project Manager  
CC: Edgar Cano - Public Works Agency Director; Lara Biggs - City Engineer  
Subject: Approval of Change Order No. 1 to the Agreement with Ampol Group International Inc. for Renovations at Bent Park Field House (Bid 24-20)  
Date: October 28, 2024

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Recommended Action:

Staff recommends the City Council authorize the City Manager to execute Change Order No. 1 to the agreement with Ampol Group International Inc. (521 Santa Rosa Dr., Des Plaines, Illinois 60018) for the Renovations at Bent Park Fieldhouse (Bid 24-20) in the amount of \$181,200. This will increase the overall contract amount from \$624,980.00 to \$806,180.00. This change order includes a time extension of 104 days, extending the contract completion date from January 31, 2025, to May 15, 2025.

Funding Source:

This change order will be funded from the Capital Improvement Fund 2024 General Obligation Bond (Account 415.40.4124.65515-623001), line item for Facilities Contingency. This line item has an FY 2025 budget of \$600,000, of which \$249,445 is remaining.

CARP:

Building Efficiency, Resilience Regulations

Council Action:

For Action

Summary:

On August 26, 2024, the City Council approved a contract to renovate Bent Park Field House. This renovation includes the following major scope items:

- Replace the roof and the roof structural support system
- Repair the masonry walls
- Renovate the restrooms to be ADA-compliant

- Replace damaged mechanical, electrical, and plumbing systems, converting and upgrading equipment as necessary to remove natural gas and provide an all-electric building
- Install a new ComEd service
- Update interior finishes

Analysis:

During due diligence by the general contractor, the contractor hired a structural engineer. The structural engineer provided guidance regarding the means and methods of implementing the renovation. The structural engineer's guidance indicates a number of unseen and unforeseeable conditions that require correction:

- Brick façade must be completely removed and replaced.
  - The brick was believed to be in sufficient condition to be partially repaired and repointed; however, the brick ties holding the brick to the structural wall have all oxidized, and this portion of the wall cannot be salvaged. A licensed Structural Engineer made this determination.
- The structure of the porch must be completely removed and replaced.
  - Fire damage to the roof deck and the framing of the porch requires this part of the structure to be deconstructed and rebuilt.

Additionally, the cost of the translucent glass block, which the city originally intended to obtain, will be included in the construction contract.

Following is a list of the work and the associated costs provided by the General Contractor:

1. Replacement of entire brick façade - \$147,000.00
2. Reconstruction of the porch roof - \$28,800.00
3. Glass block to replace glass block windows - \$5,400.00

The total cost of the changes is \$181,200.00.

Legislative History:

On August 26, 2024, the City Council approved a contract for Bent Park Field House Renovations (Bid 24-20) with Ampol Group International Inc.

Attachments:

[Change Order Form](#)

**CITY OF EVANSTON  
CHANGE ORDER**

**Order No.** 001  
**Date:** 10/28/2024  
**Agreement Date:** 09/05/2024

**PROJECT:** Renovations at Bent Park Field House (Bid 24-20)  
**OWNER:** City of Evanston  
**CONSULTANT:** Ampol Group International Inc.

The following changes are hereby made to the **AGREEMENT**:

1. Reconstruct porch	Add	\$28,800.00
2. Remove and replace face brick	Add	\$147,000.00
3. Procure translucent glass block	Add	\$5,400.00

**Total Change** **\$ 181,200.00**

Change to CONTRACT PRICE: \$181,200.00

Original <b>TOTAL CONTRACT PRICE:</b>	\$ 624,980.00
Current <b>CONTRACT PRICE</b> adjusted by previous <b>CHANGE ORDERS</b>	\$ 624,980.00
Total change in <b>CONTRACT PRICE</b> for this <b>CHANGE ORDER</b>	\$ 181,200.00
The <b>CONTRACT PRICE</b> including this <b>CHANGE ORDER</b> will be	\$ 806,180.00

Original Date for Contract Completion	<u>01/31/2025</u>
Current Date for Contract Completion	<u>01/31/2025</u>
Time Extension (in calendar days)	<u>150 days</u>
Modified Date for Contract Completion	<u>06/30/2025</u>

Approved by (Owner): \_\_\_\_\_  
City of Evanston

\_\_\_\_\_ Date

Accepted by (Contractor): \_\_\_\_\_  
Ampol Group International Inc.

10/18/2024  
Date