

NOTICE - VILLAGE OF TINLEY PARK
MEETING OF THE COMMITTEE OF THE WHOLE

NOTICE HEREBY GIVEN that a regular Committee of the Whole Meeting of the Village of Tinley Park, Cook and Will Counties, Illinois will be held on Tuesday, November 4, 2025, beginning at 5:45 PM in Council Chambers, located in the Tinley Park Village Hall, 16250 South Oak Park Avenue, Tinley Park, Illinois 60477.

THE AGENDA IS AS FOLLOWS:

1. CALL MEETING TO ORDER.
2. ROLL CALL.
3. CONSIDER APPROVAL OF MINUTES OF THE COMMITTEE OF THE WHOLE MEETING HELD ON OCTOBER 21, 2025.
4. DISCUSS A MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN THE VILLAGE OF TINLEY PARK, THE VILLAGE OF ORLAND PARK, AND THE TOWNSHIP OF ORLAND FOR THE SOUTHWEST JOB FAIR.
5. DISCUSS A CONTRACT WITH R.C. WEGMAN CONSTRUCTION COMPANY FOR DEMOLITION OF THE STRUCTURE AT 17116 OAK PARK AVENUE (FORMER EVON'S BUILDING).
6. DISCUSS AN AGREEMENT WITH ROBINSON ENGINEERING, LTD. FOR OAK PARK AVENUE RESURFACING - PHASE I ENGINEERING.
7. DISCUSS A JOB ORDER CONTRACT (JOC) WITH ROBE CONSTRUCTION, INC. FOR THE VILLAGE HALL COMMUNITY DEVELOPMENT BOILER REPLACEMENTS.
8. RECEIVE COMMENTS FROM THE PUBLIC.

ADJOURNMENT

NANCY M. O'CONNOR, VILLAGE CLERK

ROLL CALL

MINUTES
Meeting of the Committee of the Whole
October 21, 2025 – 5:45 p.m.
Village Hall - Council Chambers
16250 S Oak Park Ave.
Tinley Park, IL 60477

Item #1 - At 5:52 p.m. the regular meeting of the Committee of the Whole was called to order.

Item #2 - Clerk O'Connor called the roll. Present and responding to roll call were the following:

Members Present: M. Glotz, Village President
N. O'Connor, Village Clerk
W. Brennan, Village Trustee
W. Brady, Village Trustee
D. Mahoney, Village Trustee
M. Mueller, Village Trustee
K. Shaw, Village Trustee
C. Sullivan, Village Trustee

Members Absent: None

Staff Present: P. Carr, Village Manager
H. Lipman, Assistant Village Manager/Interim Assistant Finance Director
T. Tilton, Police Chief
S. Klotz, Fire Chief
M. Coleman, Interim Community Development Director
J. Urbanski, Public Works Director
M. DelGaldo, Village Attorney

Others Present:

Item #3 - CONSIDER APPROVAL OF MINUTES OF THE COMMITTEE OF THE WHOLE MEETING HELD ON OCTOBER 7, 2025— Motion was made by Trustee Brennan, seconded by Trustee Brady to approve the minutes of the Committee of the Whole meeting held on October 7, 2025. President Glotz asked if members of the Committee had any questions. There were none. Vote by roll call. Ayes: Brady, Brennan, Mahoney, Mueller, Shaw, Sullivan. Nays: None. Absent: None. President Glotz declared the motion carried.

Item #4 – DISCUSS A PURCHASE FROM WAREHOUSE DIRECT OFFICE INTERIORS FOR OFFICE OPEN SPACE CUBICLES FOR THE COMMUNITY DEVELOPMENT DEPARTMENT – This purchase is for Six (6) prefabricated desk stations in the Community Development department. President Glotz asked if members of the Committee had any questions. There were none. Motion was made by Trustee Mahoney, seconded by Trustee Mueller to recommend a purchase from Warehouse Direct Office Interiors for Office Open Space Cubicles for the Community Development Department be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Mahoney, Mueller, Shaw, Sullivan. Nays: None. Absent: None. President Glotz declared the motion carried.

Item #5 – DISCUSS A DONATION AGREEMENT FOR AUTOMATED EXTERNAL DEFIBRILLATORS (AED) WITH THE TINLEY PARK BOBCATS – The Village is donating AED devices to the Tinley Park Bobcats, who practice and play on property managed by the Tinley Park Park District.

Trustee Brady asked if there will be training. Steve Klotz, Fire Chief, stated the devices are self-explanatory, however the Fire Department does offer certification. Mike DelGaldo, Village Attorney, noted the Village has no responsibility beyond the donation, the organization is responsible for all training and maintenance.

Motion was made by Trustee Brennan, seconded by Trustee Brady to recommend a Donation Agreement for Automated External Defibrillators (AED) with the Tinley Park Bobcats be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Mahoney, Mueller, Shaw, Sullivan. Nays: None. Absent: None. President Glotz declared the motion carried.

Item #6 – DISCUSS A DONATION AGREEMENT FOR AUTOMATED EXTERNAL DEFIBRILLATORS (AED) WITH THE TINLEY PARK BULLDOGS – The Village is donating AED devices to the Tinley Park Bulldogs, who practice and play on property managed by the Tinley Park Park District. President Glotz asked if members of the Committee had any questions. There were none. Motion was made by Trustee Sullivan, seconded by Trustee Brady to recommend a Donation Agreement for Automated External Defibrillators (AED) with the Tinley Park Bulldogs be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Mahoney, Mueller, Shaw, Sullivan. Nays: None. Absent: None. President Glotz declared the motion carried.

Item #7 – DISCUSS AN INTERGOVERNMENTAL AGREEMENT WITH THE VILLAGE OF ORLAND PARK FOR USE OF THE INDOOR PUBLIC SAFETY TRAINING CENTER – This agreement would allow the Tinley Park Police Department use of public safety training center owned by the Village of Orland Park and Operated by the Orland Park Police Department. President Glotz asked if members of the Committee had any questions. There were none. Motion was made by Trustee Mueller, seconded by Trustee Brennan to recommend an Intergovernmental Agreement with the Village of Orland Park for use of the indoor Public Safety Training Center be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Mahoney, Mueller, Shaw, Sullivan. Nays: None. Absent: None. President Glotz declared the motion carried.

Item #7 – RECEIVE COMMENTS FROM THE PUBLIC –

President Glotz asked if there were any comments from the public. There were none.

Motion was made by Trustee Sullivan, seconded by Trustee Brennan, to adjourn the Committee of the Whole. Vote by roll call. Ayes: Brady, Brennan, Mahoney, Mueller, Shaw, Sullivan. Nays: None. Absent: None. President Glotz declared the meeting adjourned at 5:57 p.m.



Interoffice Memo

Date: November 4, 2025

To: Committee of the Whole

From: Donna Framke

Subject: Memorandum of Understanding

The Village of Tinley Park, the Village of Orland Park, and the Township of Orland will partner again to host the Southwest Job Fair to take place on January 15, 2026.

The event was well attended last year and fostered collaboration and local job growth amongst our communities.

Event Details:

Southwest Job Fair

- January 15th
- Tinley Park Convention Center
- 11:00am-2:00pm

Costs will be minimal and are not finalized as of yet. Costs will be shared amongst all participating parties. Funds are available within the budget. The Village of Orland Park presented the Memo of Understanding (MOU) to their Board for approval on November 3, 2025 and the Township of Orland will present to their Board for approval on November 17, 2025. Staff is recommending approval of this Memorandum of Understanding to proceed with planning the event.

MEMORANDUM OF UNDERSTANDING

THIS AGREEMENT is entered into this 3rd day of NOVEMBER 2025 by and between the Village of Orland Park (hereinafter referred to as “ORLAND PARK”), Village of Tinley Park (hereinafter referred to as “TINLEY PARK”), and the Orland Township (hereinafter referred to as “ORLAND TOWNSHIP”), (collectively, the “PARTIES” and individually, a “PARTY”).

RECITALS

WHEREAS, in order to promote public health, safety and welfare and in order to advance the public good by bringing economic opportunities to local residents, the PARTIES have determined to conduct a single one-day job fair event (hereinafter referred to as SOUTHWEST JOB FAIR); and

WHEREAS, the PARTIES have secured the SOUTHWEST JOB FAIR date of January 15, 2026, and location (the Tinley Park Convention Center); and

WHEREAS, the PARTIES will jointly host and promote the SOUTHWEST JOB FAIR EVENT (individually referred to as EVENT) as outlined herein; and

NOW, THEREFORE, in consideration of the premises and mutual covenants contained herein, the PARTIES agree that:

1. **INCORPORATION OF RECITALS.** The foregoing Recitals are incorporated herein by reference as though fully set forth.
2. **TERM OF THIS AGREEMENT.** This agreement shall be in effect from the date set forth above through the duration of the last occurring EVENT. This agreement may be terminated by any PARTY by thirty (30) days written notice prior to an EVENT.
3. **EVENT DATE AND HOURS.** The SOUTHWEST JOB FAIR shall be conducted on January 15, 2026. The hours for this EVENT will be promoted as 11 a.m. to 2 p.m.
4. **EVENTS LOCATION.** The JOB FAIR will be held at the Tinley Park Convention Center. The Convention Center will be made available to staff, employers and volunteers from 10:00 a.m. to 3:00 p.m.
5. **MARKETING AND COMMUNICATION.** The ORLAND PARK Marketing and Communications Department will set up and manage a website, www.swjobfair.com. The SOUTHWEST JOB FAIR will be marketed as the “Southwest Job Fair presented by the Village of Orland Park, Village of Tinley Park and Orland Township.” Orland Park will share Dropbox links so that all PARTIES can access consistent branding.
6. **EVENTS ELEMENTS.** The SOUTHWEST JOB FAIR will include tables for recruiters and employers, career coaches, mock interviews, resume consultants, headshots, and refreshments. Attendance incentives may include e-gift cards for early attendees, and a raffle

sponsored by the hosting agencies and/or employers. The PARTIES will equally share in any costs to promote the EVENT including rental, services, incentives, raffle, meal and refreshment costs.

7. **INDEMNIFICATION.** As a material inducement for the PARTIES to enter into this agreement, each PARTY to this Agreement agrees to defend, indemnify, hold harmless and covenant not to sue each other PARTY and its/their former, current, and future officers, appointed and elected officials, President, Trustees, employees, agents, volunteers, representatives, assigns, successors, transferees, licensees, invitees, attorneys, and engineers (the "Party Affiliates") from and against any and all claims, actions, lawsuits, causes of action of any kind, property damages, economic and non-economic damages, losses, costs, expenses and liabilities of any kind, including the reasonable fees and expenses of their attorneys, expert witnesses and consultants, court costs and fines, asserted against them or sought to be imposed upon them, individually, jointly or severally (collectively, the "Liabilities"), in any way arising out of or in consequence of this agreement and/or the EVENTS, or any other Liabilities which may be incurred by or asserted against the PARTIES and/or PARTY Affiliates directly or indirectly resulting from the use of each PARTY's property, equipment and facilities. In the event that a PARTY or any of the Party Affiliates is/are named as a defendant(s) in any lawsuit arising out of the matters to be indemnified under this agreement, that PARTY and/or any of the Party Affiliates shall have the right to choose the attorney(s) who represent(s) them in said lawsuit, and the reasonable costs, expenses and fees associated with said attorney(s) in relation to said lawsuit shall be paid by the indemnifying PARTIES pursuant to the indemnification provisions herein. An indemnifying PARTY shall pay, promptly upon entry, any non-appealable order, judgment or other final resolution of any claim or dispute arising out of the matters to be indemnified under this agreement and shall pay promptly when due any fines, penalties or agreed settlements arising out of the matters to be indemnified under this agreement. In the event that such payment is not made, the PARTY or any PARTY Affiliate, at their sole discretion, may proceed to file suit against the INDEMNIFYING PARTY to compel such payment. All indemnifying PARTIES also agree that they will not settle or compromise any action, suit or proceed without the INDEMNIFIED PARTY's prior written consent, which consent shall not be unreasonably withheld.

The obligations of the PARTIES under this section shall remain in full force and shall not be impaired by the expiration or early termination of this agreement. In any pending or threatened litigation, contest, dispute, suit or proceeding in any way relating to this agreement, and the indemnification described herein, or to enforce the indemnification described herein, or to enforce the indemnification or obligations hereunder, any PARTY shall have the right to retain counsel of its own choice for advice or other representation without affecting or otherwise impairing the indemnification hereunder and all Liabilities arising from such service shall be payable by the Indemnifying Party within 30 days of demand.

Notwithstanding the foregoing, nothing in this section or agreement should be construed as an effort on or by any PARTY to be indemnified for liability to the extent not permitted by law.

8. **ASSIGNMENT.** The PARTIES shall not assign, transfer, or convey this agreement and its obligations hereunder to any person or entity, without the written consent of the corporate authorities of all PARTIES to this Agreement, which may be withheld.

9. **GOVERNMENTAL REGULATIONS:** All PARTIES shall comply with all applicable requirements of federal, state, county and local regulatory authorities.

10. **EXECUTION:** This agreement may be executed simultaneously in two (2) or more counterparts, each of which shall be deemed an original, and such counterparts together shall constitute one and the same agreement.

11. **ENTIRETY OF AGREEMENT:** This agreement contains the entire understanding between the PARTIES concerning the EVENT and supersedes any prior understanding or written or oral agreements between them with respect to the subject matter of this agreement. There are no representations, agreements, arrangements or understandings, oral or written, between and among the PARTIES hereto relating to the subject matter of this agreement which are not fully expressed herein. No oral modification, amendment, or change shall be allowed to this agreement. Any modification, amendment, or change hereto shall be in writing and approved by all PARTIES.

12. **NO DUTY TO THIRD PARTIES:** This agreement is entered into solely for the benefit of the contracting PARTIES, and nothing in this agreement is intended, either expressly or impliedly, to provide any right or benefit of any kind whatsoever to any person or entity who is not a party to this agreement, or to acknowledge, establish or impose any legal duty to any third party. Nothing herein shall be construed as an express and/or implied waiver of any common law and/or statutory immunities and/or privileges of any PARTY, and/or any of their respective officials, officers and/or employees. No claim as a third-party beneficiary under this agreement by any person, firm, or corporation shall be made, or be valid, against another PARTY to this agreement.

13. **AUTHORITY:** The PARTIES represent and warrant to each other that they have the authority to enter into this agreement and perform their obligations hereunder.

14. **INTERPRETATION.** This agreement shall be construed without regard to the identity of the PARTY who drafted the various provisions of this agreement. Moreover, each and every provision of this agreement shall be construed as though the PARTIES to this agreement participated equally in the drafting of this agreement. As a result of the foregoing, any rule or construction that a document is to be construed against the drafting PARTY shall not be applicable to this agreement.

15. **DISCLAIMER OF RELATIONSHIP:** Nothing contained in this agreement, nor any act of the PARTIES shall be deemed or construed by either of the PARTIES hereto or by third persons, to create any relationship of third-party beneficiary, principal, agent, limited or general partnership, joint venture, or any association or relationship involving the PARTIES.

16. **ENFORCEABILITY** If any provision of this agreement, or any section, sentence, clause, phrase or word or the application thereof is held invalid, the remainder of this agreement shall be construed as if such invalid part were never included and this agreement shall be and remain valid and enforceable to the fullest extent permitted by law provided that the agreement,

in its entirety as so reconstituted, does not represent a material change to the rights or obligations of the PARTIES.

17. **NO WAIVER OF TORT IMMUNITY DEFENSES.** Nothing contained in any provision of this agreement is intended to constitute nor shall constitute a waiver of the defenses available to a PARTY under the Illinois Local Governmental and Governmental Employees Tort Immunity Act, 745 ILCS 10/1-101 *et seq.*, as the same may be amended from time to time, with respect to claims by third parties.

18. **CAPTIONS:** The captions at the beginning of the several sections, respectively, are for convenience in locating the context, but are not part of the context

THE PARTIES TO THIS AGREEMENT by their signature acknowledge they have read and understand this agreement and intend to be bound by its terms.

IN WITNESS WHEREOF, the PARTIES have entered into this Agreement as of the 3rd day of NOVEMBER 2025.

VILLAGE OF ORLAND PARK

ORLAND TOWNSHIP

By: _____

By: _____

Its: _____

Its: _____

VILLAGE OF TINLEY PARK

By: _____

Its: _____



Interoffice Memo

Date: October 27, 2025
To: John Urbanski, Public Works Director
From: Jimmy Quinn, Facilities Superintendent
Subject: Demolition of the Structure at 17116 Oak Park Avenue (Former Evon's Building)

Presented at the November 4, 2025 Committee of the Whole and Village Board meetings for consideration and possible action.

Description: We are requesting the authorization of approval for the demolition of the former Evon's Building located at 17116 Oak Park Avenue.

Background: The Village had purchased the existing building and property earlier this year to allow for new development opportunities. The property is a prime location in the Downtown area for future uses. R.C. Wegman coordinated with staff for bid openings to afford demolition, abatement, tree removals, and leveling of the property. As the next step in this project, it is Staff's recommendation to award the guaranteed maximum price (GMP) agreement to R.C. Wegman for the Construction Management Services.

Awarded Contractor	Base Bid	Site Super-intendent	Allowance: Const. Fence	Const. Manager Fee - 3%	General Condition's Fee - 4%	Insurance Fee - 1%	Bond Fee - 1%	Const. Contingency Fee - 5%	GMP
Donegal Services	\$35,250	\$10,000	\$10,000	\$1,658	\$2,210	\$553	\$630	\$2,763	\$63,063
Fowler Enterprises	\$46,680	\$10,000	\$10,000	\$1,658	\$2,210	\$553	\$630	\$2,763	\$74,494
KLF Enterprises	\$52,000	\$10,000	\$10,000	\$1,658	\$2,210	\$553	\$630	\$2,763	\$79,814
ADM Demolition	\$55,825	\$10,000	\$10,000	\$1,658	\$2,210	\$553	\$630	\$2,763	\$83,639
Omega III	\$59,760	\$10,000	\$10,000	\$1,658	\$2,210	\$553	\$630	\$2,763	\$87,574
SDE Strategic Demolition & Exc.	\$62,500	\$10,000	\$10,000	\$1,658	\$2,210	\$553	\$630	\$2,763	\$90,314
Environmental Cleansing Corp.	\$74,390	\$10,000	\$10,000	\$1,658	\$2,210	\$553	\$630	\$2,763	\$102,204

Budget/Finance: Funding is available in the approved FY26 Budget.

Staff Direction Request:

1. Approve Agreement with R.C. Wegman Construction Company of Aurora, IL at the GMP amount of \$63,063 for the Construction Management of structure demolition at 17116 Oak Park Avenue.
2. Direct staff as necessary.

Attachments:

1. GMP Construction Management Agreement.

AMENDMENT NO. 1 TO ConsensusDocs® 500

STANDARD AGREEMENT AND GENERAL CONDITIONS BETWEEN OWNER AND CONSTRUCTION MANAGER

(Where the Basis of Payment is a Guaranteed Maximum Price with an Option for
Preconstruction Services)

Dated October 24, 2025.

Pursuant to Section 3.3 of the Agreement dated January 23, 2024, between the Owner, VILLAGE OF TINLEY PARK and the Contractor, R.C. WEGMAN CONSTRUCTION COMPANY, the Owner and the Contractor desire to establish a Guaranteed Maximum Price ("GMP") for the Work. Therefore, the Owner and the Contractor agree as follows:

ARTICLE 1 GUARANTEED MAXIMUM PRICE – 17116 OAK PARK AVENUE DEMOLITION

The Contractor's GMP for the Work, including the Cost of the Work as defined in Article 8 and the Contractor's Fee as set forth in Section 7.3, is **Sixty-Three Thousand, Sixty-Three Dollars (\$63,063)**.

The GMP is for the performance of the Work in accordance with the exhibits listed below, which are part of this Agreement.

EXHIBIT A: Drawings, Specifications and Addenda, dated October 24, 2025, 1 page.

EXHIBIT B: Allowances, dated October 24, 2025, 1 page.

EXHIBIT C: Assumptions and Clarifications, dated October 24, 2025, 1 page.

EXHIBIT D: Schedule of Values, dated October 24, 2025, 1 page.

EXHIBIT E: Alternates, dated October 24, 2025, 1 page.

EXHIBIT F: Unit Prices, dated October 24, 2025, 1 page.

EXHIBIT G: Schedule, dated October 24, 2025, 1 page.

ARTICLE 1 DATE OF SUBSTANTIAL COMPLETION

The Date of Substantial Completion of the Work is no later than: **December 31, 2025**.

ARTICLE 2 DATE OF FINAL COMPLETION

The Date of Final Completion of the Work is: within **thirty (30)** Days after the Date of Substantial Completion, subject to adjustments as provided for in the Contract Documents.

This Amendment is entered into as of October 24, 2025.



ATTEST: _____

OWNER: VILLAGE OF TINLEY PARK

BY: _____

PRINT NAME _____ PRINT TITLE _____

ATTEST: _____

CONTRACTOR: R.C. Wegman Construction Company

BY: _____

PRINT NAME Colette Rozanski PRINT TITLE President

END OF DOCUMENT.



EXHIBIT A - Drawings, Specifications and Addenda
10/24/2025

Description		# of Pages
Drawings:	Demolition Drawing, prepared by R.C. Wegman Construction Company, dated 10/09/2025	1
Specifications:	Project Manual, prepared by R.C. Wegman Construction Company, dated 10/09/2025	75
	Asbestos Survey, prepared by Robinson Engineering, dated 09/04/2025	41
Addenda:	Addendum #1, prepared by R.C. Wegman Construction Company, dated 10/20/2025	3

EXHIBIT B - Allowances
10/24/2025

Allowance: 5% Construction Contingency	\$2,763
Allowance: Construction Fence	\$10,000

(100% of unused Allowance Funds are returned to Village of Tinley Park at the conclusion of the project.)

EXHIBIT C - Assumptions and Clarifications

10/24/2025

Permit Fees and Review	Permit Fees are excluded from GMP. Added scope or cost of work resulting from permit comments from Authorities Having Jurisdiction are not included in the GMP.
Winter Conditions	Winter conditions are excluded from GMP.
Utility Disconnects	Utility Disconnects (Water, Sewer, Nicor, ComEd) are excluded from GMP and will be provided by Owner.
Power and Water	Temporary Power and Water (if required) shall be provided by Donegal Services.

EXHIBIT D - SCHEDULE OF VALUES
10/24/2025

BID PACKAGES	AWARDED CONTRACTOR	COST
Abatement and Demolition	Donegal Services	\$35,250
Site Superintendent		\$10,000
Allowance: Construction Fence		\$10,000
CONSTRUCTION COST		\$55,250
Construction Manager Fee 3%		\$1,658
General Condition's Fee 4%		\$2,210
Insurance Fee 1%		\$553
Bond Fee 1%		\$630
5% Construction Contingency		\$2,763
GMP		\$63,063

EXHIBIT E - Alternates
10/24/2025

BID FORM ALTERNATES

None

EXHIBIT F - Unit Prices
10/24/2025

UNIT PRICES

None

EXHIBIT G - Schedule
10/24/2025

ABATEMENT AND DEMOLITION SCHEDULE (subject to change; weather dependent)

Village Council Approval: Tuesday, November 4, 2025
RCW to issue subcontract: Wednesday, November 5, 2025

Start Abatement: Monday, November 24, 2025
Abatement Duration: 2 working days

Start Demolition: Monday, December 8, 2025
Demolition Duration: 5 working days
Demolition Complete: Friday, December 12, 2025



Interoffice Memo

Date: October 27, 2025

To: John Urbanski, Public Works Director

From: Kyle Vester, Village Engineer

Subject: Oak Park Avenue Resurfacing - Phase I Engineering

Prepared for the November 4, 2025 Committee of the Whole meeting and the November 18, 2025 Village Board Meeting for consideration and possible action.

Description: Oak Park Avenue is a major collector road from 159th Street to 183rd Street within the Village of Tinley Park. The roadway serves as a gateway through the Village and through the Village's downtown business district. Oak Park Avenue is intersected by roadways under IDOT and Cook County jurisdiction. The Metra Rock Island Line crosses Oak Park Avenue two blocks north of 175th Street. The roadway cross section includes 3 lanes, 1-lane in each direction with center painted median or protected left-turn-lane south of 167th Street and widens out to a 4-lane cross section north of 167th Street. Channelization is provided at each of the major intersections. The roadway composition is asphalt except at 167th Street and 159th Street where it is concrete. The existing average daily traffic load of the roadway is listed as 13,700 north of the railroad tracks and 8,000 south of the railroad tracks.

It has been over a decade since the roadway has been resurfaced, and the Village is desirous to apply for funding through the South Suburban Mayors and Managers Association for construction and construction engineering funding. Staff is therefore requesting that Robinson Engineering prepare Phase I Engineering for the resurfacing of Oak Park Avenue from 159th Street to 183rd Street. If the Village receives grant funding, Phase II Engineering (Design), Construction, and Phase III Engineering (Construction) will follow and be included in the grant and future budgeting.

Budget: This project will be paid out of the Annual Streets Resurfacing budget (non-MFT) in FY26.

Staff Direction Request:

1. Approve a Professional Engineering Services Agreement for the Oak Park Avenue Resurfacing - Phase I Engineering with Robinson Engineering, LTD. in the amount of \$54,600.
2. Direct Staff as necessary.

Attachments:

1. Professional Services Agreement.



Interoffice Memo

Date: October 28, 2025

To: John Urbanski, Public Works Director

From: Jimmy Quinn, Facilities Superintendent

Subject: Village Hall Community Development Boiler Replacements - Approve Job Order Contract (JOC) with Robe Construction, Inc.

Presented for Committee of the Whole on November 4, 2025 and Village Board meeting on November 18, 2025 for consideration and possible action.

Description:

Public Works is requesting authorization to remove and replace the existing boilers in the Community Development area at Village Hall utilizing the Job Order Contracting Procurement method. Robe Construction, Inc. is the awarded contractor that will perform the work under the existing cooperative contract through the City of Naperville, Illinois.

Background: The existing boilers are reaching their life expectancy and to avoid costly breakdowns and repairs, we are requesting they be replaced. These upgrades are also necessary to stay in compliance with industry standards.

Budget / Finance: Funding is budgeted and available in the approved FY26 Budget.

Budget Available	\$115,000.00
<u>Contract Amount</u>	<u>\$101,906.48</u>
Difference – Under Budget	\$ 13,093.52

Staff Direction Request:

1. Approve a contract with Robe Construction, Inc. of Naperville, Illinois in the amount of \$101,906.48 for the removal and replacement of the boilers in the Community Development area at Village Hall.
2. Direct staff as necessary.

Job Order Contract

Price Proposal Summary - CSI

Date:	August 25, 2025
Contract Number:	19013
Job Order Number:	24-001
Job Order Title:	Tinley Park- Village Hall Boiler Replacement
Contractor:	City of Naperville - Robe, Inc.
Proposal Value:	\$101,906.48
Proposal Name:	Tinley Park- Village Hall Boiler Replacement

01 - General Requirements:	\$3,059.42
22 - Plumbing:	\$16,010.75
23 - Heating, Ventilating, And Air-Conditioning (HVAC):	\$82,836.31
Proposal Total	\$101,906.48

This proposal total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding of the line totals and sub-totals.

The Percent of NPP on this Proposal: 0.00%

Job Order Contract

Price Proposal Detail - CSI

Date: August 25, 2025
Contract Number: 19013
Job Order Number: 24-001
Job Order Title: Tinley Park- Village Hall Boiler Replacement
Contractor: City of Naperville - Robe, Inc.
Proposal Value: \$101,906.48
Proposal Name: Tinley Park- Village Hall Boiler Replacement
Adjustment Factor(s) Used: 0.8315-Option 3 - Normal Working Hours

Rec#	CSI Number	Mod.	UOM	Description	Line Total
01 - General Requirements					
1	01 22 20 00 0010		HR	ElectricianFor tasks not included in the Construction Task Catalog® and as directed by owner only.	\$1,266.14
			Installation	Quantity 16.00 x Unit Price \$95.17 x Factor 0.8315 =	Total \$1,266.14
		User Note: Power disconnection and re connection			
2	01 22 20 00 0010	Mod	HR	For Foreman, Add	\$63.33
			Installation	Quantity 16.00 x Unit Price \$4.76 x Factor 0.8315 =	Total \$63.33
3	01 71 13 00 0003		EA	Equipment Delivery, Pickup, Mobilization And Demobilization Using A Tractor Trailer With Up To 53' BedIncludes loading, tie-down of equipment, delivery of equipment, off loading on site, rigging, dismantling, loading for return and transporting away. For equipment such as bulldozers, motor scrapers, hydraulic excavators, gradalls, road graders, loader-backhoes, heavy duty construction loaders, tractors, pavers, rollers, bridge finishers, straight mast construction forklifts, telescoping boom rough terrain construction forklifts, telescoping and articulating boom man lifts with >40' boom lengths, etc.	\$1,161.04
			Installation	Quantity 2.00 x Unit Price \$698.16 x Factor 0.8315 =	Total \$1,161.04
		User Note: Mobilization			
4	01 74 13 00 0003		CY	Collect Existing Debris And Load Into Truck Or DumpsterPer CY of debris removed.	\$220.51
			Installation	Quantity 10.00 x Unit Price \$26.52 x Factor 0.8315 =	Total \$220.51
5	01 74 19 00 0015		EA	20 CY Dumpster (3 Ton) "Construction Debris"Includes delivery of dumpster, rental cost, pick-up cost, hauling, and disposal fee. Non-hazardous material.	\$348.40
			Installation	Quantity 1.00 x Unit Price \$419.00 x Factor 0.8315 =	Total \$348.40
Subtotal for 01 - General Requirements:					\$3,059.42
22 - Plumbing					
6	22 07 19 00 0154		LF	1-1/4" Diameter Pipe, 1-1/2" Thick Foamglas Insulation	\$3,342.63
			Installation	Quantity 150.00 x Unit Price \$21.28 x Factor 0.8315 =	Total \$2,654.15
			Demolition	Quantity 150.00 x Unit Price \$5.52 x Factor 0.8315 =	Total \$688.48
		User Note: Furnish & install all necessary piping, fittings, valves, and insulation			
7	22 07 19 00 0154	Mod	LF	For Work In Restricted Working Space, Add	\$606.16
			Installation	Quantity 150.00 x Unit Price \$4.86 x Factor 0.8315 =	Total \$606.16

Price Proposal Detail - CSI Continues..

Job Order Number: 24-001

Job Order Title: Tinley Park- Village Hall Boiler Replacement

Rec#	CSI Number					Mod.	UOM	Description	Line Total				
22 - Plumbing													
8	22	11	16	00	0376		LF	1-1/4" Hard Drawn Type L Copper Tube/Pipe					\$1,762.36
								Quantity	Unit Price			Factor	Total
							Installation	150.00	x	\$9.91	x	0.8315 =	\$1,236.02
							Demolition	150.00	x	\$4.22	x	0.8315 =	\$526.34
User Note:							Furnish & install all necessary piping, fittings, valves, and insulation						
9	22	11	16	00	0376	Mod	LF	For Work In Restricted Working Space, Add					\$236.98
								Quantity	Unit Price			Factor	Total
							Installation	150.00	x	\$1.90	x	0.8315 =	\$236.98
10	22	11	16	00	0442		EA	1-1/4" 90 Degree Copper Elbow					\$2,350.07
								Quantity	Unit Price			Factor	Total
							Installation	30.00	x	\$59.66	x	0.8315 =	\$1,488.22
							Demolition	30.00	x	\$34.55	x	0.8315 =	\$861.85
User Note:							Furnish & install all necessary piping, fittings, valves, and insulation						
11	22	11	16	00	0442	Mod	EA	For Silver Solder Instead Of 95/5 Solder, Add					\$203.55
								Quantity	Unit Price			Factor	Total
							Installation	30.00	x	\$8.16	x	0.8315 =	\$203.55
12	22	11	16	00	0442	Mod	EA	For Work In Restricted Working Space, Add					\$387.15
								Quantity	Unit Price			Factor	Total
							Installation	30.00	x	\$15.52	x	0.8315 =	\$387.15
13	22	11	16	00	0472		EA	1-1/4" 45 Degree Copper Elbow					\$722.23
								Quantity	Unit Price			Factor	Total
							Installation	9.00	x	\$61.96	x	0.8315 =	\$463.68
							Demolition	9.00	x	\$34.55	x	0.8315 =	\$258.55
User Note:							Furnish & install all necessary piping, fittings, valves, and insulation						
14	22	11	16	00	0472	Mod	EA	For Silver Solder Instead Of 95/5 Solder, Add					\$61.89
								Quantity	Unit Price			Factor	Total
							Installation	9.00	x	\$8.27	x	0.8315 =	\$61.89
15	22	11	16	00	0472	Mod	EA	For Work In Restricted Working Space, Add					\$116.14
								Quantity	Unit Price			Factor	Total
							Installation	9.00	x	\$15.52	x	0.8315 =	\$116.14
16	22	11	16	00	0514		EA	1-1/4" Copper Coupling					\$1,507.84
								Quantity	Unit Price			Factor	Total
							Installation	20.00	x	\$56.12	x	0.8315 =	\$933.28
							Demolition	20.00	x	\$34.55	x	0.8315 =	\$574.57
User Note:							Furnish & install all necessary piping, fittings, valves, and insulation						
17	22	11	16	00	0514	Mod	EA	For Silver Solder Instead Of 95/5 Solder, Add					\$132.71
								Quantity	Unit Price			Factor	Total
							Installation	20.00	x	\$7.98	x	0.8315 =	\$132.71
18	22	11	16	00	0514	Mod	EA	For Work In Restricted Working Space, Add					\$258.10
								Quantity	Unit Price			Factor	Total
							Installation	20.00	x	\$15.52	x	0.8315 =	\$258.10

Price Proposal Detail - CSI Continues..

Job Order Number: 24-001

Job Order Title: Tinley Park- Village Hall Boiler Replacement

Rec#	CSI Number	Mod.	UOM	Description	Line Total
22 - Plumbing					
19	22 11 16 00 0528		EA	1-1/4" Reducing Copper Coupling	\$294.58
				Quantity Unit Price Factor Total	
			Installation	4.00 x \$55.38 x 0.8315 =	\$184.19
			Demolition	4.00 x \$33.19 x 0.8315 =	\$110.39
		User Note: Furnish & install all necessary piping, fittings, valves, and insulation			
20	22 11 16 00 0528	Mod	EA	For Silver Solder Instead Of 95/5 Solder, Add	\$25.78
				Quantity Unit Price Factor Total	
			Installation	4.00 x \$7.75 x 0.8315 =	\$25.78
21	22 11 16 00 0528	Mod	EA	For Work In Restricted Working Space, Add	\$49.66
				Quantity Unit Price Factor Total	
			Installation	4.00 x \$14.93 x 0.8315 =	\$49.66
22	22 11 16 00 0543		EA	1-1/4" Male Copper Adapter	\$155.66
				Quantity Unit Price Factor Total	
			Installation	2.00 x \$61.39 x 0.8315 =	\$102.09
			Demolition	2.00 x \$32.21 x 0.8315 =	\$53.57
		User Note: Furnish & install all necessary piping, fittings, valves, and insulation			
23	22 11 16 00 0543	Mod	EA	For Silver Solder Instead Of 95/5 Solder, Add	\$13.22
				Quantity Unit Price Factor Total	
			Installation	2.00 x \$7.95 x 0.8315 =	\$13.22
24	22 11 16 00 0543	Mod	EA	For Work In Restricted Working Space, Add	\$24.35
				Quantity Unit Price Factor Total	
			Installation	2.00 x \$14.64 x 0.8315 =	\$24.35
25	22 11 16 00 0555		EA	1-1/4" Female Copper Adapter	\$159.22
				Quantity Unit Price Factor Total	
			Installation	2.00 x \$63.53 x 0.8315 =	\$105.65
			Demolition	2.00 x \$32.21 x 0.8315 =	\$53.57
		User Note: Furnish & install all necessary piping, fittings, valves, and insulation			
26	22 11 16 00 0555	Mod	EA	For Silver Solder Instead Of 95/5 Solder, Add	\$13.40
				Quantity Unit Price Factor Total	
			Installation	2.00 x \$8.06 x 0.8315 =	\$13.40
27	22 11 16 00 0555	Mod	EA	For Work In Restricted Working Space, Add	\$24.35
				Quantity Unit Price Factor Total	
			Installation	2.00 x \$14.64 x 0.8315 =	\$24.35
28	22 13 16 00 0510		LF	6" Schedule 40 Polyvinyl Chloride (PVC) DWV Pipe AssemblyIncludes all fittings, couplings and hangers. Fittings are assumed every 10'. Not for use where detail is available.	\$3,076.13
				Quantity Unit Price Factor Total	
			Installation	70.00 x \$43.87 x 0.8315 =	\$2,553.45
			Demolition	70.00 x \$8.98 x 0.8315 =	\$522.68
		User Note: Furnish new Schedule 40 PVC Flue Pipe			
29	22 13 16 00 0510	Mod	LF	For Work In Restricted Working Space, Add	\$486.59
				Quantity Unit Price Factor Total	
			Installation	70.00 x \$8.36 x 0.8315 =	\$486.59

Subtotal for 22 - Plumbing: \$16,010.75

23 - Heating, Ventilating, And Air-Conditioning (HVAC)

Price Proposal Detail - CSI Continues..

Job Order Number: 24-001

Job Order Title: Tinley Park- Village Hall Boiler Replacement

Rec#	CSI Number	Mod.	UOM	Description	Line Total
23 - Heating, Ventilating, And Air-Conditioning (HVAC)					
30	23 01 10 91 0005		EA	>100' To 250', Up To 1-1/2" Diameter Pipe, Purge Gas Systems	\$1,070.47
			Installation	Quantity 2.00 x Unit Price \$643.70 x Factor 0.8315 = Total \$1,070.47	
31	23 01 20 91 0016		LF	>1" To 2", Water/Chlorine Pipe Disinfection/Flush/Testing	\$365.86
			Installation	Quantity 200.00 x Unit Price \$2.20 x Factor 0.8315 = Total \$365.86	
32	23 01 20 91 0024		EA	Shut Down Existing Interior Piping SystemIncludes lock out/tag out and average line tracing. Use when valves are greater than 25' from work. When the shut-off valves for multiple lines are located with a 10' radius, the quantity used shall be one.	\$327.25
			Installation	Quantity 2.00 x Unit Price \$196.78 x Factor 0.8315 = Total \$327.25	
33	23 05 23 00 0019		EA	1-1/4" Diameter, 125 LB Brazed Or Soldered Bronze Lead Free Gate Valve	\$2,943.84
			Installation	Quantity 20.00 x Unit Price \$177.02 x Factor 0.8315 = Total \$2,943.84	
			User Note: Furnish & install all necessary piping, fittings, valves, and insulation		
34	23 05 23 00 0019	Mod	EA	For Work In Restricted Working Space, Add	\$324.62
			Installation	Quantity 20.00 x Unit Price \$19.52 x Factor 0.8315 = Total \$324.62	
35	23 05 29 00 0007		EA	1-1/4" Steel Clevis Hanger (Cooper B-Line B3100)	\$1,062.66
			Installation	Quantity 40.00 x Unit Price \$22.22 x Factor 0.8315 = Total \$739.04	
			Demolition	Quantity 40.00 x Unit Price \$9.73 x Factor 0.8315 = Total \$323.62	
			User Note: Furnish & install all necessary piping, fittings, valves, and insulation		
36	23 05 29 00 0007	Mod	EA	For Work In Restricted Working Space, Add	\$194.24
			Installation	Quantity 40.00 x Unit Price \$5.84 x Factor 0.8315 = Total \$194.24	
37	23 05 29 00 0180		EA	1-1/4" Steel Pipe Clamp (Cooper B-Line B3140)	\$860.77
			Installation	Quantity 40.00 x Unit Price \$19.77 x Factor 0.8315 = Total \$657.55	
			Demolition	Quantity 40.00 x Unit Price \$6.11 x Factor 0.8315 = Total \$203.22	
			User Note: Furnish & install all necessary piping, fittings, valves, and insulation		
38	23 05 29 00 0180	Mod	EA	For Work In Restricted Working Space, Add	\$122.06
			Installation	Quantity 40.00 x Unit Price \$3.67 x Factor 0.8315 = Total \$122.06	
39	23 05 29 00 0554		LF	1/2" Diameter, Plain Finish Steel, Low Carbon Threaded Rod	\$318.46
			Installation	Quantity 100.00 x Unit Price \$3.83 x Factor 0.8315 = Total \$318.46	
			User Note: Furnish & install all necessary piping, fittings, valves, and insulation		
40	23 05 29 00 0554	Mod	LF	For Work In Restricted Working Space, Add	\$324.29
			Installation	Quantity 1,000.00 x Unit Price \$0.39 x Factor 0.8315 = Total \$324.29	
41	23 05 29 00 0562		EA	1/2" Diameter, Threaded Rod Coupling Nut	\$271.07
			Installation	Quantity 40.00 x Unit Price \$8.15 x Factor 0.8315 = Total \$271.07	
			User Note: Furnish & install all necessary piping, fittings, valves, and insulation		

Price Proposal Detail - CSI Continues..

Job Order Number: 24-001

Job Order Title: Tinley Park- Village Hall Boiler Replacement

Rec#	CSI Number	Mod.	UOM	Description	Line Total
23 - Heating, Ventilating, And Air-Conditioning (HVAC)					
42	23 05 29 00 0562	Mod	EA	For Work In Restricted Working Space, Add	\$66.52
			Installation	Quantity 40.00 x Unit Price \$2.00 x Factor 0.8315 =	Total \$66.52
43	23 05 29 00 0570		EA	1/2" Inside Diameter, Zinc Plated Steel, Low Carbon Flat Washer	\$22.95
			Installation	Quantity 40.00 x Unit Price \$0.69 x Factor 0.8315 =	Total \$22.95
User Note: Furnish & install all necessary piping, fittings, valves, and insulation					
44	23 05 29 00 0570	Mod	EA	For Work In Restricted Working Space, Add	\$4.66
			Installation	Quantity 40.00 x Unit Price \$0.14 x Factor 0.8315 =	Total \$4.66
45	23 05 29 00 0578		EA	1/2" Diameter, Zinc Plated Steel, Low Carbon/Grade 2 Hex Nut	\$26.61
			Installation	Quantity 40.00 x Unit Price \$0.80 x Factor 0.8315 =	Total \$26.61
User Note: Furnish & install all necessary piping, fittings, valves, and insulation					
46	23 05 29 00 0578	Mod	EA	For Work In Restricted Working Space, Add	\$5.99
			Installation	Quantity 40.00 x Unit Price \$0.18 x Factor 0.8315 =	Total \$5.99
47	23 05 66 00 0052		EA	Two Spring Clip, 61" Sleeved Emitter Kit For Ultraviolet HVAC Microbial Control Tube (Steril-Aire 11006620)Includes 61" emitter, power supply, wires and connectors.	\$906.24
			Installation	Quantity 2.00 x Unit Price \$544.94 x Factor 0.8315 =	Total \$906.24
User Note: Furnish & install two (2) new Neutralizer kits					
48	23 05 93 00 0044		EA	>500 To 1,000 MBH, Water Balance, Boiler	\$1,794.81
			Installation	Quantity 2.00 x Unit Price \$1,079.26 x Factor 0.8315 =	Total \$1,794.81
49	23 09 23 00 0072		EA	Install And Wire Flow Sensor	\$1,083.56
			Installation	Quantity 2.00 x Unit Price \$435.59 x Factor 0.8315 =	Total \$724.39
			Demolition	Quantity 2.00 x Unit Price \$215.98 x Factor 0.8315 =	Total \$359.17
User Note: Furnish & install two (2) Low Water cut offs					
50	23 52 16 13 0010		EA	980 MBH Water, Gas Fired, Stainless Steel Condensing Boiler (Hamilton Evo HW998)Includes vent manifold.	\$70,739.38
			Installation	Quantity 2.00 x Unit Price \$41,498.42 x Factor 0.8315 =	Total \$69,011.87
			Demolition	Quantity 2.00 x Unit Price \$1,038.79 x Factor 0.8315 =	Total \$1,727.51
Subtotal for 23 - Heating, Ventilating, And Air-Conditioning (HVAC):					\$82,836.31
Proposal Total					\$101,906.48

This proposal total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding of the line totals and sub-totals.

The Percent of NPP on this Proposal: 0.00%

PUBLIC COMMENT