

DISTRICT 6

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION

For Inclusion on Board Agenda

 X Resolution or Ordinance (Blue) Waiver of First Requested
 Recommendations of Boards, Commissions & Committees (Green)
 Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott Niehaus, Village Manager

DATE: December 2, 2025 (COW) (B of T) **Date:** December 18, 2025

TITLE: Lombard Meadows - Phase IV
Hawthorne Circle & Cherry Lane (south of Magnolia Circle)
Change Order No. 2 (Final)

SUBMITTED BY: David P. Gorman, P.E., Assistant Director of Public Works *DPG*

BACKGROUND/POLICY IMPLICATIONS:

Change Order No. 2 (Final) reflects a net increase of \$1,114.75 and adjusts all contract pay items to final quantities.

FISCAL IMPACT/FUNDING SOURCE:

Current Contract Amount: \$3,737,651.17

Change Order #1: \$1,114.75

Total Revised Contract Amount: \$3,738,765.92

Project Number: ST 16-03

P.O. Number: 2025-00000587

Account:	Water/Sewer Capital Reserve (520.790.715.75420)	\$ 37,009.08 (decrease)
	Construction Fund (410.710.725.75420)	\$ 38,123.83 (increase)

Review (as necessary):

Village Attorney X _____ Date _____

Finance Director X _____ Date _____

Village Manager X _____ Date _____

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.

Interoffice Memo



To: Scott Niehaus, Village Manager
 From: David Gorman, P.E., Assistant Director Public Works *DGI*
 Through: Carl Goldsmith, Public Works Director *J*
 Date: December 2, 2025
 Subject: Lombard Meadows - Phase IV
 (Hawthorne Circle & Cherry Lane (south of Magnolia))
 Change Order No. 2 (Final)

Attached please find Change Order No. 2 (Final) for this project, reflecting a net increase of \$1,114.75. The revised contract amount accounts for the final agreed-upon quantities of all contract pay items. Reductions in certain items were due to work that was either unnecessary or required less quantity than originally estimated.

Pay Items (changes over \$5,000.00):

- **#2 Removal and Disposal of Unsuitable Material (\$6,055.20 decrease)**
 Quantity in this pay item includes a contingency to address unforeseen subsurface conditions that may not have been identified in the soil boring logs.
- **#32 Taping Valves and Sleeves 8" (\$6,500.00 decrease)**
 Tapping valves and sleeves are installed to create a new connection to an existing 8-inch water main without taking the system out of service. This item was not necessary as additional valves were used instead.
- **#50 Frames and Lids, Type 1, Closed Lid (\$5,200.00 increase)**
 Eight additional frames and lids were required. Two were for the additional vaults included in Change Order #2. The remaining six were changed due to field conditions that required a Type 1 Closed Lid frame.
- **#112 Porous Granular Embankment – Subgrade (\$8,073.60 decrease)**
 Like pay item #2, quantity in this pay item includes a contingency to address unforeseen subsurface conditions that may not have been identified in the soil boring logs.
- **#115 Sodding, Special (\$29,985.00 increase)**
 Additional sodding was placed on private property to ensure proper restoration alongside the newly installed sidewalk and to establish appropriate grading for drainage.
- **#162 Topsoil Furnish and Place, 4" (\$29,760.00 increase)**
 Additional topsoil was required for two primary reasons. First, extra material was needed to support the expanded sodding effort described under *Pay Item 115 – Sodding (Special)*. Second, several mature, large-diameter parkway trees classified as in decline or as undesirable species and were removed at the request of the Village Forester and residents. Significant excavation was necessary to remove the extensive, shallow root systems (at grade and 12 inches below), which, if left in place, could promote eventual widespread sucker growth within the parkway. Careful separation of roots during excavation was performed to comply with Clean Construction and Demolition Debris (CCDD) requirements. Imported topsoil was used in place of the existing soils to provide a more favorable environment for establishing new parkway trees and turf.
- **#177 Sanitary Sewer, 8" (\$11,788.50 decrease)**
 Plan quantity was overestimated by slightly over four percent.

Please forward Change Order No. 2 to the President and Board of Trustees for review and approval at their regular meeting on December 18, 2025.

If approved, please return a signed copy to the Engineering Division for further processing.

Lombard Meadows – Phase IV
December 2, 2025
Change Order No. 2 (Final)

Finance – modification to existing PO:

PO #: 2025-00000587 Project #: ST 16 03 \$1,114.75 INCREASE
Water/Sewer Capital Reserve Fund (520.790.715.75420) (\$37,009.08 decrease)
Construction Fund (410.710.725.75420) (\$38,123.83 increase)
Total Revised Contract Amount: \$3,738,765.92

DG/rgs

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R E S O L U T I O N
R _____

A RESOLUTION AUTHORIZING A CHANGE ORDER
INVOLVING AN INCREASE/DECREASE IN THE DOLLAR AMOUNT OF
THE CONTRACT OF \$10,000 OR MORE AND/OR EXTENDING/ SHORTENING THE
TIME IN WHICH THE CONTRACT IS TO BE COMPLETED BY THIRTY (30) DAYS
OR MORE

WHEREAS, pursuant to Illinois Compiled Statutes, Chapter 720, Section 5/33E-9, units of local government are required to make specific findings prior to authorizing any change order relative to a contract which would increase or decrease the dollar amount of the contract by \$10,000 or more, or would extend or shorten the time in which the contract is to be completed by thirty (30) days or more; and

WHEREAS, staff has presented and recommended the proposed Change Order No. 2 (Final) to the contract between the Village of Lombard and the John Neri Construction Company regarding the Lombard Meadows – Phase IV project, as attached hereto as Exhibit "A" and made part hereof, (the "Change Order") to the Corporate Authorities of the Village of Lombard; and

WHEREAS, said Change Order attached hereto as Exhibit "A" would increase the dollar amount of the contract by \$1,114.75

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That after reviewing the explanation of staff as to the necessity of and reasons for the Change Order attached hereto as Exhibit "A", the President and Board of Trustees find as follows:

- A That the circumstances which necessitated said Change Order were not reasonably foreseeable at the time the contract was entered into.
- B. That the basis of the Change Order was not within the contemplation of the contract when the contract was signed.
- C. That it is in the best interests of the Village of Lombard to approve the Change Order in its proposed form.
- D. That to the extent that it may have been necessary to go to bid relative to the work contemplated by said Change Order; bidding is hereby specifically waived as to the Change Order work.

SECTION 2: That having made the findings set forth in Section 1 above, the President and Board of Trustees hereby approve the Change Order attached hereto as Exhibit "A", and direct and authorize the Village President and Village Clerk to execute said Change Order on behalf of the Village.

Adopted this 18th day of December 2025, pursuant to a roll call vote as follows:

Ayes: _____

Nays: _____

Absent: _____

Approved by me this 18th day of December 2025.

Anthony Puccio
Village President

ATTEST:

Elkhatib Ranya
Village Clerk

VILLAGE OF LOMBARD CHANGE ORDER

PROJECT NAME: Lombard Meadows - Phase IV PROJECT NO.: ST-16-03
LOCATION: Hawthorne Circle & Cherry Lane CHANGE ORDER: 2
CONTRACTOR: John Neri Construction Co. DATE: November 26, 2025
DESCRIPTION OF CHANGE ORDER: Final balancing of line items.

ORIGINAL CONTRACT AMOUNT:	[1]	<u>\$3,598,123.35</u>
TOTAL OF PREVIOUS AUTHORIZED CHANGE ORDERS:	[2]	<u>\$139,527.82</u>
CURRENT CONTRACT AMOUNT: ([1]+[2])	[3]	<u>\$3,737,651.17</u>
PROPOSED CHANGE ORDER: (PENDING APPROVAL)	[4]	<u>\$1,114.75</u>
PROPOSED REVISED CONTRACT AMOUNT: (PENDING APPROVAL) ([3]+[4])	[5]	<u>\$3,738,765.92</u>

NET OF ALL CHANGE ORDERS: (PENDING APPROVAL) ([2]+[4]) \$140,642.57
TIME EXTENSION OR REDUCTION: None
TOTAL CONTRACT TIME: (PENDING APPROVAL) -
BUDGET ESTIMATE: \$3,683,000.00
ENGINEER'S ESTIMATE: \$3,886,902.00

RECOMMENDED FOR ACCEPTANCE :

<u>Ray Schwab</u>	<u>12/1/25</u>	Approved By:	
Project Engineer	Date	Director of Finance	Date
<u>Nicholas Neri</u>	<u>12/01/2025</u>	Approved By:	
Contractor	Date	(≤\$10K or 25%) Village Manager	Date
<u>[Signature]</u>	<u>12/1/2025</u>	Approved By:	
Village Engineer	Date	(>\$10K or 25%) Village President	Date
<u>[Signature]</u>	<u>12/2/2025</u>	Attest:	
Director of Public Works	Date	Village Clerk	Date
<u>[Signature]</u>			
Assistant Director of Finance	Date		

It is understood that as part of this change order that the Contractor agrees that all bonds, permits, insurance and guarantees are hereby extended to incorporate this Change Order.

NO	ITEM	CURRENT QUAN	UNIT	UNIT PRICE	REVISED QUAN	DIFFERENCE	AMOUNT	DESCRIPTION
2	REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL	250.00	CU YD	\$ 45.00	115.44	(134.56)	\$ (6,055.20)	Plan quantity was overestimated.
9	BITUMINOUS MATERIALS (PRIME COAT)	12,535.00	POUND	\$ 0.10	0.00	(12,535.00)	\$ (1,253.50)	Plan quantity was overestimated.
10	BITUMINOUS MATERIALS (TACK COAT)	3,845.00	POUND	\$ 0.75	2,872.00	(973.00)	\$ (729.75)	Plan quantity was overestimated.
11	HOT-MIX ASPHALT SURFACE REMOVAL - BUTT JOINT	51.00	SQ YD	\$ 30.00	44.20	(6.80)	\$ (204.00)	Plan quantity was overestimated.
12	HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50	1,747.20	TON	\$ 92.50	1,785.76	38.56	\$ 3,566.80	Increase in plan quantity reflects the expanded milling limits at the Wilson Avenue/Cherry Lane intersection. See ITEM #15. Also, additional binder was placed within the southern limits of this intersection to provide an appropriate cross-slope for proper drainage.
13	HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N50	500.00	TON	\$ 101.00	525.28	25.28	\$ 2,553.28	Increase in plan quantity reflects the expanded milling limits at the Wilson Avenue/Cherry Lane intersection. See ITEM #15.
15	HOT-MIX ASPHALT SURFACE REMOVAL, 1-1/2"	376.00	SQ YD	\$ 18.00	461.60	85.60	\$ 1,540.80	Increase in plan quantity reflects the expanded milling limits at the Wilson Avenue/Cherry Lane intersection. By extending the milling on Wilson Avenue, existing asphalt cracks adjacent to the new pavement were removed and replaced.
16	DRIVEWAY PAVEMENT REMOVAL	918.00	SQ YD	\$ 14.00	896.60	(21.40)	\$ (299.60)	Plan quantity was overestimated.
19	STORM SEWERS, CLASS B, TYPE 1, 18"	339.00	FOOT	\$ 98.00	326.50	(12.50)	\$ (1,225.00)	Plan quantity was overestimated.
22	STORM SEWERS, CLASS B, TYPE 2, 24"	326.00	FOOT	\$ 146.00	324.50	(1.50)	\$ (219.00)	Plan quantity was overestimated.
24	STORM SEWER REMOVAL, 10"	342.00	FOOT	\$ 5.00	166.00	(176.00)	\$ (880.00)	Plan quantity was overestimated.
26	STORM SEWER REMOVAL, 15"	68.00	FOOT	\$ 10.00	54.00	(14.00)	\$ (140.00)	Plan quantity was overestimated.
28	DUCTILE IRON WATER MAIN, 6"	93.00	FOOT	\$ 110.00	62.90	(30.10)	\$ (3,311.00)	Plan quantity was overestimated.
32	TAPPING VALVES AND SLEEVES, 8"	1.00	EACH	\$ 6,500.00	0.00	(1.00)	\$ (6,500.00)	Plan quantity was not needed.
33	WATER SERVICE LINE, 1"	1,589.00	FOOT	\$ 1.00	1,323.00	(266.00)	\$ (266.00)	Plan quantity was overestimated.
35	ADJUSTING WATER SERVICE LINES	690.00	FOOT	\$ 1.00	32.50	(657.50)	\$ (657.50)	Plan quantity was overestimated.
37	FIRE HYDRANT EXTENSION	10.00	EACH	\$ 100.00	4.00	(6.00)	\$ (600.00)	Plan quantity was overestimated.
50	FRAMES AND LIDS, TYPE 1, CLOSED LID	3.00	EACH	\$ 650.00	11.00	8.00	\$ 5,200.00	Additional quantity reflects; the addition of two valve vaults (approved on CO#1), two storm structures called out to have type 3 frame and grates needed type 1 frames instead, and 4 that were mislabeled.
56	NON-SPECIAL WASTE DISPOSAL	50.00	CU YD	\$ 80.00	0.00	(50.00)	\$ (4,000.00)	Plan quantity was overestimated.
57	UNDERGROUND CONDUIT, GALVANIZED STEEL, 2-1/2" DIA.	345.00	FOOT	\$ 45.00	305.00	(40.00)	\$ (1,800.00)	Plan quantity was overestimated.
59	UNIT DUCT, 600V, 2-1C NO.6, 1/C NO.6 GROUND, (XLP-TYPE USE), 1" DIA. POLYETHYLENE	3,935.00	FOOT	\$ 23.00	4,021.00	86.00	\$ 1,978.00	Increase in quantity reflects measurements taken in the field.
60	UNIT DUCT, 600V, 4-1C NO.6, 1/C NO.6 GROUND, (XLP-TYPE USE), 1-1/4" DIA. POLYETHYLENE	398.00	FOOT	\$ 32.00	414.00	16.00	\$ 512.00	Increase in quantity reflects measurements taken in the field.
64	REMOVE AND REINSTALL BRICK PAVER	17.00	SQ FT	\$ 25.00	46.30	29.30	\$ 732.50	Increase in quantity reflects measurements taken in the field.
65	WATERMAIN FITTINGS	2,285.00	POUND	\$ 0.01	1,387.00	(898.00)	\$ (8.98)	Plan quantity was overestimated.
71	CHAIN LINK FENCE, 4" (SPECIAL)	14.00	FOOT	\$ 75.00	14.90	0.90	\$ 67.50	Increase in quantity reflects measurements taken in the field.
73	SANITARY SEWER CLEAN OUT IN DRIVEWAY	5.00	EACH	\$ 1,200.00	2.00	(3.00)	\$ (3,600.00)	Plan quantity was overestimated.
76	FENCE REMOVAL	97.00	FOOT	\$ 10.00	41.00	(56.00)	\$ (560.00)	Plan quantity was overestimated.
79	MAINTENANCE OF LIGHTING SYSTEM	8.00	CAL MO	\$ 750.00	6.00	(2.00)	\$ (1,500.00)	Plan quantity was overestimated.
81	EXPLORATION TRENCH, SPECIAL	442.00	CU YD	\$ 1.00	0.00	(442.00)	\$ (442.00)	Plan quantity was overestimated.
82	UNDERCUTTING FOR UTILITIES	75.00	CU YD	\$ 1.00	0.00	(75.00)	\$ (75.00)	Plan quantity was overestimated.
84	DRAINAGE & UTILITY STRUCTURE TO BE ADJUSTED	8.00	EACH	\$ 500.00	6.00	(2.00)	\$ (1,000.00)	Plan quantity was overestimated.
88	STORM SEWERS, WATER MAIN QUALITY PIPE, 18-INCH	140.00	FOOT	\$ 215.00	137.30	(2.70)	\$ (580.50)	Plan quantity was overestimated.
91	PIPE DRAIN TO BE ADJUSTED	4.00	EACH	\$ 100.00	0.00	(4.00)	\$ (400.00)	Plan quantity was overestimated.
95	HEAVY CLEANING - STORM, 10"	10.00	HOUR	\$ 10.00	0.00	(10.00)	\$ (100.00)	Plan quantity was overestimated.
101	WATER VALVE REMOVAL	4.00	EACH	\$ 600.00	3.00	(1.00)	\$ (600.00)	Plan quantity was overestimated.
102	WATER SERVICE LINE INSULATION	355.00	FOOT	\$ 1.00	0.00	(355.00)	\$ (355.00)	Plan quantity was overestimated.
103	WATER SERVICE CASING PIPE	834.00	FOOT	\$ 0.10	0.00	(834.00)	\$ (83.40)	Plan quantity was overestimated.
104	WATERMAIN LINING, 6"	248.00	FOOT	\$ 300.00	240.00	(8.00)	\$ (2,400.00)	Plan quantity was overestimated.
105	TRIM EXISTING SERVICE CONNECTION	1.00	EACH	\$ 1,000.00	0.00	(1.00)	\$ (1,000.00)	Plan quantity was overestimated.
106	ACCESS PIT EXCAVATION, GREATER THAN 8'	5.00	FOOT	\$ 50.00	0.00	(5.00)	\$ (250.00)	Plan quantity was overestimated.
107	ADDITIONAL ACCESS PITS	1.00	EACH	\$ 100.00	0.00	(1.00)	\$ (100.00)	Plan quantity was overestimated.
108	PRELIMINARY CCTV INSPECTION	248.00	FOOT	\$ 15.00	240.00	(8.00)	\$ (120.00)	Plan quantity was overestimated.
109	WATERMAIN TRENCH MODIFICATION	50.00	CU YD	\$ 1.00	0.00	(50.00)	\$ (50.00)	Plan quantity was overestimated.
111	HOT-MIX ASPHALT DRIVEWAY PAVEMENT - RESIDENTIAL	874.40	SQ YD	\$ 42.00	897.10	22.70	\$ 953.40	Increase in quantity reflects measurements taken in the field.
112	POROUS GRANULAR EMBANKMENT - SUBGRADE	250.00	CU YD	\$ 60.00	115.44	(134.56)	\$ (8,073.60)	Plan quantity was overestimated.
114	LANDSCAPING STONE	6.00	SQ YD	\$ 75.00	6.40	0.40	\$ 30.00	Increase in quantity reflects measurements taken in the field.
115	SODDING, SPECIAL	408.00	SQ YD	\$ 30.00	1,407.50	999.50	\$ 29,985.00	Additional sodding was placed on private property to ensure proper restoration alongside the newly installed sidewalk and to establish appropriate grading for drainage.

NO	ITEM	CURRENT QUAN	UNIT	UNIT PRICE	REVISED QUAN	DIFFERENCE	AMOUNT	DESCRIPTION
156	TREE REMOVAL (6 TO 15 UNITS DIAMETER)	96.00	UNIT	\$ 30.00	67.20	(28.80)	\$ (864.00)	Plan quantity was overestimated.
158	TEMPORARY FENCE	720.00	FOOT	\$ 4.00	384.80	(335.20)	\$ (1,340.80)	Plan quantity was overestimated.
159	TREE ROOT PRUNING	18.00	EACH	\$ 120.00	0.00	(18.00)	\$ (2,160.00)	Plan quantity was overestimated.
160	TREE PRUNING (1 TO 10 INCH DIAMETER)	12.00	EACH	\$ 75.00	0.00	(12.00)	\$ (900.00)	Plan quantity was overestimated.
161	TREE PRUNING (OVER 10 INCH DIAMETER)	6.00	EACH	\$ 125.00	0.00	(6.00)	\$ (750.00)	Plan quantity was overestimated.
162	TOPSOIL FURNISH AND PLACE, 4"	4,200.00	SQ YD	\$ 12.00	6,680.00	2480	29760	Additional topsoil was required due to the extensive excavation and removal of large tree roots, some of which were intertwined with existing water and sewer lines. This work resulted from the removal of multiple mature, large-diameter parkway trees that had been identified as undesirable nuisance species by the Village Forester. New trees will be installed by the Village in Spring of 2026 within the parkways and instead of utilizing "fill material" within these parkways, topsoil was placed to ensure better growing conditions for the new trees.
163	NITROGEN FERTILIZER NUTRIENT	76.00	POUND	\$ 3.00	66.00	(10.00)	\$ (30.00)	Plan quantity was overestimated.
164	PHOSPHORUS FERTILIZER NUTRIENT	76.00	POUND	\$ 3.00	66.00	(10.00)	\$ (30.00)	Plan quantity was overestimated.
165	POTASSIUM FERTILIZER NUTRIENT	76.00	POUND	\$ 3.00	66.00	(10.00)	\$ (30.00)	Plan quantity was overestimated.
166	EROSION CONTROL BLANKET	3,793.00	SQ YD	\$ 3.00	3,459.60	(333.40)	\$ (1,000.20)	Plan quantity was overestimated.
167	SUPPLEMENTAL WATERING	100.00	UNIT	\$ 1.00	40.00	(60.00)	\$ (60.00)	Plan quantity was overestimated.
168	TEMPORARY EROSION CONTROL SEEDING	87.00	POUND	\$ 10.00	0.00	(87.00)	\$ (870.00)	Plan quantity was overestimated.
169	PROTECTIVE COAT	3,498.00	SQ YD	\$ 0.10	0.00	(3,498.00)	\$ (349.80)	Plan quantity was overestimated.
171	ADJUSTING SANITARY SEWERS, 8-INCH DIAMETER OR LESS	276.00	FOOT	\$ 1.00	0.00	(276.00)	\$ (276.00)	Plan quantity was overestimated.
173	SANITARY SEWER REMOVAL, 8"	1,602.00	FOOT	\$ 1.00	1,414.50	(187.50)	\$ (187.50)	Plan quantity was overestimated.
175	SANITARY SEWER CLEAN OUT	46.00	EACH	\$ 750.00	44.00	(2.00)	\$ (1,500.00)	Plan quantity was overestimated.
177	SANITARY SEWER, 8"	1,959.00	FOOT	\$ 145.00	1,877.70	(81.30)	\$ (11,788.50)	Plan quantity was overestimated.
179	SANITARY SEWER SERVICE CONNECTION	369.00	FOOT	\$ 72.00	322.40	(46.60)	\$ (3,355.20)	Plan quantity was overestimated.
182	SEEDING, CLASS 1	3,793.00	SQ YD	\$ 2.50	3,459.60	(333.40)	\$ (833.50)	Plan quantity was overestimated.
TOTAL =							\$ 1,114.75	