

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: November 3, 2025 (COW) (B of T) **Date:** November 20, 2025

TITLE: Highland Avenue Sewer Separation
 South Chase South Broadway to Division Street &
 Division Street (South Chase to Highland Avenue)
 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 reflects a net increase of \$82,210.30 which includes two Authorized Unit Prices, two Force Accounts and adjustment to existing pay items.

FISCAL IMPACT/FUNDING SOURCE:

Current Contract Amount: \$1,295,900.82

Change Order #2: \$82,210.30

Total Revised Contract Amount: \$1,378,111.12

Project Number: SS 22-01

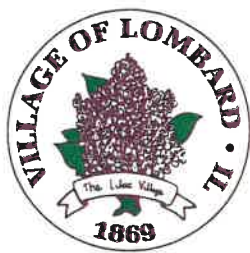
PO Number: 2025-00000795

Account:	Water/Sewer Capital Reserve (520.790.715.75420)	\$24,792.60
	Construction Fund (410.710.725.75420)	\$57,417.70

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 *DG*

Through: Carl Goldsmith, Public Works Director *g*

Date: October 31, 2025

Subject: Highland Avenue Sewer Separation
Change Order No. 2 (Final)

Project Background

The purpose of this project is to reduce the risk of local basement backups and street flooding by installing a dedicated storm sewer system along South Chase Avenue (from South Broadway to Division Street) and Division Street (from South Chase Avenue to Highland Avenue). This improvement helps separate stormwater from the combined sewer system, increasing capacity and improving overall drainage performance during heavy rain events.

Change Order

Attached is Change Order No. 2, reflecting a net increase of \$82,210.30. The revised contract amount accounts for field-measured quantities of existing pay items, two new Authorized Unit Prices (AUP) items and two force accounts (i.e. time and material billings). Changes were primarily related to poor soils both on South Chase Avenue and Division Street, and a water main break during roadway reconstruction.

Summary of Individual Pay Items With Changes Over \$10,000:

- **#6 Earth Excavation (\$15,615.05)**
Division Street required a complete reconstruction of the roadway pavement section. The entire area was not accounted for in the original design calculations takeoffs.
- **#8 Trench Backfill (\$12,119.25)**
Work related to the expanded storm and sanitary sewer improvements at the Division Street and Highland Avenue intersection (Change Order No. 1 – AUP 04 items) required additional trench backfill. On South Chase Avenue, crews encountered poor soil conditions that made the ground unstable and prevented the safe use of a trench box required for the installation of the new storm sewer and the vertical adjustments to the water main at the South Chase Avenue and North Broadway intersection. This work also required trench backfill.
- **#13 Aggregate Subgrade Improvement (- \$20,438.755)**
The full pay item quantity was not necessary, as geotechnical fabric provided a more cost-effective way to stabilize the subgrade for the new roadway base on Division Street and for the pavement patching on South Chase Avenue.
- **#43 Driveway Removal and Replacement (- \$22,666.50)**
The Resident Engineer and contractor worked together to ensure that existing concrete driveway aprons remained stable, minimizing the need for removals and replacements.
- **#54 Class D Patches, Special (\$25,900.00)**
The additional pavement patching was directly related to the same reasons for the additional trench backfill (Pay Item #8). Poor soil conditions necessitated wider utility trenches, which, along with adjacent failed pavement edges, increased the amount of patching required.
- **#62 Pavement Removal (PCC) (\$28,482.00)**
The additional quantity reflects the unexpected presence of a 6.5-inch-thick concrete roadway base beneath the asphalt pavement on Chase Avenue and Division Street. The concrete base was not identified in the geotechnical report and was unknown at the time of bidding.

New AUP's and Time and Material Billings

- **AUP07 Sanitary Service Remove and Replace (\$1,035.00)**
The original clay sanitary service for 802 Division Street was directly connected to a sanitary manhole. That structure was removed during the additional sanitary/storm sewer separation work (Change Order #1) at the Highland Avenue and Division Street intersection. The new 6" PVC service line for 802 Division, was connected to the new 18" PVC sanitary sewer (AUP04E Change Order #1).
- **AUP08 New Type 1 Frame and Closed lid (\$2,663.97)**
Eight new frames and closed lids were installed as the existing castings were either broken or did not conform to the current Village standard.

- **FA01 Down Time Due to Watermain Unable to be Shutdown (\$2,663.97)**

During the scheduled removal and replacement of the water main at the intersection of South Chase Avenue and South Broadway Avenue, Public Works Underground Utility staff could not shut down the water main as planned. After several hours, it was determined that two valves had completely failed and could not be closed. To complete the shutdown, Public Works staff identified and closed alternate valves, which expanded the service interruption to a larger number of buildings than originally planned. This item reflects the contractor's downtime while Underground Utilities personnel worked to assess the situation and perform the expanded water service shutdown.

- **FA05 Roadway Excavation On Division Street After Water Main Break (\$10,920.16)**

A break in the existing water main occurred near 760 Division Street. The Village was promptly notified, and Public Works staff completed the repair later that evening. The water main break caused significant saturation of the newly installed roadway aggregate base, particularly in the eastern end of Division Street. This saturation compromised the base's structural integrity, making it unsuitable to support the new asphalt roadway. To allow the area to dry and minimize additional restorative work, the contractor delayed repairs for a few days. When the area had significantly dried out, the contractor removed all material affected by main break and replaced the geotechnical fabric that had been damaged during the water main repair. New aggregate base material was then placed within the impacted area.

A detailed explanation for each pay item included in the Change Order is listed on page 2 and 3 of the form.

This Change Order will be presented to the Public Works Committee on November 11, 2025. Pending the Committee's recommendation for approval, please forward Change Order No. 2 to the President and Board of Trustees for review and approval at their regular meeting on November 21, 2025.

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

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 to the contract between the Village of Lombard and the John Neri Construction Company regarding the Highland Avenue Sewer Separation 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 \$82,210.30.

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 20th day of November 2025 pursuant to a roll call vote as follows:

Ayes: _____

Nays: _____

Absent: _____

Approved by me this 20th day of November 2025.

Anthony Puccio
Village President

ATTEST:

Elizabeth Ranya
Village Clerk

VILLAGE OF LOMBARD CHANGE ORDER

PROJECT NAME: Highland Avenue Sewer Separation Project PROJECT NO.: SS-22-01
LOCATION: S. Chase and Division Streets & Highland Avenue CHANGE ORDER: 2
CONTRACTOR: John Neri Construction Co. DATE: October 28, 2025
DESCRIPTION OF CHANGE ORDER: Final field measured quantities to existing pay items and two new AUPs and two force accounts.

ORIGINAL CONTRACT AMOUNT:	[1]	\$1,084,427.87
TOTAL OF PREVIOUS AUTHORIZED CHANGE ORDERS:	[2]	\$211,472.95
CURRENT CONTRACT AMOUNT: ([1]+[2])	[3]	\$1,295,900.82
PROPOSED CHANGE ORDER: (PENDING APPROVAL)	[4]	\$82,210.30
PROPOSED REVISED CONTRACT AMOUNT: (PENDING APPROVAL) ([3]+[4])	[5]	\$1,378,111.12

NET OF ALL CHANGE ORDERS: (PENDING APPROVAL) ([2]+[4]) \$293,683.25
TIME EXTENSION OR REDUCTION: None
TOTAL CONTRACT TIME: (PENDING APPROVAL) -
BUDGET ESTIMATE: \$1,350,000.00
ENGINEER'S ESTIMATE: \$1,862,089.00

RECOMMENDED FOR ACCEPTANCE :

Ray Schwalb 10/31/25

Approved By:

Project Engineer Date

Director of Finance Date

Nicholas Neri 10/31/2025
Contractor Date

Approved By:

Village Manager Date

Dan R. L... 11/3/25
Village Engineer Date

Approved By:

Village President Date

[Signature] 11/3/2025
Director of Public Works Date

Attest:

Village Clerk Date

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
3	TREE PRUNING (1 TO 10 INCH DIAMETER)	20.0	EACH	\$ 75.00	0.0	(20.0)	\$ (1,500.00)	Plan quantity was not necessary.
4	TREE PRUNING (OVER 10 INCH DIAMETER)	20.0	EACH	\$ 125.00	7.0	(13.0)	\$ (1,625.00)	Plan quantity was not necessary.
5	SUPPLEMENTAL WATERING	52.0	UNIT	\$ 1.00	0.0	(52.0)	\$ (52.00)	Plan quantity was not necessary.
6	EARTH EXCAVATION	187.0	CU YD	\$ 55.00	470.91	283.91	\$ 15,615.05	Plan quantity for this item was underestimated. Division Street consisted of a complete reconstruction of the pavement section. The entire area was not considered in the design calculations to determine the plan quantity.
7	REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL	39.0	CU YD	\$ 55.00	72.43	33.43	\$ 1,838.65	Additional quantity required due to the poor ground conditions on Division Street.
8	TRENCH BACKFILL	1,461.0	CU YD	\$ 65.00	1,647.45	186.45	\$ 12,119.25	Additional quantities were necessary to accommodate expanded storm sewer and sanitary sewer improvements at the Division Street/Highland Avenue intersection (AUP04 items). Furthermore, additional quantities were required on Chase Avenue due to substandard soil conditions. During the storm sewer installation on Chase Avenue, the trench walls failed to remain stable prior to the placement of the contractor's trench box. As a result, excess excavated material had to be removed, and supplemental trench backfill was needed to complete the installation.
9	GEOTECHNICAL FABRIC FOR GROUND STABILIZATION	1,002.0	SQ YD	\$ 2.25	2,409.3	1,407.3	\$ 3,166.43	Plan quantity for this item was underestimated. This item was to be installed within the reconstruction of the pavement on Division Street. The entire area was not considered in the design calculations to determine the plan quantity.
10	TOPSOIL FURNISH AND PLACE, 4"	503.0	SQ YD	\$ 15.00	798.1	295.1	\$ 4,426.50	Plan quantity did not account for all disturbed parkway areas.
11	SEEDING, CLASS 1	0.50	ACRE	\$ 2,500.00	0.16	(0.34)	\$ (850.00)	Plan quantity was not necessary.
12	EROSION CONTROL BLANKET	103.0	SQ YD	\$ 7.00	798.1	695.1	\$ 4,865.70	Plan quantity did not account for all disturbed parkway areas.
13	AGGREGATE SUBGRADE IMPROVEMENT	373.0	CU YD	\$ 68.00	72.43	(300.57)	\$ (20,438.76)	Plan quantity was not necessary.
14	AGGREGATE BASE COURSE, TYPE B, 4"	2,572.0	SQ YD	\$ 8.00	3,147.7	575.7	\$ 4,605.60	Plan quantity for this item was underestimated. The entire area was not considered in the design calculations to determine the plan quantity.
15	HOT-MIX ASPHALT BASE COURSE, 5-1/4"	2,628.0	SQ YD	\$ 34.00	2,409.3	(218.7)	\$ (7,435.80)	Plan quantity was not necessary.
16	BITUMINOUS MATERIALS (PRIME COAT)	1,737.0	POUND	\$ 0.01	0.0	(1,737.0)	\$ (17.37)	Plan quantity was not necessary.
18	HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50	332.0	TON	\$ 110.00	303.59	(28.41)	\$ (3,125.10)	Plan quantity was not necessary.
19	HOT-MIX ASPHALT SURFACE COURSE, IL-9.5FG, MIX "D", N50	221.0	TON	\$ 115.00	208.25	(12.75)	\$ (1,466.25)	Plan quantity was not necessary.
20	PORTLAND CEMENT CONCRETE SIDEWALK, 5-INCH	2,531.0	SQ FT	\$ 12.50	2,908.6	377.6	\$ 4,720.00	Additional quantity required at ADA curb ramps to adhere to ADA cross-slope and running-slope requirements. Also, additional sidewalk was removed and replaced where trip hazards existed.
21	DETECTABLE WARNINGS	271.0	SQ FT	\$ 42.00	180.0	(91.0)	\$ (3,822.00)	Plan quantity was not necessary.
22	COMBINATION CURB AND GUTTER REMOVAL	1,225.0	FOOT	\$ 5.00	1,420.5	195.5	\$ 977.50	Additional quantity required to maintain drainage within curblines at each intersection on Division Street.
23	SIDEWALK REMOVAL	2,580.0	SQ FT	\$ 2.00	2,908.2	328.2	\$ 656.40	Additional quantity required at ADA curb ramps to adhere to ADA cross-slope and running-slope requirements. Also, additional sidewalk was removed and replaced where trip hazards existed.
28	STORM SEWER REMOVAL, 18"	10.0	FOOT	\$ 20.00	83.0	73.0	\$ 1,460.00	Plan quantity was underestimated.
35	COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.12	1,230.0	FOOT	\$ 42.00	1,420.5	190.5	\$ 8,001.00	Additional quantity required to maintain drainage within curblines at each intersection on Division Street.
40	THERMOPLASTIC PAVEMENT MARKING - LINE 24"	58.0	FOOT	\$ 45.00	136.0	80.0	\$ 3,600.00	Additional quantity required additional stop bars installed within the project limits.
41	STRUCTURES TO BE ADJUSTED	7.0	EACH	\$ 600.00	14.0	7.0	\$ 4,200.00	Plan quantity miscalculated the number of existing structures within Chase Avenue, Division Street, and Highland Avenue which needed adjusting prior to paving.
42	WATERMAIN FITTINGS	1,250.0	POUND	\$ 0.01	597.0	(653.0)	\$ (6.53)	Plan quantity was not necessary.
43	DRIVEWAY REMOVAL AND REPLACEMENT	285.0	SQ YD	\$ 115.00	87.9	(197.1)	\$ (22,668.50)	Plan quantity was not necessary.
44	WATER MAIN REMOVAL	87.0	FOOT	\$ 10.00	130.0	43.0	\$ 430.00	Additional quantity reflects measurement taken in field.
49	STRUCTURES TO BE REMOVED	4.0	EACH	\$ 750.00	3.0	(1.0)	\$ (750.00)	Plan quantity was not necessary.
51	EXPLORATION TRENCH, SPECIAL	1,500.0	CU FT	\$ 0.01	0.0	(1,500.0)	\$ (15.00)	Plan quantity was not necessary.
52	SANITARY SEWER SERVICE LONG	7.0	EACH	\$ 50.00	0.0	(7.0)	\$ (350.00)	Plan quantity was not necessary.
53	SANITARY SEWER SERVICE SHORT	14.0	EACH	\$ 50.00	0.0	(14.0)	\$ (700.00)	Plan quantity was not necessary.
54	CLASS D PATCHES, SPECIAL	262.0	SQ YD	\$ 56.00	724.5	462.5	\$ 25,900.00	The additional pavement quantities reflect the area of South Broadway Avenue where the new watermain was installed. This area was not accounted for in the plan quantity. The additional quantity also reflects pavement failure adjacent to the storm sewer trench due to poor underlying soil conditions on Chase Avenue. These conditions led to undermining the existing pavement structure, necessitating the removal and replacement of larger pavement areas than originally anticipated.
57	DRAINAGE STRUCTURES TO BE RECONSTRUCTED	5.0	EACH	\$ 100.00	0.0	(5.0)	\$ (500.00)	Plan quantity was not necessary.
58	DUST CONTROL WATERING	500.0	UNIT	\$ 0.01	0.0	(500.0)	\$ (5.00)	Plan quantity was not necessary.
59	SEDIMENT CONTROL, DRAINAGE STRUCTURE INLET FILTER CLEANING	28.0	EACH	\$ 10.00	0.0	(28.0)	\$ (280.00)	Plan quantity was not necessary.
60	SEDIMENT CONTROL, DRAINAGE STRUCTURE INLET FILTER	28.0	EACH	\$ 10.00	10.0	(18.0)	\$ (180.00)	Plan quantity was not necessary.
61	PAVEMENT REMOVAL (HMA)	1,050.0	SQ YD	\$ 16.00	1,132.5	82.5	\$ 1,320.00	Additional quantity reflects measurement taken in field.

NO	ITEM	CURRENT QUAN	UNIT	UNIT PRICE	REVISED QUAN	DIFFERENCE	AMOUNT	DESCRIPTION
62	PAVEMENT REMOVAL (PCC)	1,235.0	SQ YD	\$ 15.00	3,133.8	1,898.8	\$ 28,482.00	Additional quantity reflects the presence of a concrete roadway base (6.5" thick) beneath the asphalt on Chase Avenue and Division Street. This concrete base was not identified in the original plans and was unknown at the time of bidding. This required additional removal and disposal efforts beyond the scope of the original contract. Plan quantity was not necessary.
64	WATER MAIN STEEL CASING PIPE	30.0	FOOT	\$ 10.00	15.0	(15.0)	\$ (150.00)	
AUP04A	PLUG EXISTING SANITARY SEWER, 8"	1.0	EACH	\$ 300.00	2.0	1.0	\$ 300.00	The manhole at the north side of the Division Street and Highland Avenue needed to be replaced as part of the sewer separation task. This process involved disconnecting and abandoning the existing 8" line coming from the west and both ends of a 21" clay sanitary sewer entering the structure.
AUP04B	PLUG EXISTING SANITARY SEWER, 21"	1.0	EACH	\$ 900.00	2.0	1.0	\$ 900.00	See above.
AUP04I	STORM SEWER (16" PVC SDR-26, ASTM2241)	52.8	FOOT	\$ 232.00	56.0	3.2	\$ 742.40	Additional quantity reflects measurement taken in field.
AUP07	SANITARY SERVICE REMOVE & REPLACE (6" PVC SDR-26 , ASTM2241)	0.0	FOOT	\$ 90.00	11.5	11.5	\$ 1,035.00	The original clay sanitary service for 802 Division Street was connected to a sanitary manhole that was removed during the added sanitary/storm sewer separation work at the intersection of Highland Avenue and Division Street. This service was replaced with a new 6" PVC, which was connected to the newly installed 18" PVC sanitary sewer (AUP04E).
AUP08	NEW TYPE 1 FRAME & CLOSED LID	0.0	EACH	\$ 650.00	8.0	8.0	\$ 5,200.00	New frames and closed lids were installed at eight locations where the existing structures were either damaged or did not meet current Village standards.
FA01	DOWNTOWN DUE TO WATERMAIN UNABLE TO SHUT DOWN	0.0	LSUM	\$ 2,663.97	1.0	1.0	\$ 2,663.97	During the scheduled removal and replacement of the watermain at the intersection of Chase Avenue and South Broadway Avenue, the Village encountered an unexpected issue, the existing water main could not be shut down as planned. After several hours of investigation, it was determined that two existing valves had failed and could not be closed. Once this was identified, the Village located and successfully closed alternative valves, allowing the contractor to safely proceed with the scheduled work. This item accounts for the contractor's downtime while the Village determined how to isolate the existing watermain.
FA05	ROADWAY EXCAVATION ON DIVISION STREET AFTER WATERMAIN BREAK	0.0	LSUM	\$ 10,920.16	1.0	1.0	\$ 10,920.16	A break in the existing watermain occurred adjacent to 760 Division Street and was identified when water began bubbling to the surface. Upon discovery, the Village was promptly notified, and Public Works completed the repair later that evening.
TOTAL =								\$ 82,210.30