

**VILLAGE OF VERNON HILLS
ORDINANCE NO. 2017-137**

AN ORDINANCE AUTHORIZING APPROVAL OF A CONTRACT IN AN AMOUNT NOT TO EXCEED \$13,745 WITH HEZNER CORPORATION FOR CONSTRUCTION MANAGEMENT SERVICES FOR THE VILLAGE HALL REMODELING PROJECT

WHEREAS, the Village of Vernon Hills, County of Lake, State of Illinois (*"the Village"*) is a duly organized and existing municipality and unit of local government created under the provisions of the laws of the State of Illinois, and is operating under the provisions of the Illinois Municipal Code; and

WHEREAS, for several years, the Village and Park District has allowed community groups and organizations to use meeting space within the Laschen Center; and

WHEREAS, the Village and Park District has also allowed space within the Laschen Center to be used as a voting site for elections; and

WHEREAS, the Laschen Center is no longer used by the Park District and is scheduled to be closed in December, 2017, and

WHEREAS, for the purpose of finding an alternate location for community groups to hold meetings and for the purpose of finding and alternate voting site, Village Board authorized a contract with Hezner to perform a space needs and cost analysis of the Village Hall; and

WHEREAS, after review and consideration of the space needs analysis, the Village Board, at its Committee of the Whole meeting on July 5, 2017 directed that design drawings and bid specifications be prepared to remodel and upgrade the Village Hall; and

WHEREAS, upon completion of the design and bid specification documents, a Request for Proposal requesting Construction Manager at Risk services was prepared and published on October 13, 2017; and

WHEREAS, Village staff in reviewing the responses to the Request for Proposal, recommended that Hezner Corporation was the most responsive and responsible company to provide said services; and

WHEREAS, the Village Board at its meeting on December 12, 2017, concurred with staff's recommendation and determined that Hezner Corporation is the most qualified company to provide construction management services.

NOW THEREFORE BE IT RESOLVED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF VERNON HILLS, LAKE COUNTY, ILLINOIS:

SECTION 1: EXECUTION OF AGREEMENT: The Village Manager is hereby authorized to execute contracts to commit the Village to make payments to Hezner Corporation for Construction Manager at Risk Services in connection with remodeling the Village Hall, 290 Evergreen at a price not to exceed \$13,745. Said authorization is conditioned upon final review and approval of the contract agreement by the Village Attorney

SECTION 2: AUTHORIZATION & RELEASE OF PAYMENT: The Finance Director is hereby authorized to make payment to Hezner Corporation in an amount not to exceed \$13,745.

SECTION 3: EFFECTIVE DATE: This Ordinance shall be in full force and effect from its passage and approval.

SECTION 4: ORDINANCE NUMBER: This Ordinance shall be known as Ordinance Number 2017-137.

Dated the 12th day of December, 2017

Adopted by roll call votes as follows:

AYES: 4 – Koch, Schultz, Hebda, Takaoka,

NAYS: 0 - None

ABSENT AND NOT VOTING: 2 – Marquardt, Oppenheim



Roger L. Byrne, Village President

PASSED: 12/12/2017

APPROVED: 12/12/2017

ATTEST: 

John Kalmar, Village Clerk



OWNER – CONSTRUCTION MANAGER **PRECONSTRUCTION PHASE AGREEMENT**

This Agreement is made on December 31, 2017, between the Village of Vernon Hills (herein after referred to as the Owner) and Hezcorp Construction Services, Inc. (herein after referred to as the Construction Manager) for the following Project:

The Construction Manager shall provide preconstruction phase services for the Owner's Village Hall Interior Alterations Remodeling at 290 Evergreen Drive, Vernon Hills, IL.

The Architect/Engineer is The Hezner Corporation (herein after referred to as the Architect).

The Owner and Construction Manager agree as set forth below:

1.1 Preconstruction Phase

- 1.1.1 Owner shall have the Architect to provide a complete electronic copy set of drawings and specifications to the Construction Manager for his use of the Interior Alterations Remodeling at 290 Evergreen Drive, Vernon Hills, IL prepared by The Hezner Corporation dated 9/19/2017.
- 1.1.2 The Construction Manager shall develop a Master Plan Schedule (herein after referred to as MPS) that will be used for competitive public trade bidding and that will be updated periodically during the construction phase.
- 1.1.3 The Construction Manager shall develop a list of known and qualified Trade Bidders (including Trade Bidders the Owner and/or Architect wish to be considered), and shall prepare the Invitation to Bid and Trade Bid packages, publicly advertise and distribute the Bid Documents for competitive bids. All Bid Documents shall be subject to review and approval by Owner prior to finalization of the Bid Documents.
- 1.1.4 The Construction Manager shall coordinate and publicly bid, co-chair (with the Owner and Architect) the Trade public pre-bid meeting and the Trade public bid opening.
- 1.1.5 Following the Trade public bid opening, the Construction Manager shall evaluate and qualify all Trade bid proposals received, review bid results with the Owner and Architect, and then recommend award to the lowest and most responsible Bidder for each Trade, and then enter into a Contract with each selected Trade to compete the Work agreed to with the Owner.
- 1.1.6 The Construction Manager shall expedite and coordinate the ordering and delivery of all construction materials as required, including long-lead-time items, required for the necessary completion of the project.

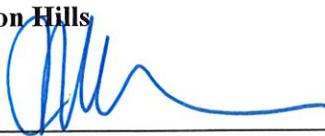
At completion of the public bid and upon approval of the Public Bid by the Village of Vernon Hills and before construction begins, the Owner (Village of Vernon Hills) and Construction Manager (Hezcorp Construction Services) will enter into a contract for a guaranteed maximum contract sum determined by the public bid plus a 3% contingency which shall inure to the benefit of the Owner to the extent not exhausted or applied for the Construction Manager's exclusive use to cover those costs considered reimbursable as the construction cost of the work, but not included in a change order, including all elements of normal industry construction included, designed and/or specified by the Architect to be provided by the trade contractors to fulfill their obligations under the Construction Manager and trade contractor's agreements.

2.1 Preconstruction Fee:

2.2.1 The Preconstruction fee is a lump sum amount of \$5,000.00. The \$5,000 shall be invoiced and paid for as follows; a) \$2,500 shall be invoiced for December 31, 2017, and b) \$2,500 shall be invoiced for January 31, 2018. Payment is due within twenty-five (25) days of the Owner's receipt of the Construction Manager's invoice.

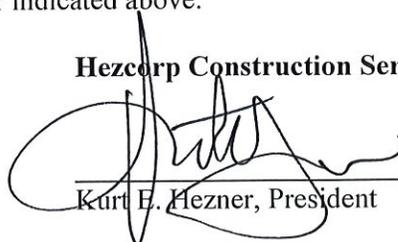
This Agreement entered into as of the day and year indicated above.

Village of Vernon Hills



John Kalmar, Village Manager

Hezcorp Construction Services, Inc.



Kurt E. Hezner, President



The Hezner Corporation
Architectural Services
678 Broadway Street
Suite 100
Libertyville, IL 60048-2325

T 847-918-3800
F 847-549-7633
E hezner@hezner.biz

MEMO

Date: 12/27/2017
To: Mike Atkinson mikeat@vhills.org
Keith Schodin..... keiths@hezner.biz
Kurt Hezner kurth@hezner.biz
From: Pat Green..... patg@hezner.biz847-918-3800 ext 112
Job: C-909
RE: Vernon Hills Village Hall Interior Alterations, 290 Evergreen Drive, Vernon Hills, IL 60061

Text for publication of the subcontractor bid for this project is as follows:

SUBCONTRACTOR BID NOTICE

Notice is hereby given that sealed bids will be received at **Vernon Hills Village Hall until 2:00 p.m. CST, Monday, January 22, 2018** for the interior alterations at the Vernon Hills Village Hall, 290 Evergreen Drive, Vernon Hills, IL 60061 to rework a portion of the first floor open office space to create a new meeting room and supporting spaces. Public bid opening will occur immediately following close of bidding at 2:00 p.m., Monday, January 22, 2018

The Village of Vernon Hills and Hezcorp Construction Services, the Construction Manager as Constructor for this project, are accepting subcontractor bids for selective demolition, concrete repair, miscellaneous steel, carpentry, millwork, firestopping, caulking, HM frames, wood doors, glass entry system, finish hardware, metal stud and gypsum board, tiling, acoustical ceilings, carpeting, painting, fire extinguishers and cabinets, rework of window treatment, furniture fire sprinklers, HVAC, electrical, lighting and lighting controls, ICT structured cabling, access control, fire alarm, existing condition protection, and final cleaning. No general contractor bids will be accepted. Email Hezner@hezner.biz to receive instructions for downloading the Bid Documents. The pre-bid site visit will be held at the site at 10:00 a.m., Friday, January 12, 2018. Bid Documents will be available starting Friday, January 8, 2018. Phone 847-918-3800 extension 112 for additional information.