



DATE: January 5, 2026

MEMO TO: Sara Knizhnik, Chair
Operations Committee

FROM: Daniel E. Stearns
Director of Facilities

RECOMMENDATION: Approve Change Order No. 3 to the Contract with Alfa Chicago, Inc. increasing the Contract Price for Construction Services for Renovations to the Adlai E. Stevenson Historic Home in the amount of \$34,009.00.

STRATEGIC DIRECTION SUPPORTED: Organizational Sustainability

FINANCIAL DATA: A project for exterior renovation of the Adlai E. Stevenson Historic Home (“Historic Home”) was approved pursuant to a \$1,100,000 grant funded by the Illinois Department of Commerce and Economic Opportunity (DCEO), project #62611 (the “Grant”). The District approved a contract with Alfa Chicago, Inc. for construction services for this project in the amount of \$888,700.00 (“Original Contract”). As discussed in the Background section below, additional construction services are required in the amount of \$34,009.00, which will be funded from the remaining Grant balance and charged to account 39104100-803000-62611.

The District previously approved Change Order Nos. 1 and 2 to the Original Contract, which granted time extensions only. The proposed Change Order No. 3 will increase the total contract price with Alfa Chicago, Inc. to \$922,709.00.

The total cost of the project including construction costs, architectural fees and other project costs will be \$1,089,064.44.

BACKGROUND: The Historic Home was donated to the District as part of a 40-acre estate in 1974 by the Edison Dick family. The property is significant because of its association with an influential United States political figure, and also because of its architectural importance. In 2003, the Historic Home was designated and listed on the National Register of Historic Places and in 2014 was recognized as a National Historic Landmark.

In April of 2023, the District Board accepted the Grant for exterior rehabilitation of the Historic Home. To comply with the Grant terms, the plans for renovation of the Historic Home must conform with the Secretary of the Interior’s Standards for Historic Rehabilitation and be submitted for approval by the Illinois State Historic Preservation Office (SHPO) of the Illinois Department of Natural Resources.

In June of 2024, the SHPO provided conditional approval of plans submitted by the District to stabilize the building envelope to stop the deterioration of the building while restoring the historic aspects of the Historic Home and retaining its architectural significance. At the time the Original Contract was awarded to Alfa Chicago, Inc., it was evident that the Historic Home had suffered deterioration, the extent of which would not be clear until demolition began. As a result, the \$1,100,000.00 project budget included a \$80,000.00 owner's contingency.

Demolition subsequently revealed the necessity of additional work including: (i) replacing sheathing and vapor barriers before siding the building, (ii) shoring up sections of the foundation, and (iii) completely demolishing and reconstructing the north patio. That additional work exceeds the amount of the budgeted contingency by \$34,009.00 and, therefore, requires a change order to increase the total contract price to \$922,709.00.

Staff recommends approval of Change Order No. 3 to complete restoration of the Historic Home building envelope to the standards indicated by SHPO. Per the Purchasing Policy, Change Order No. 3 may be approved by the Committee because the net increase of \$34,009.00 is greater than the statutory competitive bidding threshold but is less than 50% of the total project cost (it is approximately a 3.83% increase).

REVIEW BY OTHERS: Chief Operations Officer, Director of Finance, Manager of Board Operations, and Corporate Counsel.

COMMITTEE MOTION: Motion to approve Change Order No. 3 to Alfa Chicago, Inc., in the amount of \$34,009.00 in substantially the form attached hereto, for the following reasons:

- a. The circumstances necessitating the Change Order were not reasonably foreseeable at the time the Original Contract was signed;
- b. The Change Order is germane to the Original Contract, as signed; and
- c. The Change Order is in the best interest of the District.

APPROVED:

Date: _____ Roll Call Vote: Ayes: _____ Nays: _____
 Voice Vote Majority Ayes; Nays: _____

CHANGE ORDER

Date: 11/10/2025
Purchase Order #: 20250136

Change Order #: 3
Original Contract Date: 02/25/2025

PROJECT INFORMATION

Project Number: 24033
Project Name: Adlai E. Stevenson Home Rehabilitation

Project Site(s) (Preserves): _____
Captain Daniel Wright Woods

CHANGE IN CONTRACT PRICE

To the Contractor: **You are hereby authorized to make the following changes, subject to the Contract provisions:**
(attach additional pages as needed)

Item	DETAILED DESCRIPTION	PRICE
1	Rebuilding of the North Patio due to structural rot.	\$ 19,562.00
2	Repair to the east foundation wall.	\$ 7,740.00
3	Replacement of the existing plywood sheeting with structural plywood.	\$ 6,707.00
	TOTAL	\$ 34,009.00
	ORIGINAL CONTRACT PRICE:	\$ 888,700.00
	Net Change of previous Change Orders (if any, list below): <i>** if no previous Change Orders, enter '0'</i>	\$ -
CO1	Time extension ONLY	\$ -
CO2	Time extension ONLY	\$ -
	Contract Price Prior to this Change Order: (as amended by previous Change Orders (if any))	\$ 888,700.00
	Total Amount of THIS Change Order:	\$ 34,009.00
	NEW CONTRACT PRICE:	\$ 922,709.00
	NET CHANGE: from Original Contract Price resulting from this Change Order and all previous Change Orders <i>** if greater than \$30,000.00, Committee approval is needed.</i>	\$ 34,009.00
	PERCENTAGE OF NET CHANGE: from Original Contract Price resulting from this Change Order and all previous Change Orders <i>** if Original Contract Price is over \$30,000 and this is 25% or greater, Committee approval is needed.</i>	3.83%

CHANGE IN CONTRACT TIME

Original Contract Commencement Date: 05/01/2025

Original Completion Date: 09/30/2025

New Contract Commencement Date: _____

New Completion Date: 12/18/2025

DETERMINATION

*** Written Determination is required for changes of \$10,000 or more and/or time extension of 30 days or more*

Owner's Department Director and/or Standing Committee(s) hereby determine (select all that apply (with an 'X')):

- The circumstances necessitating the Change Order were not reasonably foreseeable at the time the contract was signed;
- The Change Order is germane to the original Contract, as signed; and
- The Change Order is in the best interest of the Owner and is authorized by law.

This Written Determination and this Change Order shall (i) be preserved in the Owner's file for the Contract and open to the public for inspection and (ii) constitute the Written Determination required by 720 ILCS 5/33E-9.

LCFPD PROJECT MANAGER INFORMATION AND RECOMMENDATION

Department: Facilities

Project Manager Phone #: 847-968-3281

Project Manager: Patrick Bovill

Project Manager Email: pbovill@LCFPD.org

Patrick Bovill
Project Manager Name

Signature

Date

LCFPD DEPARTMENT DIRECTOR APPROVAL

Daniel Stearns
Department Director Name

Signature

Date

CONTRACTOR INFORMATION AND APPROVAL

Contractor Name: Alfa Chicago Inc.

Contractor Address: 4100 W. Belmont Ave., Chicago, IL 60641

Contact (Name): Wes Khan

Contact Phone#: 312-772-5300

Contact Email: alfachicagoinc@gmail.com

For Public Works contracts, Contractor also certifies that this Change Order will not cause or result in an increase in the price of any subcontract under the contract that is 50% or more of such original subcontract's price.

Wes Khan, President
Contractor Name, Title

Signature

Date

FOR OFFICE USE ONLY

Account Code(s): _____

In AdobeSign:
Route to Project Manager, Director, Contractor
Add CC: Purchasing
If Committee approval needed, attach to recommendation
Attach into TCM in Munis