

AGENDA
REGULAR MEETING OF THE BOARD OF TRUSTEES
350 VICTORY DRIVE
PARK FOREST, ILLINOIS

Village Hall - Board Room

7:00 p.m.

January 20, 2026

Roll Call

Pledge of Allegiance

Reports of Village Officers

Mayor

Village Attorney

Village Manager

Village Clerk

Reports of Commission Liaisons and Committee Chairpersons

Citizens Comments, Observations, Petitions

Motion: Approval of Consent

CONSENT:

1. A Motion approving the minutes of the Rules and Special Regular meetings of Monday, January 5, 2026
2. A Resolution to appoint Mayor Joseph Woods and Carrie Malfeo to SSMMA's Environmental Justice Committee to represent the Village of Park Forest

DEBATABLE:

3. An Ordinance Establishing a Foreclosure Registry Program (Final Reading)
4. A Motion approving a Professional Service Agreement with HERA Property Registry, LLC
5. A Motion approving the 2026 Water Main Improvement Contract
6. A Motion approving an Engineering Services Agreement for construction engineering for the 2026 Water Main Improvement project
7. A Motion approving the bid of S&S Construction for the buildout of 346 Victory Drive in an amount not to exceed \$29,056.50
8. A Motion authorizing the Village Manager to hire Special Counsel for specific Village litigation

Adjournment to Executive Session – As permitted by the Open Meetings Act by 5 ILCS 120/2 section 2(c) (11) to discuss Litigation

NOTE: Copies of Agendas Available in the Lobby of Village Hall and the full Agenda packet is posted on the Village website at <https://villageofparkforest.com/AgendaCenter>

Any individual with a disability requesting reasonable accommodation to participate in a public meeting should contact the Village Manager's Office at least 48 hours in advance of the scheduled meeting. The Village Manager's Office can be reached via telephone at (708) 283-5605 or (708) 748-1129 or via e-mail athurston@vopf.com. Every effort will be made to allow for meeting participation.

**A PROCLAMATION EXPRESSING GRATITUDE
TO BLAKE-LAMB FUNERAL HOME FOR ITS COMPASSIONATE SERVICE
TO THE VILLAGE OF PARK FOREST**

- WHEREAS,** Blake-Lamb Funeral Home has been a respected member of the Oak Lawn community since 1961, when it was founded by M.J. Lamb and his sons, Matt Jr. and Richard, continuing a family legacy in funeral service that began in 1880 with the Blake family in Chicago; and
- WHEREAS,** the Blake-Lamb tradition of care, professionalism, and service has spanned generations, earning national recognition in 1961 when its Oak Lawn chapel was honored as the Preferred Funeral Directors International's *Most Outstanding Funeral Home of the Year*; and
- WHEREAS,** on December 3, 2025, the Village of Park Forest suffered a profound loss with the line-of-duty death of Park Forest Police Officer Tim Jones, a dedicated public servant who gave his life in service to the safety and well-being of the community; and
- WHEREAS,** during a time of deep grief and mourning, Blake-Lamb Funeral Home demonstrated extraordinary compassion and generosity by covering the funeral expenses for Officer Jones, easing the burden on his family and honoring his sacrifice with dignity and respect; and
- WHEREAS,** this selfless act reflects the highest values of community service, empathy, and support for those who dedicate their lives to protecting others, and stands as a meaningful gesture of solidarity with the Park Forest Police Department and the residents it serves;

NOW, THEREFORE, BE IT PROCLAIMED by the Mayor and the Board of Trustees of the Village of Park Forest, Cook and Will Counties, Illinois, that the Village hereby extends its sincere gratitude and appreciation to **Blake-Lamb Funeral Home** for its generosity, compassion, and unwavering support during one of the Village's most difficult moments; and **BE IT FURTHER PROCLAIMED** that the Village of Park Forest honors the life, service, and sacrifice of **Officer Tim Jones**, and thanks Blake-Lamb Funeral Home for helping ensure he was laid to rest with the dignity and honor he so greatly deserved.

PROCLAIMED this 20th day of January, 2025.

Joseph A. Woods, Mayor/Village President

**A PROCLAMATION HONORING DOUG PRICE FOR SERVICE ON THE
PLANNING AND ZONING COMMISSIONER**

- WHEREAS,** Doug has served with distinction as a member of the Planning and Zoning Commission since December 21, 1998, dedicating more than 26 years of thoughtful, consistent, and principled service to the community; and
- WHEREAS,** throughout his tenure Doug has been an essential and respected voice on the Commission, known for keeping deliberations focused, productive, and grounded in sound planning principles; and
- WHEREAS,** Doug has provided invaluable historical perspective to the Commission, ensuring continuity of institutional knowledge and helping current and future members understand the long-term implications of land use and policy decisions; and
- WHEREAS,** Doug has actively supported and contributed to numerous foundational planning efforts that have shaped the Village’s growth, sustainability, and economic vitality, including but not limited to:
- Downtown Master Plan (2023)
 - Climate Action and Resilience Plan (2019)
 - Comprehensive Housing Plan (2018)
 - Hidden Meadows Plan (2015)
 - Bike and Pedestrian Plan (2014)
 - Homes for a Changing Region Report (2012)
 - Sustainability Plan (2012)
 - Strategic Plan for Land Use and Economic Development (2008)
 - Downtown Master Plan (2002); and
- WHEREAS,** among his most significant and lasting contributions was Doug’s leadership and support for the 2008 211th Street Metra Station Transit-Oriented Development (TOD) Study and the resulting 2012 TOD Implementation Plan, a visionary effort that continues to guide reinvestment and transit-oriented growth and is currently advancing through a formal Request for Proposals process; and
- WHEREAS,** Doug further demonstrated his commitment to public service by serving in the leadership role of Vice-Chair of the Planning and Zoning Commission, providing steady guidance, mentorship, and collaboration to fellow commissioners and staff; and
- WHEREAS,** Doug’s dedication, professionalism, and unwavering commitment to thoughtful planning have left a lasting impact on the Village and have strengthened the Commission’s ability to serve the public interest;

NOW, THEREFORE, I, Mayor Joseph A. Woods, and the Board of Trustees of the Village of Park Forest, Cook and Will Counties, that the Village formally recognizes and commends Doug Price for his exemplary service on the Planning and Zoning Commission and expresses its sincere appreciation for his decades of leadership, insight, and devotion to the community;

BE IT FURTHER PROCLAIMED, that this Proclamation is adopted as a formal expression of gratitude and respect for Doug’s contributions and as a record of his legacy in shaping the Village’s planning and development.

PROCLAIMED this 20th day of January, 2026.

Joseph A. Woods, Mayor/Village President

Park Forest Planning and Zoning Commission

**RULES MEETING OF THE BOARD OF TRUSTEES
VILLAGE OF PARK FOREST, 350 VICTORY DRIVE, PARK FOREST, ILLINOIS
COOK AND WILL COUNTIES**

Village Hall

Boardroom 7:00 p.m.

January 5, 2026

IN ATTENDANCE: Trustee Theresa Settles, Trustee Tiffani Graham, Trustee Erin Slone, Trustee Maya Hardy, and Trustee John Moore

ABSENT: Trustee Randall White and Mayor Joseph Woods

STAFF IN ATTENDANCE: Village Manager Jon Kindseth, Police Chief Brian Rzyski, Fire Chief Mark Cotrano, Deputy Fire Chief Taylor Bordewyk, Village Attorney Leslie Kennedy, Assistant Village Manager Jason Miller, Director of Economic Development and Planning Sandra Zoellner, Director of Recreation, Parks, and Community Health Kevin Adams, Director of Public Works Roderick Ysaguirre, Director of Community Development Jerry Martin, IT Coordinator Mark Geising, Assistant Director of Public Works Nick Christy, Communication Coordinator Joshua Vinson, and Cultural Arts Supervisor Victor Blackful

OTHERS IN ATTENDANCE: Gary Kopycinski, eNews Park Forest; Jerry Shnay, reporter

Roll Call

Trustee Settles called the meeting to order at 7:00 P.M. and asked Clerk McGann to call the roll. In the absence of Mayor Woods, Senior Trustee Settles is appointed President Pro Tem.

President Pro Tem Settles asked for a motion to adjourn into executive session as per the Open Meetings Act (see below). The motion was moved by Trustee Graham and seconded by Trustee Slone. A roll call vote was called with the following results: five (5) ayes, no (0) nays and two (2) absent. President Pro Tem Settles said the members will reconvene for the Rules Meeting after the Executive Session has ended.

Adjourn to Executive Session – As permitted by the Open Meetings Act by 5 ILCS 120/2/ Section 2(c) to discuss (5) The purchase or lease of real property for the use of the public body, including meetings held for the purpose of discussing whether a particular parcel should be acquired

President Pro Tem Settles reconvened the Rules Meeting at 7:34 p.m. adding the Executive Session closed at 7:32 p.m.

1. A Resolution revising the Rules of Order and Procedure of the Mayor and Board of Trustees and adopting the Meeting schedule for 2026

Manager Kindseth explained the resolution changing the monthly number of board meetings and other specifics to the meetings, i.e. length of comments by residents. There will continue to be an option to call a special meeting if needed. President Pro Tem Settles asked if there were any questions or comments. Hearing none, this item will be on the agenda for action at tonight's meeting.

2. A Resolution Authorizing an Intergovernmental Agreement between the Village of Park Forest and the Will County Forest Preserve

Manager Kindseth said this resolution is an intergovernmental agreement (IGA) among the Village, IDR, University Park, and the Will County Forest Preserve. Assistant Directory Christy explained an old issue regarding access to storm sewers when repairs are required at Thorn Creek. He said they have come up with a compromise regarding the property owned by the Village and an easement to allow for access if the water main in the area needed repair. The compromise included waving the money said to be owed to WCFP for trees that had been removed. President Pro Tem Settles asked the Board if there were any questions or comments. When Trustee Slone asked about getting permission to cut trees in the future, Assistant Director Christy said the Village stay on their property but will notify them if there is a need to cut down any trees. There is a 99 year agreement with WCFP that will allow maintenance of the storm sewers across from 174 Monee Road. Manager Kindseth added that this secures the easements and waves the cost of the trees that were previously removed. When Trustee Moore asked if the agreement was binding, Manager Kindseth said it is. Hearing no other questions or comments, this item will be on the agenda for action at tonight's meeting.

3. Engineering Services Agreement with Baxter and Woodman for design of culvert replacement at 23 Thorn Creek Drive

Manager Kindseth asked Assistant Director Christy to go over this item. Assistant Director Christy explained that this area on private is a trouble spot when it rains. Baxter and Woodman suggest that this area should become an easement and addressed and repaired before it collapses and causes flooding damage. President Pro Tem Settles asked the Board if there were any questions or comments. Hearing none, this item will be on the agenda for action at tonight's meeting.

4. Purchase of a Replacement of Support Vehicle for the Fire Department

Manager Kindseth this item revisits the item approved at the December 8th meeting. Chief Cotrano explained that the Fire Department was notified that the vehicle they had chosen has been discontinued. The committee reconvened and decided a hybrid was a good option for the replacement. President Pro Tem Settles asked if there were any questions or comments from the Board. When Trustee Hardy asked about the price difference, Chief Cotrano said the hybrid would be \$300 less. When Trustee Slone asked if the Village has any experience with repairs, Chief Cotrano said they will continue to work with the dealership. Manager Kindseth said the Village does have a few EVs in the water department. While it is a new area for the Village, they may have to send it out for repairs right now. Hearing no other questions or comments, this item will be on the agenda for action at tonight's meeting.

5. Purchase of a new LED sign for the Fire Department

Manager Kindseth asked Chief Cotrano to take this item. Chief Cotrano said the Fire Department's LED sign is to be replaced. There were 7 bids opened and staff recommends awarding the contract to Rodea of Lynwood. President Pro Tem Settles asked the Board if there were any questions or comments. When Trustee Moore asked if the sign would be consistency with the other Village signs, Manager Kindseth said the LED sign will be on the same operating system as the other signs to control and use consistent messages. Hearing no other questions, this item will be on the agenda for action at tonight's meeting.

Mayor's Comments

President Pro Tem Settles dispensed with the comments section of the agenda until the regular meeting.

Manager's Comments

Trustee's Comments

Attorney's Comments

Clerk Comments

Audience to Visitors

Adjournment

This concluded the Rules Meeting of the Board of Trustees Meeting. There being no further business. President Pro Tem Settles called for a motion to adjourn. Motion was made by Trustee Hardy, seconded by Trustee Moore and passed unanimously by voice vote.

The meeting was adjourned unanimously with a voice vote with the following results:

Ayes: 5

Nays: 0

Absent: 2

President Pro Tem Settles adjourned the Special Rules Meeting at 8:02 p.m.

Respectfully submitted,
Sheila McGann
Village Clerk

**SPECIAL REGULAR MEETING OF THE BOARD OF TRUSTEES
350 VICTORY DRIVE
PARK FOREST, ILLINOIS**

Village Hall

Board Room 7:00 p.m.

January 5, 2026

IN ATTENDANCE: Trustee Theresa Settles, Trustee Tiffani Graham, Trustee Erin Slone, Trustee Maya Hardy, and Trustee John Moore

ABSENT: Trustee Randall White and Mayor Joseph Woods

STAFF IN ATTENDANCE: Village Manager Jon Kindseth, Police Chief Brian Rzycki, Fire Chief Mark Cotrano, Deputy Fire Chief Taylor Bordewyk, Village Attorney Leslie Kennedy, Assistant Village Manager Jason Miller, Director of Economic Development and Planning Sandra Zoellner, Director of Recreation, Parks, and Community Health Kevin Adams, Director of Public Works Roderick Ysaguirre, Director of Community Development Jerry Martin, IT Coordinator Mark Geising, Assistant Director of Public Works Nick Christy, Communication Coordinator Joshua Vinson, and Cultural Arts Supervisor Victor Blackful

OTHERS IN ATTENDANCE: Gary Kopycinski, eNews Park Forest; Jerry Shnay, reporter

Roll Call

President Pro Tem Settles called the meeting to order at 8:02 P.M. and asked Clerk McGann to call the roll.

Pledge of Allegiance

President Pro Tem Settles led the Board and the audience in the Pledge of Allegiance.

Reports of Village Officers

Mayor

President Pro Tem Settles wished a happy new year to all.

Village Attorney

No report

Village Manager

No report

Village Clerk

No report

Reports of Commission Liaisons and Committee Chairpersons

Trustee Graham thanked the Police Department and said Detective Tim Jones' memorial was a wonderful tribute to one of our own. Commission on Human Relations will meet Tuesday, January 13th. The Youth Commission will have a workshop on Thursday, January 7th and their

monthly meeting on Wednesday, January 14th. Trustee Graham encouraged residents to attend the new exhibit opening at Tall Grass Arts Association on January 17th.

Trustee Hardy wished everyone a happy new year.

Trustee Slone said Environment Commission will meet Thursday, January 8th. She also noted that EDAG will meet Wednesday, January 14th

Trustee Moore, too, wished everyone a happy new year.

Citizens Comments, Observations, Petitions

Mr. Blackful presented a video highlighting the 2026 Main Street Nights concert series.

Motion: Approval of Consent

CONSENT:

1. Motion: A Motion approving the minutes of the Rules and Regular meeting of November 24, 2025, the Rules and Special Regular meeting of December 8, 2025

2. Resolution: A Resolution revising the Rules of Order and Procedure of the Mayor and Board of Trustees

3. Resolution: A Resolution adopting the Meeting schedule for calendar year 2026

4. Resolution: A Resolution authorizing an Intergovernmental Agreement between the Village of Park Forest and the Will County Forest Preserve transferring 94.60 acres within Thorn Creek Woods Nature Preserve to the Will County Forest Preserve

5. Motion: A Motion awarding the Engineering Services Agreement to Baxter & Woodman for the design of an 8' x 4' box culvert at 23 Thorn Creek Dr in the amount of \$46,400

6. Motion: A Motion approving the purchase of a Ford F150 Hybrid through Sourcewell cooperative procurement organization for a total cost not to exceed \$70,626.56 for the vehicle and upfitting.

7. Motion: A Motion approving the purchase of an LED Sign from Rodea in the amount of \$44,995 to replace the current sign at the Fire Station.

8. Motion: A Motion to Approve the Emergency Work Performed and Accepting the Additional Work Proposal from CABENO Environmental Field Services, LLC for 2551 Western Ave.

Approval of the consent agenda was moved by Trustee Hardy and seconded by Trustee Moore. President Pro Tem Settles asked if anyone wished any item be removed from the consent agenda for further discussion. Hearing none, a roll call vote was called by President Pro Tem Settles on the motion to approve the consent agenda.

The consent agenda was approved with the following results:

Ayes: 5

Nays: 0

Absent: 2

The consent agenda was adopted with five (5) ayes, no (0) nays and two (2) absent.

DEBATABLE:

9. Ordinance: An Ordinance Amending Chapter 42, Article I, Section 42-16 of the Code of Ordinances of the Village of Park Forest, Cook and Will Counties, Illinois (Final Reading)

President Pro Tem Settles asked for a motion. The ordinance was moved by Trustee Hardy and seconded by Trustee Moore. President Pro Tem Settles asked if there were any questions or comments on the final reading on this ordinance. Hearing none, President Pro Tem Settles called for a roll call vote by Clerk McGann. The ordinance was approved following a roll call vote with the following results:

Ayes: 5

Nays: 0

Absent: 2

The ordinance was adopted five (5) ayes, no (0) nays, and two (2) absent.

Adjournment

This concluded the Special Regular Meeting of the Board of Trustees.

There being no further business. President Pro Tem Settles called for a motion to adjourn. Motion was made by Trustee Hardy, seconded by Trustee Graham and passed unanimously by voice vote. The meeting was adjourned unanimously with a voice vote with the following results:

Ayes: 5

Nays: 0

Absent: 2

President Pro Tem Settles adjourned the Special Regular Meeting at 8:13 p.m.

Respectfully submitted,
Sheila McGann
Village Clerk

Resolution

RESOLUTION ENCOURAGING PARTICIPATION AND DESIGNATION OF A REPRESENTATIVE TO SSMMA'S ENVIRONMENTAL JUSTICE COMMITTEE

- WHEREAS,** the South Suburban Mayors and Manager Association (SSMMA) was founded in 1978 as a vital intergovernmental, not-for-profit council of governments now bringing together 45 member municipalities across Cook and Will Counties, representing nearly 750,000 residents and more than 20,000 businesses across 223 square miles; and
- WHEREAS,** SSMMA's mission called for the organization to work cooperatively on land use, transportation, legislation, economic development, solid waste management, stormwater planning, infrastructure, human resources, housing, and community development; and
- WHEREAS,** the SSMMA has constituted itself to support and provide technical assistance to its member municipalities with the aim of improving quality of life, public health, and economic resilience in the South Suburbs; and
- WHEREAS,** the SSMMA first organized itself into five committees which focused on housing, legislative and intergovernmental, management and finance, public safety, and transportation; and
- WHEREAS,** the federal government's Environmental Justice focus on critical issues affecting municipalities led the SSMMA, in 2024, to transition the Housing Collaborative to the Environmental Justice Committee to better focus efforts on the pervasive chronic issues within Southland communities, such as blight, economic hardship, disproportionately high and adverse human health conditions, and the need for safe, affordable, quality housing and opportunity for generational wealth building; and
- WHEREAS,** the Environmental Justice Committee provides a collaborative platform for municipalities and partners to address environmental challenges, identify and secure funding opportunities, and advocate for policies that promote sustainability; and
- WHEREAS,** municipal governments play a pivotal role in addressing environmental justice concerns as local leadership is essential to advancing policies and actions that benefit residents and businesses alike; and
- WHEREAS,** municipal officials and staff members bring valuable technical expertise and institutional knowledge that can strengthen the collective efforts of the Environmental Justice Committee and benefit their local community and the greater Southland region; and

WHEREAS, municipal representatives that are interested in advancing environmental justice initiatives, through the Environmental Justice Committee, will be able to actively engage with other committee members, regional partners, and agency representatives, and be advocates that identify local challenges or needs, able to serve as a liaison to the community to ensure it remains informed and contributes to regional solutions; and

WHEREAS, SSMMA recognizes the importance of municipal engagement in regional environmental justice initiatives and strongly encourages all municipalities within the Southland to appoint designated representatives to the Environmental Justice Committee.

NOW, THEREFOR, Mayors and municipal executives are encouraged to designate a representative to serve on SSMMA’s Environmental Justice Committee, to ensure consistent participation and engagement in policy discussions and learnings, and access to resources, grants, and technical assistance facilitated through the SSMMA

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Trustees of the Village of Park Forest, Cook and Will Counties, Illinois, appoint Mayor Joseph A. Woods as representative on the SSMMA’s Environmental Justice Committee and Carrie Malfeo as alternate representative.

ADOPTED this 20th day of January 2026.

APPROVED:

ATTEST:

Mayor/Village President

Village Clerk

DESIGNATION OR APPOINTMENT TO SSMMA'S ENVIRONMENTAL JUSTICE COMMITTEE:

Village of Park Forest, recognizes that we collectively strengthen our ability to address environmental injustice by actively participating in SSMMA's Environmental Justice Committee. B

As mayor or village president, I, Joseph A. Woods,
appoint Joseph A. Woods (name),
Mayor/Village President (title of
office) to be our representative on SSMMA's Environmental Justice Committee.

In addition, I name Carrie Malfeo (name),
Sustainability Coordinator (title)
to serve as our alternate municipal representative.

Dated: January 20, 2026.

Signed:

Village Mayor /President

AGENDA BRIEFING

DATE: January 20, 2026

TO: Mayor Joseph Woods
Board of Trustees

FROM: Jon Kindseth
Village Manager

RE: Consideration of Ordinance Requiring the Registration of Foreclosing Mortgaged Property in the Village of Park Forest and a 3rd party Professional Service Agreement with HERA for the provision of service of this registry.

BACKGROUND/DISCUSSION: In part, as a response to the 2008 housing bubble and resulting recession, the Village of Park Forest adopted a Vacant Property Registration Ordinance (VPRO). The Ordinance essentially requires the owners of properties that are sitting vacant for an extended period of time to register these properties with the Village as well as provide an acceptable plan of action to maintain and reoccupy the property. Hundreds of communities across Illinois and the entire country adopted similar regulations in the decade that followed. In addition to setting minimum reporting and maintenance standards for vacant properties, many of these VPROs also included similar standards for properties in foreclosure. This proposed Ordinance does this.

This foreclosure registration ordinance will help Village staff find and hold absent property owners accountable to maintain their properties. This registration process can help save time and taxpayer money by clearly placing the burden of ensuring the Village knows who to contact and hold financially responsible to keep a property maintained while it is going through the legal process of transferring ownership. By adopting this Ordinance now, we are proactively addressing and improving the noticing process of these properties before the next housing downturn that could happen. Over the past year there have been approximately 120 foreclosures filed against Park Forest properties, but 10 years ago that number was more than 750 during the same time period.

In addition to proactively adopting this now, there are two other factors contributing to the need for this Ordinance now. There were certain mortgage relief options that have been in place preventing foreclosures on FHA backed loans, that have recently expired as of October 1, 2025. This is anticipated to start a large wave of new foreclosure filings beginning this month. Additionally, whereas previously Illinois Mortgage Foreclosure Law required that notice be provided to the municipality in which a foreclosure was taking place, this noticing requirement was removed by the state legislature in 2023. Without this Ordinance, the Village of Park Forest is not required to be notified when a bank enters foreclosure proceedings on a residential or commercial property. This foreclosure registration Ordinance will help to stabilize our housing market in good times and in bad.

SCHEDULE FOR CONSIDERATION:

These two items are up for Board discussion and consideration at this meeting as the second reading.

FORECLOSURE PROPERTY ORDINANCE
ORDINANCE NO. 2026-_____ VILLAGE OF PARK FOREST, ILLINOIS

ORDINANCE 2026-

AN ORDINANCE, AMENDING CHAPTER 18, ARTICLE VI, VACANT BUILDINGS”, OF THE CODE OF ORDINANCES, VILLAGE OF PARK FOREST, COOK AND WILL COUNTIES, ILLINOIS, BY AMENDING SEC. 18-502, DEFINITIONS, AND CREATING A NEW SECTION 525 “INSPECTION AND REGISTRATION OF REAL PROPERTY UNDER FORECLOSURE”; PROVIDING FOR PURPOSE, INTENT AND APPLICABILITY OF THE ORDINANCE REQUIRING THE REGISTRATION AND MAINTENANCE OF CERTAIN REAL PROPERTY BY MORTGAGEES; PROVIDING FOR PENALTIES AND ENFORCEMENT, AS WELL AS THE REGULATION, LIMITATION AND REDUCTION OF REGISTRABLE REAL PROPERTY WITHIN THE VILLAGE; PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION, AND AN EFFECTIVE DATE.

(RECITALS)

WHEREAS, the Village of Park Forest Board of Trustees desires to update and amend its rules and regulations concerning the registration of Vacant Buildings within the Village;

WHEREAS, these amendments modify and amend Chapter 18, Article VI, Section 18-502, Definitions, and adding Section 525, “Inspection and Registration of Real Property Under Foreclosure;” and

WHEREAS, the Board of Trustees has deemed it to be in the best interest of the citizens and residents of the Village of Park Forest to amend the Ordinance and reflect this change;

WHEREAS, the Village demonstrates additions and deletions to the Code by striking out deleted text and underlining added text.

NOW, THEREFORE, be it ordained by the Village of Park Forest Board of Trustees:

Section 1: Incorporation by Reference. The above recitals and all referenced documents are incorporated herein by reference as if fully set forth herein.

Section 2: Chapter 18, Article VI, Sec. 18-502, Definitions, is revised by adding text as indicated below:

FORECLOSURE PROPERTY ORDINANCE
ORDINANCE NO. 2026- _____ VILLAGE OF PARK FOREST, ILLINOIS

Sec. 525 INSPECTION AND REGISTRATION OF REAL PROPERTY UNDER FORECLOSURE

- (a) Any Mortgagee who holds a mortgage on Real Property located within the Village shall perform an inspection of the Real Property upon Default by the mortgagor as evidenced by the filing of a Foreclosure Action, Lis Pendens, or Notice of Trustee’s Sale, thus making it a “Registrable Property”. Inspection means a careful examination of the Registrable Property to determine occupancy and if it is in compliance with all applicable building, maintenance, and housing codes.
- (b) Registrable Property inspected pursuant to subsection (a) above that remains in Foreclosure shall be inspected every thirty (30) days by the Mortgagee or Mortgagee’s designee. If an inspection shows a change in the Registrable Property’s occupancy status the Mortgagee shall, within ten (10) days of that inspection, update the occupancy status of the Registrable Property in the Registry.
- (c) Within ten (10) days of the date any Mortgagee files a Foreclosure Action, the Mortgagee shall register the Registrable Property with the Village Registry, and, at the time of registration, indicate whether the Registrable Property is Vacant, and if so shall designate in writing a Property Manager to inspect, maintain, and secure the Registrable Property subject to the mortgage under a Foreclosure Action. A separate registration is required for each Real Property subject to a Foreclosure Action, regardless of whether it is occupied or vacant.
 - i. Mortgagees who have existing Registrable Property on the effective date of this Ordinance have 30 calendar days from the effective date to register as indicated in this Section. A separate registration is required for each Real Property, whether it is vacant or occupied.
- (d) Registration pursuant to this Section shall contain the name of the Mortgagee and the mortgage servicer, the direct mailing address of both parties, a direct contact name and telephone number for both parties, a facsimile number and/or e-mail address for both parties, the folio or tax number, and the name and 24-hour contact telephone number of the property management company responsible for the security and maintenance of the Registrable Property.
- (e) At the time of initial registration each registrant shall pay a non-refundable Semi-Annual Registration fee of \$375.00 for each Registrable Property. Subsequent non-refundable Semi-Annual renewal registrations of properties and fees in the amount of \$375.00 are due within ten (10) days of the expiration of the previous registration. Said fees shall be used to offset the costs of: (1) registration and registration enforcement, (2) code enforcement and mitigation related to Defaulted Real Properties, (3) post-closing counseling and Foreclosure intervention limited to Owner-occupied persons in Default, which may not include cash and mortgage modification assistance, and (4) for any related purposes as may be adopted in the policy set forth in this Chapter. Said fees shall be utilized for the Village's Community Development Department, dedicated to the cost of implementation and

FORECLOSURE PROPERTY ORDINANCE
ORDINANCE NO. 2026-_____ VILLAGE OF PARK FOREST, ILLINOIS

enforcement of this Ordinance and fulfilling the purpose and intent of this Chapter. None of the funds provided for in this Section shall be utilized for the legal defense of Foreclosure Actions.

- (f) If the mortgage and/or servicing on a Registrable Property is sold or transferred, the new Mortgagee / Servicer is subject to all the terms of this Chapter. Within ten (10) days of the transfer, the new Mortgagee shall register the Registrable Property, if not already registered, or update the existing registration in the Registry. The previous Mortgagee(s) / Servicer(s) will not be released from the responsibility of paying all previous unpaid fees, fines, and penalties accrued during their involvement with the Registrable Property.
- (g) If the Mortgagee sells or transfers the Registrable Property in a non-arm's length transaction to a related entity or person, the transferee is subject to all the terms of this Chapter. Within ten (10) days of the transfer, the transferee shall register the Registrable Property or update the existing registration in the Registry. Any and all previous unpaid fees, fines, and penalties, regardless of who the Mortgagee was at the time registration was required, including, but not limited to, unregistered periods during the Foreclosure process, are the responsibility of the transferee and are due and payable with the registration. The previous Mortgagee will not be released from the responsibility of paying all previous unpaid fees, fines, and penalties accrued during that Mortgagee's involvement with the Registrable Property.
- (h) If the Registrable Property is not registered, or the registration fee is not paid within thirty (30) days of when the registration or renewal is required pursuant to this Section, a late fee equivalent to ten percent (10%) of the Semi-Annual Registration fee shall be charged for every thirty-day period (30), or portion thereof, the Registrable Property is not registered and shall be due and payable with the registration.
- (i) This Section shall also apply to Real Property that has been the subject of a foreclosure sale where title is transferred to the Mortgagee as well as any Real Property transferred to the Mortgagee under a deed in lieu of foreclosure or by any other legal means.
- (j) Properties subject to this Section shall remain subject to the Semi-Annual Registration requirement, and the inspection, security, and maintenance standards of this Section as long as the Real Property remains Registrable Property.
- (k) Any person or corporation that has registered a Registrable Property under this Section must report any change of information contained in the Village's Registry within ten (10) days of the change to the Village's Registry.
- (l) Failure of the Mortgagee and/or property Owner of record to properly register or to modify the registration to reflect a change of circumstances as required by this Ordinance is a violation of this Chapter and shall be subject to enforcement by any of the enforcement means available to the Village.

FORECLOSURE PROPERTY ORDINANCE
ORDINANCE NO. 2026-_____ VILLAGE OF PARK FOREST, ILLINOIS

- (m) Properties subject to this Section are required to be maintained and secured in accordance with the applicable code(s) of the Village.
- (n) If any Registrable Property is in violation of this Section, the Village may take the necessary action to ensure compliance with and/or place a lien on the Registrable Property for the cost of the outstanding obligation and any additional cost incurred to bring the Registrable Property into compliance.

Section 4: Repeal. All ordinances, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance, are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

Section 5: Severability. The provisions of this Ordinance shall be deemed severable and the invalidity or unenforceability of any one provision, part, or clause thereof shall not affect the validity or enforceability of the other provisions, parts, or clauses hereof. If any provision or clause of this Ordinance, or portion thereof, shall be held by any court or other tribunal of competent jurisdiction to be illegal, void, or unenforceable in such jurisdiction, the remainder of such provision shall not be thereby affected and shall be given full effect, without regard to the invalid portion.

Section 6: It is the intention of the Board of Trustees and it is hereby ordained that the provision of this Ordinance shall become and be made part of the Code of Ordinances, Village of Park Forest, Cook and Will Counties, Illinois, and that the sections of this Ordinance may be renumbered or re-lettered, and the word “Ordinance” may be changed to “Section,” “Article” or such other word or phrase in order to accomplish such intention.

Section 7: Effective Date. This Ordinance shall become effective upon passage.

Passed this 20th day of January 2026.

APPROVED:

ATTEST:

Joseph A. Woods, Village President/Mayor

Sheila McGann, Village Clerk

AYES:

NAY:

ABSENT:

PROFESSIONAL SERVICES AGREEMENT

THIS PROFESSIONAL SERVICES AGREEMENT (this "Agreement") is made and entered into this ____ day of January, 2026 (the "Effective Date") by and between HERA PROPERTY REGISTRY, LLC, a Florida Limited Liability Company with an address at 1917 S. Harbor City Blvd., Melbourne, FL 32901 ("HERA") and VILLAGE OF PARK FOREST, ILLINOIS, with an address at 350 Victory Drive, Park Forest, IL 60466 (the "Village") (Hera and the Village may be sometimes referred to as a "Party", or collectively as the "Parties").

WITNESSETH:

I. SCOPE OF REPRESENTATION

- A. The Village hereby retains HERA to represent the Village in providing property registration services for the Village's foreclosure property registration ordinance, Ordinance No. _____, "Registration of Foreclosing Mortgaged Property" (the "Ordinance").
- B. As is further set forth herein, the Village hereby authorizes HERA to represent the Village's interests in providing foreclosure property registration services pursuant to the Ordinance.

II. DUTIES OF HERA

A. Ordinance Registration Services

- 1. Registration Services: HERA shall provide an online foreclosure property registration service for the Village pursuant to the Ordinance via HERA's online proprietary platform ("HERA's Platform") used for municipalities throughout the United States ("Registrations Services").
- 2. Monitoring: HERA shall monitor mortgage defaults and other property registration triggers under the Ordinance and shall use its best efforts to identify and send notice to the mortgagee or other responsible party obligated to register the property.
- 3. Collection: Collection of all registration fees are to be paid to HERA through the HERA Platform, and upon receipt, HERA shall promptly deposit all fees received into its separate trust account maintained in a federally insured bank for the benefit of HERA clients, including the Village.
- 4. Training and Support: HERA shall provide prompt training and support for Village staff and responsible parties.
- 5. Other Services: Such other requests which are mutually agreed upon to be included in the Services provided hereunder and set forth in an Addendum to be executed by both Parties.

III. PAYMENT FOR HERA'S SERVICES AND NET REMITTANCE TO THE VILLAGE

- A. No Up-Front Cost: Access to the HERA Foreclosure Registration Platform is provided at no up-front cost to the Village and is included in the amounts otherwise paid to HERA hereunder.
- B. Remittance to HERA: HERA shall be entitled to one hundred twenty-five dollars (\$125.00) of each gross registration fee and 20% of any late fees received each month during the Term.
- C. Remittance to Village: The amount payable to the Village, less any expenses (described in D below), shall be the "net remittance" paid to the Village on or before the fifteenth (15th) day of the month following the month then ended in which the gross registration fees are received and any expenses incurred. The net remittance shall be accompanied with a remittance report detailing the gross registration fees received and an invoice for expenses, if any, incurred during each month.
- D. Expenses: Should any reasonable and necessary expenses be incurred by HERA related with obtaining information to perform the services herein, including but not limited to mailing expenses, property owner identification, or for a FOIA or similar request that is not routine and customary, an estimate shall first be submitted to the Village for its prior approval before being incurred by HERA. Should there be an expense

required for public/official record data acquisition integral to the performance of the Registration Services the actual costs of said expenses shall be borne by the Village and added to the invoice for HERA's Net Remittance. If said expenses are for an entire county, the expense shall be divided equally between all communities partnered with HERA within the county at that time. If there is a change in the number of communities partnered with HERA in the county during the Term, the county public record access fee will be adjusted accordingly to maintain an even cost-sharing by all communities within the county.

IV.

ONGOING SUPPORT AND MAINTENANCE

- A. HERA shall provide all support and maintenance required in connection with the Services, including but not limited to:
 - 1. Training and support for Village staff and responsible parties; and
 - 2. Collection and remittance of registration fees and any late fees or penalties.
- B. The Village shall provide the following support and maintenance required in connection with the Services, including but not limited to:
 - 1. Provide support and work diligently with HERA in connection with HERA's onboarding process including acceptance of the "Due Diligence Worksheet" (attached hereto as Exhibit A) and completion of the "Onboarding Memorandum";
 - 2. Promptly notify HERA within 10 days of any amendment, supplement, or resolution affecting the Ordinance;
 - 3. The Village shall provide all support and information, including additional information reasonably requested by HERA, required in connection with the Services Hera provides hereunder; and
 - 4. Provide, and maintain any change in, contact information for Village responsible parties in connection with HERA's services hereunder.

V. OWNERSHIP AND USE OF DOCUMENTS

All documents, records, applications, files and other materials produced by HERA in connection with the Services rendered pursuant to this Agreement shall, so long as the Village has paid all compensation due HERA hereunder, be the property of the Village and shall be provided to the Village upon written request. Notwithstanding anything herein to the contrary, the Village hereby grants HERA a royalty free irrevocable license in perpetuity and shall be permitted to use the Village logo, name, image and likeness, and to retain copies, including reproducible copies, of drawings and specifications for information, reference, and use in connection with Hera Property Registry, LLC's business, including without limitation, use in demonstrations, on www.heraregistry.com, client lists, promotional materials and across all of its social media platforms. This covenant shall survive termination of this Agreement (regardless of the reason) indefinitely.

VI. SURVIVAL

Except as otherwise set forth herein to the contrary, the expiration or termination of this Agreement will not extinguish the rights of either Party that accrue prior to expiration, termination or any obligations that extend beyond termination or expiration, either by their inherent nature or by their express terms.

VII. AUDIT AND RECORDS

During the Term of this Agreement and for one (1) year after termination of this Agreement, HERA shall maintain records required hereunder. At any time during the Term, upon sixty (60) days prior written notice of request from the Village to Hera, such records shall be made available for review and audit at the premises of HERA on mutually agreed upon business days only and during normal working hours. Any expenses incurred by the Village in connection with such review and audit shall be at its sole expense.

VIII. GOVERNING LAW

The validity, construction and performance of this Agreement shall be governed by the laws of the State of Illinois without giving effect to the principles of conflicts of laws and the jurisdiction of any controversy shall be in the State of Illinois.

IX. EXPENSES

During the Term, except as otherwise provided hereunder, HERA shall be responsible for all expenses and costs associated with the Services provided hereunder.

X. TERM AND TERMINATION

- A. Term: The initial term of this Agreement shall be for two (2) years from the Effective Date (the "Initial Term"). The Initial Term and any "Renewal Term" (as defined below) shall automatically be extended and renewed for successive two (2) year periods unless terminated in accordance with Section B below (each a "Renewal Term"). The Initial Term and each Renewal Term shall collectively and individually be referred to as the "Term".
- B. Termination: HERA and the Village shall have the right to terminate this Agreement upon no less than sixty (60) days' notice prior to the expiration of any Term with a written notice to the other Party of its intent to terminate. If the Parties are unable to reach an agreement prior to the expiration of the existing Term, this Agreement shall terminate at the end of the then existing Term and of no further force or effect. Upon termination, HERA shall cooperate fully with the Village and replacement third-party administrator, if any, to return all files and information, as more fully set forth herein, which obligation shall survive termination of this Agreement. In addition, upon termination, HERA shall cease all performing all Services and endeavor within sixty (60) days to process and forward any Gross Remittance owed to the Village. Net Remittance due to Hera shall not be affected by any termination.
- C. Notwithstanding the automatic renewal of the Term of this Agreement, the Parties covenant and agree that prior to any Renewal Term, they shall execute an Addendum to this Agreement to accurately reflect the Renewal Term of the then expiring Term, as well as any other agreed modifications to the Agreement, including without limitation, any adjustment to increase the Gross Registration Fees and Net Remittance to HERA approved by order, directive, or resolution by the Village, regardless of whether the Ordinance was amended.

XI. INDEPENDENT CONTRACTOR

This Agreement does not create an employee/employer relationship between the parties. It is the intent of the parties that HERA is an independent contractor under this Agreement and not the Village's employee for all purposes, including but not limited to the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Workers Compensation Act, and the State unemployment insurance law. This Agreement shall not be construed as creating any joint employment relationship between the Village and HERA and the Village shall not be liable for any obligation incurred by HERA, including but not limited to unpaid minimum wages and/or overtime premiums.

XII. ALL LEGAL PROVISIONS DEEMED INCLUDED: SEVERABILITY

- A. Every provision required by law to be inserted into or referenced by this Agreement is intended to be a part of this Agreement. If any such provision is not inserted or referenced or is not inserted or referenced in correct form then (i) such provision shall be deemed inserted into or referenced by this Agreement for purposes of interpretation and (ii) upon the application of either party this Agreement shall be formally

amended to comply strictly with the law, without prejudice to the rights of either party. In the event that any provision shall be deemed part of this Agreement and results in additional Services or risk to Hera, the Parties agree to any increase in fees owed to Hera arising therefrom.

- B. In the event that any provision of this Agreement shall be held to be invalid, illegal, or unenforceable, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.
- C. Each party has cooperated in the negotiation and preparation of this Agreement. Therefore, in the event that construction of this Agreement occurs, it shall not be construed against either party as drafter.

XIII. DISPUTE RESOLUTION

The Parties hereby irrevocably waive, to the fullest extent permitted by law, all rights to a trial by jury, in any action, proceedings, or counterclaim involving disputes of fact or law relating to this Agreement (each a "Dispute"). The Parties agree to resolve any Dispute to the extent possible by a half-day or full-day mediation before a certified mediator with the mediation fees to be borne by equally by the Parties. In the event that such dispute cannot be resolved by such mediation, the Parties each irrevocably and unconditionally submit and consent to personal jurisdiction exclusively in the American Arbitration Association in the District of Columbia, for the resolution of any matter arising out of or associated with this Agreement, including but not limited to any action seeking to enforce any provision of this Agreement. The arbitration filing fees shall be paid up front according to the American Arbitration Association rules then in effect and the fees and expenses of the arbitrator shall be borne equally by the Parties.

XIV. SECTION AND OTHER HEADINGS

The section and other headings contained in this Agreement are for reference purposes only and shall not affect the meaning or interpretation of this Agreement.

XV. ENTIRE AGREEMENT

Except for the Onboarding Memorandum, this Agreement represents the full and entire understanding and Agreement between the Parties with regard to the subject matter hereof and supersedes any RFP and all prior Agreements (whether written or oral) of the Parties relating to the subject matter of this Agreement.

XVI. THE VILLAGE'S SIGNATURE HEREON SHALL CONSTITUTE HERA'S AUTHORITY TO PROCEED WITH THIS REPRESENTATION AND COMMENCE ITS SERVICES AS OF THE EFFECTIVE DATE.

The Village hereby acknowledges that all the terms of this Agreement have been fully explained to the Village, and that the Village fully understands all of the provisions herein.

DATED THIS ___ day of _____, 2026.

VILLAGE OF PARK FOREST, ILLINOIS

By: _____
Name:
Title:

HERA PROPERTY REGISTRY, LLC

By: _____
Name: Clifford J. Johnson
Title: CEO

**EXHIBIT A
DUE DILIGENCE WORKSHEET**

ITEM NO.	ITEM DESCRIPTION	FORECLOSURE
1	Ordinance Reference (Ordinance No. or Code Reference)	Ordinance No. _____
2	Ordinance Effective Date	Date of acceptance of new ordinance
3	Ordinance Amendment Dates	None
4	Effective Date for Registrations with HERA	Within 30 days of Hera's acceptance of the fully executed contract
5	Registration Fee	\$375.00
6	Late Fee	10% of Registration fee after 30 days, every 30 days
7	Registration Triggers	Within 10 days of filing a foreclosure action; REO Properties (* See Nos. 3 and 4 in Footnotes, below)
8	Renewal	Semi-Annually
9	Organization Exemptions	Governmental entities (HUD, VA, USDA Rural Development)
10	Property Exemptions	None
11	Information Update	Change of Information required within 10 days of change
12	OMT / Owner Change	Update of information; new registration not required
13	Refund Policy	Non-Refundable
14	Inspections	Every 30 days from filing of foreclosure action
15	Does HERA have Existing Assessor Property Data? (Yes / No)	Yes
16	Existing Community Registrations? (Yes / No. If yes, data to be provided in Hera's spreadsheet format.)	No
17	Previous Program Administrator Registrations? (Yes / No. If yes, data to be provided in Hera's spreadsheet format.)	No
18	Remittance Process (all registration fees to be received by HERA)	Net remittance by the 15th day following the month then ended

***Footnotes**

- 1 Pre-filing (default) - captures the time period during which the terms of the mortgage are not being complied with but before a notified of default or lis pendens is filed
- 2 NOD - Notice of Default filed with public records
- 3 LP - Lis Pendens filed with public records
- 4 REO - Real Estate Owned
- 5 Vacant - per Ordinance Definition
- 6 OMT - Owner, Mortgagee, Trustee

AGENDA BRIEFING

DATE: January 8, 2026

TO: Mayor Joseph Woods
Board of Trustees

FROM: Nicholas Christie – Asst. Director of Public Works/Village Engineer

RE: Awarding of the 2026 Water Main Improvement Contract

BACKGROUND/DISCUSSION:

Water Main replacement is a priority of the Village. In recent years, the Village has set water rates to take advantage of the IEPA Public Water Supply Loan Program (PWSLP), where we benefit from substantially lower interest rates than can be obtained on the open market. Water rates are currently set to request a \$5 million loan every 5 years. Additionally, the Federal Bipartisan Infrastructure Law “BIL” placed significant additional funding into the IEPA Public Water Supply Loan Program (PWSLP). Municipalities who qualify stand to receive significant loan forgiveness or additional interest rate reduction. The IEPA’s Final Intended Use Plan for this year awarded Park Forest the following two loans:

- 1) Tamarack Standpipe Repainting: \$1,570,000 loan with \$471,000 in loan forgiveness
- 2) Water Main Improvements: \$5,148,000 loan with \$1,544,000 in loan forgiveness

On Wednesday, December 17, 2025, at 10:00 a.m., the Department of Public Works opened 4 bids for the 2026 Water Main Improvement Contract. Invitations to bid were published in the Daily Southtown, the Village’s website, and the BHFX online plan room. Additionally, a notice was sent to the entire State Directory of Minority, Women-Owned, and Veteran owned businesses inviting them to bid. Iroquois Paving, located in Watseka, IL, was the lowest qualified bidder in the amount of \$4,865,506.05. See the attached recommendation letter from Baxter and Woodman Engineering and accompanying Tabulation of Bids. Please note that an optional bid amount was requested that will allow staff to change restoration techniques from grass seed to sod, if requested by the Village Engineer. This bid option is not included in the award but provides staff with a line-item cost that may be used during construction, if needed.

The 2026 Water Main Improvement Contract project (1.95 miles total) will replace water main in the following locations: transmission line from the Water Plant north to South Street (0.15 miles), Douglas Street from Springfield to Indiana (0.35 miles), Miami Street from Suwanee to Indianwood (1.00 mile), and Somonauk Street from Shabbona to Mantua (0.45 miles). Iroquois Paving has performed numerous contracts for the Village previously and DPW has been satisfied with their work. Specifically, Iroquois recently replaced the water main on Monee Road in 2024 from Western to Blackhawk. Funds for this contract are located in the Water Fund in the Fiscal 2026 budget.

STRATEGIC PLAN IMPACTS: In February 2022, the Village Board officially adopted its current strategic planning goals. Since that date, the recommendations of staff have served to implement these goals. The 2026 Water Main Improvement Contract will specifically act on goal #3, which is to: “employ best practices to deliver high-quality services, maintain and develop infrastructure in an environmentally and fiscally sustainable manner.” The replacement of water main will improve the reliability and safety of our drinking water system. Additionally, staff securing a low interest loan, including loan forgiveness, will improve Village infrastructure in a fiscally sustainable manner.

RECOMMENDATION: Award the 2026 Water Main Improvement Contract to Iroquois Paving, located in Watseka, IL, and authorize the Village Manager to enter into said contract in the amount of \$4,865,506.05. with a 5% contingency for any additional work as determined by the Village Engineer for a total cost not to exceed \$5,108,781.35.

The Tamarack Standpipe Repainting project is currently out for bid and will be presented to the Board at a meeting in the Spring of 2026.

SCHEDULE FOR CONSIDERATION: This item will appear on the Agenda of the Regular meeting of January 20, 2026 for your discussion and consideration.

Village of Park Forest, Illinois
Somonauk, Miami, Douglas, and Water Treatment Plant Water Main Improvements

Bid Date/Time: December 17, 2025 at 10:00 AM
Engineer's Job No. 2325355.01

No.	Item	QTY	Unit	Engineer's Estimate		Iroquois Paving Corporation		Airy's Inc.		Austin Tyler Construction, Inc.		Steve Spiess Construction, Inc.	
				Unit Price	Total Price	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
BASE BID													
1	MOBILIZATION	1	LSUM	\$ 75,000.00	\$ 75,000.00	\$ 430,000.00	\$ 430,000.00	\$ 446,138.00	\$ 446,138.00	\$ 211,000.00	\$ 211,000.00	\$ 116,400.00	\$ 116,400.00
2	PRECONSTRUCTION VIDEO RECORDING	1	LSUM	\$ 15,000.00	\$ 15,000.00	\$ 2,500.00	\$ 2,500.00	\$ 2,079.00	\$ 2,079.00	\$ 3,195.00	\$ 3,195.00	\$ 5,000.00	\$ 5,000.00
3	TRAFFIC CONTROL AND PROTECTION	1	LSUM	\$ 50,000.00	\$ 50,000.00	\$ 42,500.00	\$ 42,500.00	\$ 37,198.00	\$ 37,198.00	\$ 40,000.00	\$ 40,000.00	\$ 48,088.00	\$ 48,088.00
4	RAILROAD CROSSING COORDINATION AND MOBILIZATION	1	LSUM	\$ 150,000.00	\$ 150,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,876.00	\$ 40,876.00	\$ 39,000.00	\$ 39,000.00	\$ 75,000.00	\$ 75,000.00
5	GRANULAR BACKFILL	11,300	FOOT	\$ 40.00	\$ 452,000.00	\$ 0.01	\$ 113.00	\$ 1.00	\$ 11,300.00	\$ 0.01	\$ 113.00	\$ 63.00	\$ 711,900.00
6	WATER MAIN (OPEN CUT), 4-INCH, PVC RJT	16	FOOT	\$ 130.00	\$ 2,080.00	\$ 242.50	\$ 3,880.00	\$ 349.00	\$ 5,584.00	\$ 307.00	\$ 4,912.00	\$ 239.00	\$ 3,824.00
7	WATER MAIN (OPEN CUT), 6-INCH, PVC RJT	254	FOOT	\$ 140.00	\$ 35,560.00	\$ 210.00	\$ 53,340.00	\$ 196.00	\$ 49,784.00	\$ 202.00	\$ 51,308.00	\$ 129.00	\$ 32,766.00
8	WATER MAIN (OPEN CUT), 6-INCH, DI RJT	10	FOOT	\$ 180.00	\$ 1,800.00	\$ 255.00	\$ 2,550.00	\$ 424.00	\$ 4,240.00	\$ 293.00	\$ 2,930.00	\$ 147.00	\$ 1,470.00
9	WATER MAIN (OPEN CUT), 8-INCH, PVC	6,351	FOOT	\$ 150.00	\$ 952,650.00	\$ 173.50	\$ 1,101,898.50	\$ 144.00	\$ 914,544.00	\$ 154.00	\$ 978,054.00	\$ 100.00	\$ 635,100.00
10	WATER MAIN (OPEN CUT), 8-INCH, PVC RJT	2,825	FOOT	\$ 160.00	\$ 452,000.00	\$ 173.50	\$ 490,137.50	\$ 213.00	\$ 601,725.00	\$ 220.00	\$ 621,500.00	\$ 160.00	\$ 452,000.00
11	WATER MAIN (OPEN CUT), 10-INCH, PVC RJT	76	FOOT	\$ 200.00	\$ 15,200.00	\$ 299.00	\$ 22,724.00	\$ 308.00	\$ 23,408.00	\$ 318.00	\$ 24,168.00	\$ 212.00	\$ 16,112.00
12	WATER MAIN (OPEN CUT), 12-INCH, PVC RJT	15	FOOT	\$ 200.00	\$ 3,000.00	\$ 521.00	\$ 7,815.00	\$ 338.00	\$ 5,070.00	\$ 547.00	\$ 8,205.00	\$ 243.00	\$ 3,645.00
13	WATER MAIN (OPEN CUT), 16-INCH, PVC RJT	20	FOOT	\$ 350.00	\$ 7,000.00	\$ 371.00	\$ 7,420.00	\$ 398.00	\$ 7,960.00	\$ 321.00	\$ 6,420.00	\$ 160.00	\$ 3,200.00
14	WATER MAIN (OPEN CUT), 16-INCH, DI RJT	248	FOOT	\$ 400.00	\$ 99,200.00	\$ 348.00	\$ 86,304.00	\$ 538.00	\$ 133,424.00	\$ 485.00	\$ 120,280.00	\$ 420.00	\$ 104,160.00
15	WATER MAIN (DIRECTIONALLY DRILLED), 8-INCH, PVC RJT	965	FOOT	\$ 200.00	\$ 193,000.00	\$ 146.00	\$ 140,890.00	\$ 190.00	\$ 183,350.00	\$ 223.00	\$ 215,195.00	\$ 194.00	\$ 187,210.00
16	WATER MAIN (DIRECTIONALLY DRILLED), 16-INCH, DI RJT	329	FOOT	\$ 600.00	\$ 197,400.00	\$ 314.00	\$ 103,306.00	\$ 550.00	\$ 180,950.00	\$ 496.00	\$ 163,184.00	\$ 450.00	\$ 148,050.00
17	WATER MAIN (IN JACKED CASING), 16-INCH IN 36-INCH CASING	120	FOOT	\$ 4,000.00	\$ 480,000.00	\$ 1,600.00	\$ 192,000.00	\$ 1,247.00	\$ 149,640.00	\$ 1,795.00	\$ 215,400.00	\$ 1,700.00	\$ 204,000.00
18	CASING PIPE (OPEN CUT), 16-INCH	21	FOOT	\$ 240.00	\$ 5,040.00	\$ 175.00	\$ 3,675.00	\$ 268.00	\$ 5,628.00	\$ 222.00	\$ 4,662.00	\$ 240.00	\$ 5,040.00
19	MISCELLANEOUS FITTINGS	11,000	POUND	\$ 5.00	\$ 55,000.00	\$ 0.01	\$ 110.00	\$ 1.00	\$ 11,000.00	\$ 0.01	\$ 110.00	\$ 11.00	\$ 121,000.00
20	WATER SERVICE CONNECTION - 1-INCH, SHORT SIDE	64	EACH	\$ 3,000.00	\$ 192,000.00	\$ 2,975.00	\$ 190,400.00	\$ 3,560.00	\$ 227,840.00	\$ 3,830.00	\$ 245,120.00	\$ 3,900.00	\$ 249,600.00
21	WATER SERVICE CONNECTION - 1-INCH, LONG SIDE	62	EACH	\$ 3,500.00	\$ 217,000.00	\$ 5,235.00	\$ 324,570.00	\$ 4,988.00	\$ 309,256.00	\$ 4,750.00	\$ 294,500.00	\$ 4,500.00	\$ 279,000.00
22	WATER SERVICE CASING PIPE	940	FOOT	\$ 40.00	\$ 37,600.00	\$ 9.25	\$ 8,695.00	\$ 44.00	\$ 41,360.00	\$ 0.01	\$ 9.40	\$ 51.00	\$ 47,940.00
23	CONNECTION TO EXISTING WATER MAIN (NON-PRESSURE), 4-INCH	1	EACH	\$ 4,900.00	\$ 4,900.00	\$ 2,545.00	\$ 2,545.00	\$ 6,233.00	\$ 6,233.00	\$ 7,530.00	\$ 7,530.00	\$ 9,000.00	\$ 9,000.00
24	CONNECTION TO EXISTING WATER MAIN (NON-PRESSURE), 6-INCH	7	EACH	\$ 5,000.00	\$ 35,000.00	\$ 2,700.00	\$ 18,900.00	\$ 6,434.00	\$ 45,038.00	\$ 7,720.00	\$ 54,040.00	\$ 10,000.00	\$ 70,000.00
25	CONNECTION TO EXISTING WATER MAIN (NON-PRESSURE), 8-INCH	20	EACH	\$ 5,400.00	\$ 108,000.00	\$ 2,785.00	\$ 55,700.00	\$ 6,545.00	\$ 130,900.00	\$ 7,820.00	\$ 156,400.00	\$ 11,000.00	\$ 220,000.00
26	CONNECTION TO EXISTING WATER MAIN (NON-PRESSURE), 10-INCH	2	EACH	\$ 6,400.00	\$ 12,800.00	\$ 3,090.00	\$ 6,180.00	\$ 6,934.00	\$ 13,868.00	\$ 8,180.00	\$ 16,360.00	\$ 12,000.00	\$ 24,000.00
27	CONNECTION TO EXISTING WATER MAIN (NON-PRESSURE), 12-INCH	1	EACH	\$ 6,700.00	\$ 6,700.00	\$ 3,645.00	\$ 3,645.00	\$ 7,091.00	\$ 7,091.00	\$ 8,330.00	\$ 8,330.00	\$ 13,000.00	\$ 13,000.00
28	CONNECTION TO EXISTING WATER MAIN (NON-PRESSURE), 16-INCH	2	EACH	\$ 12,000.00	\$ 24,000.00	\$ 11,355.00	\$ 22,710.00	\$ 8,548.00	\$ 17,096.00	\$ 9,690.00	\$ 19,380.00	\$ 14,000.00	\$ 28,000.00
29	GATE VALVE, 4-INCH	1	EACH	\$ 2,600.00	\$ 2,600.00	\$ 1,415.00	\$ 1,415.00	\$ 1,553.00	\$ 1,553.00	\$ 2,060.00	\$ 2,060.00	\$ 1,900.00	\$ 1,900.00
30	GATE VALVE, 8-INCH	37	EACH	\$ 3,600.00	\$ 133,200.00	\$ 2,255.00	\$ 83,435.00	\$ 2,633.00	\$ 97,421.00	\$ 3,070.00	\$ 113,590.00	\$ 2,600.00	\$ 96,200.00
31	GATE VALVE, 10-INCH	2	EACH	\$ 4,400.00	\$ 8,800.00	\$ 3,225.00	\$ 6,450.00	\$ 3,883.00	\$ 7,766.00	\$ 4,385.00	\$ 8,770.00	\$ 3,800.00	\$ 7,600.00
32	BUTTERFLY VALVE, 16-INCH	4	EACH	\$ 8,000.00	\$ 32,000.00	\$ 9,165.00	\$ 36,660.00	\$ 9,056.00	\$ 36,224.00	\$ 9,550.00	\$ 38,200.00	\$ 8,400.00	\$ 33,600.00
33	VALVE BOX	40	EACH	\$ 500.00	\$ 20,000.00	\$ 550.00	\$ 22,000.00	\$ 783.00	\$ 31,320.00	\$ 680.00	\$ 27,200.00	\$ 1,000.00	\$ 40,000.00
34	VALVE VAULT, 5-FOOT DIAMETER	4	EACH	\$ 5,000.00	\$ 20,000.00	\$ 7,095.00	\$ 28,380.00	\$ 6,026.00	\$ 24,104.00	\$ 4,985.00	\$ 19,940.00	\$ 7,000.00	\$ 28,000.00
35	VALVE VAULT (ADDITIONAL DEPTH), 5-FOOT DIAMETER	5	VFT	\$ 950.00	\$ 4,750.00	\$ 1,405.00	\$ 7,025.00	\$ 232.00	\$ 1,160.00	\$ 216.00	\$ 1,080.00	\$ 840.00	\$ 4,200.00
36	FIRE HYDRANT	9	EACH	\$ 9,000.00	\$ 81,000.00	\$ 8,325.00	\$ 74,925.00	\$ 12,499.00	\$ 112,491.00	\$ 10,700.00	\$ 96,300.00	\$ 10,000.00	\$ 90,000.00
37	FIRE HYDRANT (SPECIAL)	20	EACH	\$ 10,000.00	\$ 200,000.00	\$ 9,405.00	\$ 188,100.00	\$ 13,965.00	\$ 279,300.00	\$ 13,100.00	\$ 262,000.00	\$ 12,000.00	\$ 240,000.00
38	FIRE HYDRANT BARREL EXTENSION	5	VFT	\$ 1,250.00	\$ 6,250.00	\$ 895.00	\$ 4,475.00	\$ 976.00	\$ 4,880.00	\$ 555.00	\$ 2,775.00	\$ 1,420.00	\$ 7,100.00
39	LINE STOP, 6-INCH	2	EACH	\$ 9,000.00	\$ 18,000.00	\$ 8,980.00	\$ 17,960.00	\$ 9,968.00	\$ 19,936.00	\$ 8,420.00	\$ 16,840.00	\$ 10,200.00	\$ 20,400.00
40	LINE STOP, 8-INCH	3	EACH	\$ 10,000.00	\$ 30,000.00	\$ 9,360.00	\$ 28,080.00	\$ 10,849.00	\$ 32,547.00	\$ 8,720.00	\$ 26,160.00	\$ 10,200.00	\$ 30,600.00
41	LINE STOP, 10-INCH	1	EACH	\$ 12,000.00	\$ 12,000.00	\$ 11,890.00	\$ 11,890.00	\$ 15,436.00	\$ 15,436.00	\$ 9,970.00	\$ 9,970.00	\$ 13,200.00	\$ 13,200.00
42	LINE STOP, 12-INCH	3	EACH	\$ 14,000.00	\$ 42,000.00	\$ 12,910.00	\$ 38,730.00	\$ 17,232.00	\$ 51,696.00	\$ 10,630.00	\$ 31,890.00	\$ 14,200.00	\$ 42,600.00
43	LINE STOP, 16-INCH	1	EACH	\$ 30,000.00	\$ 30,000.00	\$ 21,420.00	\$ 21,420.00	\$ 36,115.00	\$ 36,115.00	\$ 23,390.00	\$ 23,390.00	\$ 19,500.00	\$ 19,500.00
44	FILLING OF EXISTING PIPE FOR ABANDONMENT	20	CUYD	\$ 800.00	\$ 16,000.00	\$ 1,140.00	\$ 22,800.00	\$ 1,839.00	\$ 36,780.00	\$ 1,300.00	\$ 26,000.00	\$ 1,660.00	\$ 33,200.00
45	ABANDONMENT OF EXISTING WATER MAINS AND APPURTENANCES	1	LSUM	\$ 70,000.00	\$ 70,000.00	\$ 85,000.00	\$ 85,000.00	\$ 95,966.00	\$ 95,966.00	\$ 89,000.00	\$ 89,000.00	\$ 340,000.00	\$ 340,000.00
46	SANITARY SEWER REMOVAL AND REPLACEMENT, 6-INCH	22	FOOT	\$ 190.00	\$ 4,180.00	\$ 146.00	\$ 3,212.00	\$ 95.00	\$ 2,090.00	\$ 187.00	\$ 4,114.00	\$ 210.00	\$ 4,620.00
47	SANITARY SEWER REMOVAL AND REPLACEMENT, 8-INCH	120	FOOT	\$ 200.00	\$ 24,000.00	\$ 161.00	\$ 19,320.00	\$ 93.00	\$ 11,160.00	\$ 190.00	\$ 22,800.00	\$ 273.00	\$ 32,760.00
48	STORM SEWER REMOVAL AND REPLACEMENT, 6-INCH	44	FOOT	\$ 100.00	\$ 4,400.00	\$ 146.00	\$ 6,424.00	\$ 148.00	\$ 6,512.00	\$ 141.00	\$ 6,204.00	\$ 144.00	\$ 6,336.00
49	STORM SEWER REMOVAL AND REPLACEMENT, 8-INCH	782	FOOT	\$ 130.00	\$ 101,660.00	\$ 151.00	\$ 118,082.00	\$ 152.00	\$ 118,864.00	\$ 143.00	\$ 111,826.00	\$ 149.00	\$ 116,518.00
50	STORM SEWER REMOVAL AND REPLACEMENT, 10-INCH	134	FOOT	\$ 160.00	\$ 21,440.00	\$ 148.50	\$ 19,899.00	\$ 105.00	\$ 14,070.00	\$ 157.00	\$ 21,038.00	\$ 156.00	\$ 20,904.00
51	STORM SEWER REMOVAL AND REPLACEMENT, 12-INCH	274	FOOT	\$ 200.00	\$ 54,800.00	\$ 161.50	\$ 44,251.00	\$ 112.00	\$ 30,688.00	\$ 160.00	\$ 43,840.00	\$ 188.00	\$ 51,512.00
52	STORM SEWER REMOVAL AND REPLACEMENT, 15-INCH	23	FOOT	\$ 225.00	\$ 5,175.00	\$ 227.00	\$ 5,221.00	\$ 186.00	\$ 4,278.00	\$ 188.00	\$ 4,324.00	\$ 220.00	\$ 5,060.00

No.	Item	QTY	Unit	Engineer's Estimate		Iroquois Paving Corporation		Airy's Inc.		Austin Tyler Construction, Inc.		Steve Spiess Construction, Inc.		
				Unit Price	Total Price	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	
53	STORM INLET, TYPE 11, F/G	17	EACH	\$ 2,000.00	\$ 34,000.00	\$ 2,135.00	\$ 36,295.00	\$ 1,669.00	\$ 28,373.00	\$ 2,250.00	\$ 38,250.00	\$ 2,300.00	\$ 39,100.00	
54	STORM INLET, TYPE 1, 9-INCH	14	EACH	\$ 2,000.00	\$ 28,000.00	\$ 1,895.00	\$ 26,530.00	\$ 1,669.00	\$ 23,366.00	\$ 2,210.00	\$ 30,940.00	\$ 2,010.00	\$ 28,140.00	
55	STORM MANHOLE, TYPE A, 4' DIAMETER, TYPE 1 FRAME	1	EACH	\$ 7,000.00	\$ 7,000.00	\$ 5,775.00	\$ 5,775.00	\$ 3,611.00	\$ 3,611.00	\$ 4,030.00	\$ 4,030.00	\$ 4,000.00	\$ 4,000.00	
56	STORM SEWER (OPEN CUT), 8-INCH, W/MQ PIPE	25	FOOT	\$ 145.00	\$ 3,625.00	\$ 132.50	\$ 3,312.50	\$ 160.00	\$ 4,000.00	\$ 157.00	\$ 3,925.00	\$ 133.00	\$ 3,325.00	
57	REPLACEMENT OF DRAIN TILES, 6-INCH THROUGH 12-INCH	200	FOOT	\$ 90.00	\$ 18,000.00	\$ 52.25	\$ 10,450.00	\$ 85.00	\$ 17,000.00	\$ 89.00	\$ 17,800.00	\$ 50.00	\$ 10,000.00	
58	ADJUSTING SANITARY SEWER SERVICE LINE	57	EACH	\$ 2,000.00	\$ 114,000.00	\$ 0.01	\$ 0.57	\$ 1.00	\$ 57.00	\$ 5,800.00	\$ 330,600.00	\$ 2,465.00	\$ 140,505.00	
59	INLET PROTECTION FILTER	73	EACH	\$ 200.00	\$ 14,600.00	\$ 0.01	\$ 0.73	\$ 260.00	\$ 18,980.00	\$ 95.00	\$ 6,935.00	\$ 300.00	\$ 21,900.00	
60	RESTORATION OF LAWNS AND PARKWAYS - SEED AND BLANKET	1,500	SQYD	\$ 15.00	\$ 22,500.00	\$ 11.40	\$ 17,100.00	\$ 20.00	\$ 30,000.00	\$ 13.00	\$ 19,500.00	\$ 22.00	\$ 33,000.00	
61	TEMPORARY HOT-MIX ASPHALT PAVEMENT	1,650	SQYD	\$ 40.00	\$ 66,000.00	\$ 0.01	\$ 16.50	\$ 50.00	\$ 82,500.00	\$ 31.00	\$ 51,150.00	\$ 41.00	\$ 67,650.00	
62	CLASS B PATCH, 12-INCH	100	SQYD	\$ 225.00	\$ 22,500.00	\$ 279.00	\$ 27,900.00	\$ 168.00	\$ 16,800.00	\$ 270.00	\$ 27,000.00	\$ 195.00	\$ 19,500.00	
63	STREET PAVEMENT RESTORATION, 2.5-INCH BINDER 1.5-INCH SURFACE	7,000	SQYD	\$ 45.00	\$ 315,000.00	\$ 0.01	\$ 70.00	\$ 45.00	\$ 315,000.00	\$ 70.00	\$ 490,000.00	\$ 49.00	\$ 343,000.00	
64	HOT-MIX ASPHALT DRIVEWAY REMOVAL AND REPLACEMENT, 3-INCH	100	SQYD	\$ 65.00	\$ 6,500.00	\$ 121.00	\$ 12,100.00	\$ 65.00	\$ 6,500.00	\$ 95.00	\$ 9,500.00	\$ 70.00	\$ 7,000.00	
65	PCC DRIVEWAY REMOVAL AND REPLACEMENT, 6-INCH	50	SQYD	\$ 120.00	\$ 6,000.00	\$ 164.00	\$ 8,200.00	\$ 105.00	\$ 5,250.00	\$ 138.00	\$ 6,900.00	\$ 123.00	\$ 6,150.00	
66	PCC SIDEWALK REMOVAL AND REPLACEMENT	3,250	SQFT	\$ 15.00	\$ 48,750.00	\$ 13.30	\$ 43,225.00	\$ 15.00	\$ 48,750.00	\$ 16.00	\$ 52,000.00	\$ 14.00	\$ 45,500.00	
67	PCC COMBINATION SIDEWALK REMOVAL AND REPLACEMENT	12,025	SQFT	\$ 20.00	\$ 240,500.00	\$ 14.20	\$ 170,755.00	\$ 17.00	\$ 204,425.00	\$ 20.00	\$ 240,500.00	\$ 17.00	\$ 204,425.00	
68	DETECTABLE WARNINGS	90	SQFT	\$ 50.00	\$ 4,500.00	\$ 31.00	\$ 2,790.00	\$ 30.00	\$ 2,700.00	\$ 50.00	\$ 4,500.00	\$ 28.00	\$ 2,520.00	
69	CONCRETE CURB AND GUTTER REMOVAL AND REPLACEMENT	1,300	FOOT	\$ 60.00	\$ 78,000.00	\$ 55.25	\$ 71,825.00	\$ 45.00	\$ 58,500.00	\$ 68.00	\$ 88,400.00	\$ 51.00	\$ 66,300.00	
70	PAVEMENT MARKING - LINE, 6-INCH (THERMOPLASTIC)	710	FOOT	\$ 2.50	\$ 1,775.00	\$ 2.30	\$ 1,633.00	\$ 5.00	\$ 3,550.00	\$ 2.20	\$ 1,562.00	\$ 5.00	\$ 3,550.00	
71	PAVEMENT MARKING - LINE, 12-INCH (THERMOPLASTIC)	380	FOOT	\$ 10.00	\$ 3,800.00	\$ 6.45	\$ 2,451.00	\$ 8.00	\$ 3,040.00	\$ 6.20	\$ 2,356.00	\$ 8.00	\$ 3,040.00	
72	PAVEMENT MARKING - LINE, 24-INCH (THERMOPLASTIC)	50	FOOT	\$ 15.00	\$ 750.00	\$ 17.10	\$ 855.00	\$ 13.00	\$ 650.00	\$ 16.50	\$ 825.00	\$ 15.00	\$ 750.00	
73	REMOVE AND RESET SIGNS	7	EACH	\$ 300.00	\$ 2,100.00	\$ 310.00	\$ 2,170.00	\$ 550.00	\$ 3,850.00	\$ 300.00	\$ 2,100.00	\$ 600.00	\$ 4,200.00	
74	CLEARING	1	LSUM	\$ 10,000.00	\$ 10,000.00	\$ 2,075.00	\$ 2,075.00	\$ 15,394.00	\$ 15,394.00	\$ 6,300.00	\$ 6,300.00	\$ 20,000.00	\$ 20,000.00	
75	FENCE TO BE REMOVED AND RE-ERECTED	50	FOOT	\$ 150.00	\$ 7,500.00	\$ 81.50	\$ 4,075.00	\$ 94.00	\$ 4,700.00	\$ 50.00	\$ 2,500.00	\$ 50.00	\$ 2,500.00	
76	TREE ROOT PRUNING	45	EACH	\$ 200.00	\$ 9,000.00	\$ 98.50	\$ 4,432.50	\$ 1.00	\$ 45.00	\$ 63.00	\$ 2,835.00	\$ 200.00	\$ 9,000.00	
77	TREE TRIMMING	1	LSUM	\$ 7,355.00	\$ 7,355.00	\$ 14,000.00	\$ 14,000.00	\$ 15,394.00	\$ 15,394.00	\$ 8,280.00	\$ 8,280.00	\$ 7,500.00	\$ 7,500.00	
78	DUST CONTROL	75	DAY	\$ 600.00	\$ 45,000.00	\$ 0.01	\$ 0.75	\$ 100.00	\$ 7,500.00	\$ 700.00	\$ 52,500.00	\$ 600.00	\$ 45,000.00	
79	ROCK EXCAVATION	150	CUYD	\$ 300.00	\$ 45,000.00	\$ 0.01	\$ 1.50	\$ 350.00	\$ 52,500.00	\$ 200.00	\$ 30,000.00	\$ 0.01	\$ 1.50	
80	REMOVAL AND REPLACEMENT OF UNSUITABLE MATERIAL	288	CUYD	\$ 45.00	\$ 12,960.00	\$ 120.00	\$ 34,560.00	\$ 43.00	\$ 12,384.00	\$ 0.01	\$ 2.88	\$ 91.00	\$ 26,208.00	
81	SOIL TESTS FOR CONTAMINANTS	4	EACH	\$ 1,250.00	\$ 5,000.00	\$ 2,280.00	\$ 9,120.00	\$ 2,500.00	\$ 10,000.00	\$ 0.01	\$ 0.04	\$ 5,400.00	\$ 21,600.00	
82	CONTAMINATED WASTE DISPOSAL	288	CUYD	\$ 100.00	\$ 28,800.00	\$ 55.00	\$ 15,840.00	\$ 200.00	\$ 57,600.00	\$ 0.01	\$ 2.88	\$ 110.00	\$ 31,680.00	
83	SUPPLEMENTAL WATERING	10	DAYS	\$ 2,000.00	\$ 20,000.00	\$ 828.50	\$ 8,285.00	\$ 2,079.00	\$ 20,790.00	\$ 1,500.00	\$ 15,000.00	\$ 1,500.00	\$ 15,000.00	
84	TELEVISIONING OF EXISTING SANITARY SEWERS TO LOCATE SERVICE CONNECTIONS	1	LSUM	\$ 50,000.00	\$ 50,000.00	\$ 70,000.00	\$ 70,000.00	\$ 47,103.00	\$ 47,103.00	\$ 65,000.00	\$ 65,000.00	\$ 46,000.00	\$ 46,000.00	
				TOTAL AMOUNT OF BID		\$ 6,100,000.00	\$ 4,865,506.05	\$ 5,805,249.00	\$ 6,131,810.20	\$ 6,378,359.50				
				TOTAL AS READ		\$ 6,100,000.00	\$ 4,865,506.05	\$ 5,805,249.00	\$ 6,131,810.20	\$ 6,378,359.50				
OPTIONAL BID														
85	RESTORATION OF LAWNS AND PARKWAYS - SODDING	1,500	SQYD	\$ 25.00	\$ 37,500.00	\$ 18.65	\$ 27,975.00	\$ 30.00	\$ 45,000.00	\$ 23.00	\$ 34,500.00	\$ 45.00	\$ 67,500.00	
				TOTAL AMOUNT OF BID		\$ 37,500.00	\$ 27,975.00	\$ 45,000.00	\$ 34,500.00	\$ 67,500.00				
				TOTAL AS READ		\$ 37,500.00	\$ 27,975.00	\$ 45,000.00	\$ 34,500.00	\$ 67,500.00				

January 6, 2026

Mayor and Board of Trustees
Village of Park Forest
350 Victory Drive
Park Forest, IL 60466

Subject: Village of Park Forest- Somonauk, Miami, Douglas and Water Treatment Plant Water Main Improvements – Bid Results

Dear Mayor and Board of Trustees

The following bids were received for the subject project on December 17, 2025, at 10:00 A.M.:

<u>Bidders</u>	<u>Amount of Base Bid</u>	<u>Amount of Optional Bid</u>
Iroquois Paving Corporation Watseka, IL 60970	\$4,865,506.05	\$27,975.00
Airy's Inc. Tinley Park, IL 60477	\$5,805,249.00	\$45,000.00
Austin Tyler Construction, inc. Elwood, IL 60421	\$6,131,810.20	\$34,500.00 ¹
Steve Spiess Construction Inc. Frankfort, IL 60423 ¹ Corrected	\$6,378,359.50	\$67,500.00

Our pre-bid opinion of probable cost for this project was \$6,100,000.00 for the Base Bid and \$37,500.00 for the Optional Bid.

We have analyzed each of the bids and find Iroquois Paving Corporation to be the lowest responsive bidder. Based on our prior experience with his bidder, we believe that Iroquois Paving Corporation is qualified to complete the project. We recommend award of the contract to Iroquois Paving Corporation in the amount of \$4,865,506.05. A copy of our Bid Tabulation is enclosed for your records.

Please advise me of your decision.

Sincerely,
BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS



Kaitlin Wright, P.E.
Project Manager

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AGENDA BRIEFING

DATE: January 8, 2026

TO: Mayor Joseph Woods
Board of Trustees

FROM: Nicholas Christie – Asst. Director of Public Works/Village Engineer

RE: Approval of an Engineering Services Agreement for construction engineering for the 2026 Water Main Improvement project

BACKGROUND/DISCUSSION:

The 2026 Water Main Improvement Contract project (1.95 miles total) will replace water main in the following locations: transmission line from the Water Plant north to South Street (0.15 miles), Douglas Street from Springfield to Indiana (0.35 miles), Miami Street from Suwanee to Indianwood (1.00 mile), and Somonauk Street from Shabbona to Mantua (0.45 miles). Baxter and Woodman Consulting Engineers were the project design firm and also assisted the Village in acquiring the IEPA loans associated with the project.

This agenda item consists of approval of a Construction Engineering Services Agreement with Baxter and Woodman Consulting Engineers for the main water improvements. See agreement attached. Construction Engineering Services consists of project initiation, construction administration, having an onsite Project Representative to assure compliance of contractor to the plans and specifications, measurement and computation of pay items, maintaining a daily record of work, inspection of work and materials, management and coordination with material testing subcontractors, project close out, and other standard services during water main construction. As noted above, Baxter and Woodman Consulting Engineers designed the improvements and are qualified to provide continuity of service for this project. Funds for this contract are located in the Water Fund in the Fiscal 2026 budget.

STRATEGIC PLAN IMPACTS: In February 2022, the Village Board officially adopted its current strategic planning goals. Since that date, the recommendations of staff have served to implement these goals. The 2026 Water Main Improvement Contract will specifically act on goal #3, which is to: “employ best practices to deliver high-quality services, maintain and develop infrastructure in an environmentally and fiscally sustainable manner.” The replacement of water main will improve the reliability and safety of our drinking water system. Additionally, staff securing a low interest loan, including loan forgiveness, will improve Village infrastructure in a fiscally sustainable manner.

RECOMMENDATION: Approve and authorize the Village Manager to enter into this Construction Engineering Services Agreement with Baxter and Woodman Consulting Engineers in the amount not to exceed \$429,460.00 for construction engineering work associated with water main improvements.

SCHEDULE FOR CONSIDERATION: This item will appear on the Agenda of the Regular meeting of January 20, 2026, for your discussion and consideration.

VILLAGE OF PARK FOREST, ILLINOIS
SOMONAUK, MIAMI, DOUGLAS AND WATER TREATMENT PLANT WATER MAIN IMPROVEMENTS
ENGINEERING SERVICES AGREEMENT - CONSTRUCTION

THIS IS AN AGREEMENT effective as of _____, 2026 (“Effective Date”) between the Village of Park Forest (“Owner”) and Baxter & Woodman, Inc. (“Engineer”).

Owner’s Project, of which the Engineer’s services under this Agreement are a part, is generally identified in Exhibit A (“Project”), attached hereto and incorporated herein by this reference.

Owner and Engineer in consideration of their mutual covenants set forth herein agree as follows:

1. **SERVICES OF ENGINEER**

1.1 Engineer shall provide, or cause to be provided, if part of its scope, the services set forth herein and in Exhibit B, attached hereto and incorporated herein by this reference.

2. **OWNER’S RESPONSIBILITIES**

2.1 Provide the Engineer with all criteria and full information as to the Owner’s requirements for the Project, including design objectives and constraints, space, capacity and performance requirements, and any budgetary limitations; and furnish copies of all design and construction standards which Owner will require to be included in the Drawings and Specifications, and furnish copies of Owner’s standard forms, conditions, and related documents for Engineer to include in the Bidding Documents, when applicable.

2.2 Furnish the Engineer all available information pertinent to the Project including reports and data relative to previous designs, existing conditions, or investigations at or adjacent to the Site.

2.3 Furnish or otherwise make available additional project related information and data as is reasonably required to enable Engineer to complete the Project.

2.4 Owner warrants that all known hazardous materials on or beneath the site have been identified to the Engineer. The Engineer shall have no responsibility for the discovery, presence, handling, removal or disposal of, or exposure of persons to, unidentified or undisclosed hazardous materials. The Engineer shall not be required by the Owner to provide certifications that soils, including soil mixed with other clean construction or demolition debris, are or are not contaminated unless this service is set forth in Exhibit B.

2.5 The Engineer will rely, without liability, upon the accuracy and completeness of all information furnished by the Owner, including its consultants, contractors, specialty contractors, manufacturers, suppliers, and publishers of technical standards pursuant to this Agreement without independently verifying the information.

- 2.6 The Engineer may reasonably rely on the express and implied representations made by contractors, manufacturers, suppliers, and installers of equipment, materials, and products required by the construction documents as being suitable fit for their intended purposes and compliant with the construction documents and applicable project requirements.
- 2.7 Arrange for safe access to and make all provisions for Engineer to enter upon public and private property as required for Engineer to perform services under this Agreement.

3. **SCHEDULE FOR RENDERING SERVICES**

- 3.1 Engineer is authorized to begin services as of the Effective Date.
- 3.2 Engineer shall complete its obligations within a reasonable time. Specific periods of time for rendering services are set forth or specific dates by which services are to be completed are provided in Exhibit B and are hereby agreed to be reasonable.
- 3.3 If Owner authorizes changes in the scope, extent, or character of the Project, then the time for completion of Engineer's services, and the rates and amounts of Engineer's compensation shall be adjusted equitably.
- 3.4 If the Engineer is hindered, delayed or prevented from performing under the Agreement as a result of any act or neglect of the Owner (or those for whom the Owner is responsible) or force majeure, the time for completion of the Engineer's work shall be extended by the period of the resulting delay and the rates and amounts of Engineer's compensation shall be adjusted equitably. Force majeure includes, but is not limited to acts of God, wars, terrorism, strikes, labor walkouts, fires, natural disasters, or requirements of governmental agencies.

4. **COMPENSATION, INVOICES AND PAYMENTS**

- 4.1 The Owner shall pay the Engineer for the services performed or furnished under Exhibit B, Items 1 - 13 based upon the Engineer's standard hourly billing rates for actual work time performed plus reimbursement of out-of-pocket expenses including travel, which will not exceed \$429,460.00, Engineer's Project No. 2325355.03. The Engineer may adjust the hourly billing rate and out-of-pocket expenses on or about January 1 of each subsequent year and will send the new schedule to the Owner.
- 4.2 The Engineer may submit requests for periodic progress payments for services rendered. Payments shall be due and owing by the Owner upon receipt of the Engineers' invoice for services. Engineer may, after giving seven (7) days written notice to the Owner, suspend services under this Agreement until the Engineer has been paid in full all amounts due for services, and expenses.
- 4.3 The Owner may, at any time, by written order, make changes to the scope of this Agreement, which changes shall not become effective unless and until Engineer issues its written acceptance of same. If such changes cause an increase or decrease in the Engineer's fee or time required for performance of any services under this Agreement, an equitable adjustment shall

be made and this Agreement shall be modified. No service for which added compensation is to be charged will be provided without first obtaining written authorization from the Owner. The parties further agree that if elements of the scope are reduced or eliminated by the Owner, then the Owner agrees to waive, forgive, release, and hold harmless the Engineer from all claims, causes of action, and damages arising from those reduced and/or eliminated services. The Engineer shall not be responsible for the changes made to the project documents by the Owner, contractor, or others without the Engineer's prior review and written approval.

5. **OPINION OF PROBABLE CONSTRUCTION COSTS**

5.1 The Engineer's opinion of probable construction costs, if included in its scope of services, represents its reasonable judgment as a professional engineer. The Owner acknowledges that the Engineer has no control over construction costs or contractor's methods of determining prices, or over competitive bidding, or market conditions. The Engineer cannot and does not warranty or guarantee that proposals, bids, or actual construction costs will not vary from the Engineer's opinion of probable cost. Engineer shall not be responsible for any cost variance.

6. **ENGINEER'S PERFORMANCE**

6.1 The standard of care for all professional engineering and related services performed or furnished by the Engineer under this Agreement will be the care and skill ordinarily used by members of Engineer's profession practicing under similar circumstances at the same time and in the same locality on similar projects. Engineer makes no warranties, express or implied, under this Agreement or otherwise, in connection with Engineer's services.

6.2 Engineer shall be responsible for the technical accuracy of its services and its instruments of service resulting therefrom, and Owner shall not be responsible for discovering deficiencies, if any, in them. Engineer shall correct known deficiencies in its instruments of service without additional compensation except to the extent such action is directly attributable to deficiencies, errors or omissions in Owner-furnished information.

6.3 The Engineer will use reasonable care to comply with applicable laws, regulations, and Owner-mandated standards as of this Agreement's Effective Date. Changes to these requirements after the Effective Date of this Agreement may be the basis for modifications to Owner's responsibilities or to Engineer's scope of services, times of performance, or compensation, which shall be adjusted equitably.

6.4 Engineer may employ such sub-consultants as Engineer deems necessary to assist in the performance or furnishing of the services, subject to reasonable, timely, and substantive written objections by the Owner.

6.5 Engineer shall not supervise, direct, control, or have charge or authority over any contractor's work, nor shall the Engineer have authority over or be responsible for the means, methods, techniques, sequences, or procedures of construction selected or used by any contractor, or the safety precautions and programs incident thereto, for security or safety at the site, nor for

any failure of any contractor to comply with laws and regulations applicable to such contractor's furnishing and performing of its work.

- 6.6 Engineer neither guarantees the performance of any contractor nor assumes responsibility for any contractor's failure to furnish and perform the work in accordance with the contract documents, which contractor is solely responsible for its errors, omissions, and failure to carry out the work.
- 6.7 Engineer shall not provide or have any responsibility for surety bonding or insurance-related advice, recommendations, counseling, or research, or enforcement of construction or surety bonding requirements.
- 6.8 Engineer is not acting as a municipal advisor as defined by the Dodd-Frank Act. Engineer shall not provide advice or have any responsibility for municipal financial products or securities.
- 6.9 Engineer shall not be responsible for the acts of omissions of any contractor, subcontractor, or supplier, or of any of their agents or employees or any other person, (except Engineer's own agents, employees, and consultants) at the site or otherwise furnishing or performing any work; or for any decision made regarding the contract documents, or any application, interpretation, or clarification, of the contract documents, other than those made by the Engineer.
- 6.10 Shop drawing and submittal review by Engineer shall apply only to the items in the submissions and only for the purpose of assessing, if upon installation or incorporation in the Project, they are generally consistent with the construction documents. Owner agrees that the contractor is solely responsible for the submissions (regardless of the format in which provided, i.e. hard copy or electronic transmission) and for compliance with the contract documents. Owner further agrees that the Engineer's review and action in relation to these submissions shall not constitute the provision of means, methods, techniques, sequencing or procedures of construction or extend to safety programs or precautions. Engineer's consideration of a component does not constitute acceptance of the assembled item.
- 6.11 Engineer's site observation shall be at the times agreed upon in the Exhibit B. Through standard, reasonable means, Engineer will become generally familiar with observable completed work. If Engineer observes completed work that is inconsistent with the construction documents, that information shall be communicated to the contractor and Owner to address.

7. **INSURANCE**

- 7.1 For the duration of the Project, the Engineer shall procure and maintain the following insurance coverage and Certificates of Insurance will be provided the Owner upon written request. The insurance required shall provide coverage for not less than the following amounts, or greater where required by law:

(1)	Worker's Compensation	Statutory Limits
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(2)	General Liability	
	Per Claim/Aggregate	\$1,000,000/\$2,000,000
(3)	Automobile Liability	
	Combined Single Limit	\$1,000,000
(4)	Excess Umbrella Liability	
	Per Claim/ Aggregate	\$5,000,000/\$5,000,000
(5)	Professional Liability	
	Per Claim and Aggregate	\$5,000,000/\$5,000,000

7.2 Notwithstanding any other provisions of this Agreement, and to the fullest extent permitted by law, the total liability, of the Engineer and their officers, directors, employees, agents, or consultants to anyone claiming by, through or under Owner for any claims, losses, costs, or damages arising out of, resulting from, of in any way related to the Project or the Agreement for any claim or cause of action, including but not limited to the negligence, professional errors or omissions strict liability, breach of contract, indemnity, subrogation or warranty (express or implied), hereafter referred to as the "Claims", shall not exceed the total remaining insurance proceeds available under the terms and conditions of Engineer's responding insurance policy.

8. INDEMNIFICATION AND MUTUAL WAIVER

8.1 To the fullest extent permitted by law, Engineer shall indemnify and hold harmless the Owner and its officers and employees from claims, costs, losses, and damages arising out of or relating to the Project, provided that such claims, costs, losses, or damages are attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property, including the loss of use resulting therefrom, but only to the extent caused by the Engineer's negligent acts or omissions.

8.2 Owner shall indemnify and hold harmless the Engineer and its officers, directors, employees, agents and consultants from and against all claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals, and all court, arbitration, or other dispute resolution costs) arising out of or relating to the Project provided that any such claims, costs, losses, or damages are attributable to bodily injury, sickness, disease, or death of, or destruction of tangible property, including the loss of use resulting therefrom, but only to the extent caused by the negligent acts or omissions of Owner or its officers, directors, employees, consultants, agents, or others retained by or under contract to the Owner with respect to this Agreement and/or to the Project.

8.3 To the fullest extent permitted by law, Owner and Engineer waive against each other, and the other's employees, officers, directors, insurers, and consultants, any and all claims for or

entitlement to special, incidental, indirect, exemplary, or consequential damages arising out of, resulting from, or in any way related to the Project or Engineer's services.

8.4 In the event claims, losses, damages or expenses are caused by the joint or concurrent fault of the Engineer and Owner, they shall be borne by each party in proportion to their respective fault, as determined by a mediator or court of competent jurisdiction.

8.5 The Owner acknowledges that the Engineer is a business corporation and not a professional service corporation, and further acknowledges, accepts, and agrees that the Engineer's officers, directors, and employees shall not be subject to any personal liability for services provided under this Agreement.

9. **TERMINATION**

9.1 This Agreement may be terminated, in whole or in part, by either party if the other party fails to fulfill its obligations under this Agreement through no fault of the terminating party. The Owner may terminate this Agreement, in whole or in part, for its convenience. However, no such termination will be effective unless the terminating party gives the other party (1) not less than ten (10) business day's written notice by certified mail of intent to terminate, and (2) an opportunity for a meeting with the terminating party to resolve the dispute before termination.

9.2 If this Agreement is terminated by either party, the Engineer shall be paid for services performed to the effective date of termination, including reimbursable expenses. In the event of termination, the Owner will receive reproducible copies of Drawings, Specifications and other documents completed by the Engineer up to the date of termination.

10. **USE OF DOCUMENTS**

10.1 All documents (data, calculations, reports, Drawings, Specifications, Record Drawings and other deliverables, whether in printed form or electronic media format, provided by Engineer to Owner pursuant to this Agreement) are instruments of service in respect to this Project, and the Engineer shall retain an ownership and property interest therein (including the copyright and right of reuse at the discretion of the Engineer) regardless of the Project's completion. Owner shall not rely in any way on any document unless it is in printed form, signed or sealed by the Engineer or one of its consultants.

10.2 Either party to this Agreement may rely that data or information set forth on paper (also known as hard copy) that the party receives from the other party by mail, hand delivery, or facsimile, are the items that the other party intended to send. Information in electronic format or text, data, graphics, or other types that are furnished by one party to the other are furnished only for convenience and not for reliance by the receiving party. The use of such electronic files will be at the user's sole risk. If there is a discrepancy between the electronic files and the hard copies, the hard copies will govern.

10.3 Because data stored in electronic media format can deteriorate or be modified inadvertently or otherwise without authorization of the data's creator, the party receiving electronic files agrees

that it will perform acceptance tests and/or procedures within 60 calendar days of receipt, after which the receiving party shall be deemed to have accepted the transferred data thus. Any transmittal errors detected within the 60-day acceptance period will be corrected by the party delivering the electronic files.

- 10.4 When transferring documents in electronic media format, the transferring party makes no representations as to long-term compatibility, usability, or readability of such information resulting from the use of software application packages, operating systems, or computer hardware differing from those used by the creator.
- 10.5 The Engineer's document retention policy will be followed upon Project closeout. Executed copies of agreements, work orders, letters of understanding or proposals; design or other documents created by the Engineer or received from the Owner or a third party: plan review submittals from a third party and the Engineer's review of those submittals; and studies or reports prepared by the Engineer will be kept for a period of 14 years after Project closeout.

11. SUCCESSORS, ASSIGNS AND BENEFICIARIES

- 11.1 Owner and Engineer are hereby bound, as are their respective successors, employees and representatives to the other party to this Agreement with respect to all covenants, terms, promises, and obligations contained herein.
- 11.2 Neither the Owner nor Engineer may assign, sublet, or transfer any rights under or interest (including, but without limitation, monies that are due or may become due) in this Agreement without the written consent of the other, except to the extent that any assignment, subletting, or transfer is required by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any obligation under this Agreement.
- 11.3 Unless expressly provided otherwise in this Agreement, nothing contained shall be construed to create, impose, or give rise to any duty owed by Owner or Engineer to any Contractor, Subcontractor, Supplies, or other individual or entity, or to any surety for or employee of any of them. All duties and responsibilities undertaken to this Agreement will be for the sole and exclusive benefit of Owner and Engineer and not for the benefit of any other party.

12. DISPUTE RESOLUTION

- 12.1 Owner and Engineer agree to negotiate all disputes between them in good faith for a period of 30 calendar days from the date of notice prior to invoking the procedures of paragraph 12.2 or other provisions of the Agreement or exercising their rights under law.
- 12.2 If the parties fail to resolve a dispute through negotiation under paragraph 12.1, Owner and Engineer agree that they shall first submit any and all unsettled claims, counterclaims, disputes, and other matters in question between them arising out of or relating to this Agreement or the breach thereof ("Disputes") to mediation. Owner and Engineer agree to participate in the mediation process in good faith. The process shall be conducted on a confidential basis and

shall be completed within 120 calendar days of notice if the Dispute unless the parties mutually agree to a longer period. If such mediation is unsuccessful in resolving a Dispute, then the parties may seek to have the Dispute resolved by a court of competent jurisdiction.

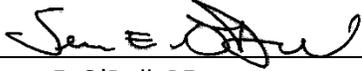
13. MISCELLANEOUS PROVISIONS

- 13.1 This Agreement is to be governed by the law of the state or jurisdiction in which the Project is located.
- 13.2 Any notice required under this Agreement will be in writing, addressed to the designated party at its address in the signature page and served personally, by facsimile, by registered or certified mail (postage prepaid), or by a commercial courier service. All notices shall be effective upon the date of receipt.
- 13.3 All express representations, waivers, indemnifications, and limitations of liability in this Agreement will survive its completion and/or termination.
- 13.4 Any provision or part of the Agreement held to be void or unenforceable under any laws or regulations shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon the Owner and Engineer, which agree that the Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that expresses the intention of the stricken provision.
- 13.5 A party's non-enforcement of any provision shall not constitute a waiver of the provision, nor shall it affect the enforceability of that provision or of the remainder of this Agreement.
- 13.6 To the fullest extent permitted by law, all causes of action arising under this Agreement shall be deemed to have accrued, and all statutory periods of limitation shall commence, no later than the date of substantial completion, which is the point where the Project can be utilized for the purposes for which it was intended.
- 13.7 This Agreement constitutes the entire agreement between Owner and Engineer and supersedes all prior or oral understandings. This Agreement may be amended only by a mutually agreed and executed written instrument.
- 13.8 With the execution of this Agreement, Engineer and Owner shall designate specific individuals to act as Engineer's and Owner's representatives with respect to the services to be performed or furnished by Engineer and responsibilities of Owner under this Agreement. Such an individual shall have authority to transmit instructions, receive information, and render decisions relative to the Project on behalf of the respective party whom the individual represents.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, the Effective Date of which is indicated on page 1.

Engineer:
Baxter & Woodman, Inc.

Owner:
Village of Park Forest, Illinois

By: 
Sean E. O'Dell, PE

By: _____

Title: Vice President

Title: Manager

Date Signed: January 5, 2026

Date Signed: _____

By: _____

Title: Clerk

Date Signed: _____

Address for giving notices:
8678 Ridgefield Road
Crystal Lake, IL 60012

Address for giving notices:
350 Victory Drive
Park Forest, IL 60466

Designated Representative:
Reginald R. Jansen, PE
Associate Vice President

Designated Representative:
Roderick Ysaguirre, PE
Director of Public Works

Phone Number: 815-444-3391
Email Address: rjansen@baxterwoodman.com

Phone Number: 708-503-7702
Email Address: rysaguirre@vopf.com

VILLAGE OF PARK FOREST, ILLINOIS
SOMONAUK, MIAMI, DOUGLAS AND WATER TREATMENT PLANT WATER MAIN IMPROVEMENTS

EXHIBIT A

PROJECT DESCRIPTION

The Project includes construction engineering services for water main improvements consisting of replacement of approximately 11,000 lineal feet of water main on Somonauk Street, Miami Street, Douglas Street, and at the Water Treatment Plant via open cut, jack-and-bore, and horizontal directional drill methods. The work also includes replacement of fire hydrants, valves, water services, and other miscellaneous items of work.

P:\PRKFT\2325355-WM Replacement\Contracts\Work\2325355.03 Construction\ExhibitA_Description.docx

VILLAGE OF PARK FOREST, ILLINOIS
SOMONAUK, MIAMI, DOUGLAS AND WATER TREATMENT PLANT WATER MAIN IMPROVEMENTS

EXHIBIT B

SCOPE OF SERVICES

PROJECT SCHEDULE

Start Date	February 2026
Completion Date	October 2026

1. Act as the Owner's representative with duties, responsibilities and limitations of authority as assigned in the construction contract documents.
2. PROJECT INITIATION
 - A. Prepare Award Letter, Agreement, Contract Documents, Performance/Payment Bonds, and Notice to Proceed. Receive Contractor insurance documents.
 - B. Attend and prepare minutes for the preconstruction conference, and review the Contractor's proposed construction schedule and list of subcontractors.
3. CONSTRUCTION ADMINISTRATION
 - A. Attend periodic construction progress meetings.
 - B. Shop drawing and submittal review by Engineer shall apply only to the items in the submissions and only for the purpose of assessing, if upon installation or incorporation in the Project, they are generally consistent with the construction documents. Owner agrees that the contractor is solely responsible for the submissions (regardless of the format in which provided, i.e., hard copy or electronic transmission) and for compliance with the contract documents. Owner further agrees that the Engineer's review and action in relation to these submissions shall not constitute the provision of means, methods, techniques, sequencing or procedures of construction or extend to safety programs of precautions. Engineer's consideration of a component does not constitute acceptance of the assembled item.
 - C. Review the Contractor's submitted construction record drawings for completeness prior to submission to the Owner.
 - D. Prepare construction contract change orders and work directives when authorized by the Owner.
 - E. Review the Contractor's requests for payments as construction work progresses, and advise the Owner of amounts due and payable to the Contractor in accordance with the terms of the construction contract documents.
 - F. Research and prepare written response by Engineer to request for information from the Owner and Contractor.
 - G. Project manager or other office staff visit site as needed.

- H. Prepare Request for Disbursement from Illinois Water Revolving Loan Fund form and submit to IEPA with required documentation.
4. FIELD OBSERVATION – Full Time
- A. Engineer’s site observation shall be at the times agreed upon with the Owner. Engineer will provide Resident Project Representatives at the construction site on a full-time basis of forty (40) hours per week from Monday through Friday, not including legal holidays, as deemed necessary by the Engineer, to assist the Contractor with interpretation of the Drawings and Specifications, to observe in general if the Contractor’s work is in conformity with the Final Design Documents, and to monitor the Contractor’s progress as related to the Construction Contract date of completion. Through standard, reasonable means, Engineer will become generally familiar with observable completed work. If Engineer observes completed work that is inconsistent with the construction documents, that information shall be communicated to the contractor and Owner to address. Engineer shall not supervise, direct, control, or have charge or authority over any contractor’s work, nor shall the Engineer have authority over or be responsible for the means, methods, techniques, sequences, or procedures of construction selected or used by any contractor, or the safety precautions and programs incident thereto, for security or safety at the site, nor for any failure of any contractor to comply with laws and regulations applicable to such contractor’s furnishing and performing of its work. Engineer neither guarantees the performance of any contractor nor assumes responsibility for any contractor’s failure to furnish and perform the work in accordance with the contract documents, which contractor is solely responsible for its errors, omissions, and failure to carry out the work. Engineer shall not be responsible for the acts or omissions of any contractor, subcontractor, or supplier, or of any of their agents or employees or any other person, (except Engineer’s own agents, employees, and consultants) at the site or otherwise furnishing or performing any work; or for any decision made regarding the contract documents, or any application, interpretation, or clarification, of the contract documents, other than those made by the Engineer.
 - B. Provide the necessary base lines, benchmarks, and reference points to enable the Contractor to proceed with the work.
 - C. Keep a daily record of the Contractor’s work on those days that the Engineers are at the construction site including notations on the nature and cost of any extra work, and provide weekly reports to the Owner of the construction progress and working days charged against the Contractor’s time for completion.
5. COMPLETION OF PROJECT
- A. Provide construction inspection services when notified by the Contractor that the Project is complete. Prepare written punch lists during final completion inspections.
 - B. Review the Contractor’s written guarantees and issue a Notice of Acceptability for the Project by the Owner.

- C. Review the Contractor's requests for final payment, and advise the Owner of the amounts due and payable to the Contractor in accordance with the terms of the construction contract documents.
- D. Review the Contractor's submitted construction record drawings which show field measured dimensions of the completed work which the Engineers consider significant and provide the Owner with an electronic copy within ninety (90) days of the Project completion.

P:\PRKFT\2325355-WM Replacement\Contracts\Work\2325355.03 Construction\Exhibit B.docx

AGENDA BRIEFING

DATE: January 15, 2026

TO: Mayor Woods
Board of Trustees

FROM: Heather Jones, DownTown Manager
Sandra Zoellner, Director of Economic Development and Planning

RE: Approval of contractor and barbershop expansion buildout

BACKGROUND/DISCUSSION:

Legendary Cutz & Stylez Studio, Inc. a barbershop at 348 Victory Drive, a ground level space in Building #5 to expand to 346 Victory Drive. 346 Victory Drive is an 830 square-foot vanilla box unit located next to Legendary Cutz. The specifications for the bid are attached.

Staff recommends this expansion build-out because it will have a positive impact on leasing activity in the DownTown for the following reasons:

1. The prospective tenant is a successful existing Park Forest business owner and tenant.
2. They are active in the community and engaged in Village sponsored events.
3. They have a long standing, profitable barbershop business – in which they want to expand to include additional chairs, diverse clientele, and provide barbershop education.
4. This will increase customer traffic to DownTown Park Forest and has the potential to benefit other Park Forest businesses.

The invitation for the expansion was made by posting the request on the Village's website. Many contractors received the request by the Dodge Contractor list. Walk-throughs were available by scheduling appointments with the Downtown Management office. The Downtown Management office received twelve inquiries. Seven of twelve contractors have seen the unit; and four provided bids. The chosen contractor can start once approval is made by the Board.

The Management Office staff was available to walk the contractors through this location with appointment-based meetings. The attached contractor tabulation provides direct information on who inquired, attended a walk-thru, and submitted bids.

The business owner has agreed to reimburse \$8,805 to upgrade the electrical service and the necessary plumbing for two shampoo bowls. The repayments would be monthly in addition to rent. The current lease will be renewed for three years and repayments will be \$245/month for 36 months. The new lease would be for thirty-six months. Due to the addresses having separate leasehold PINs the addresses and leases would not be combined.

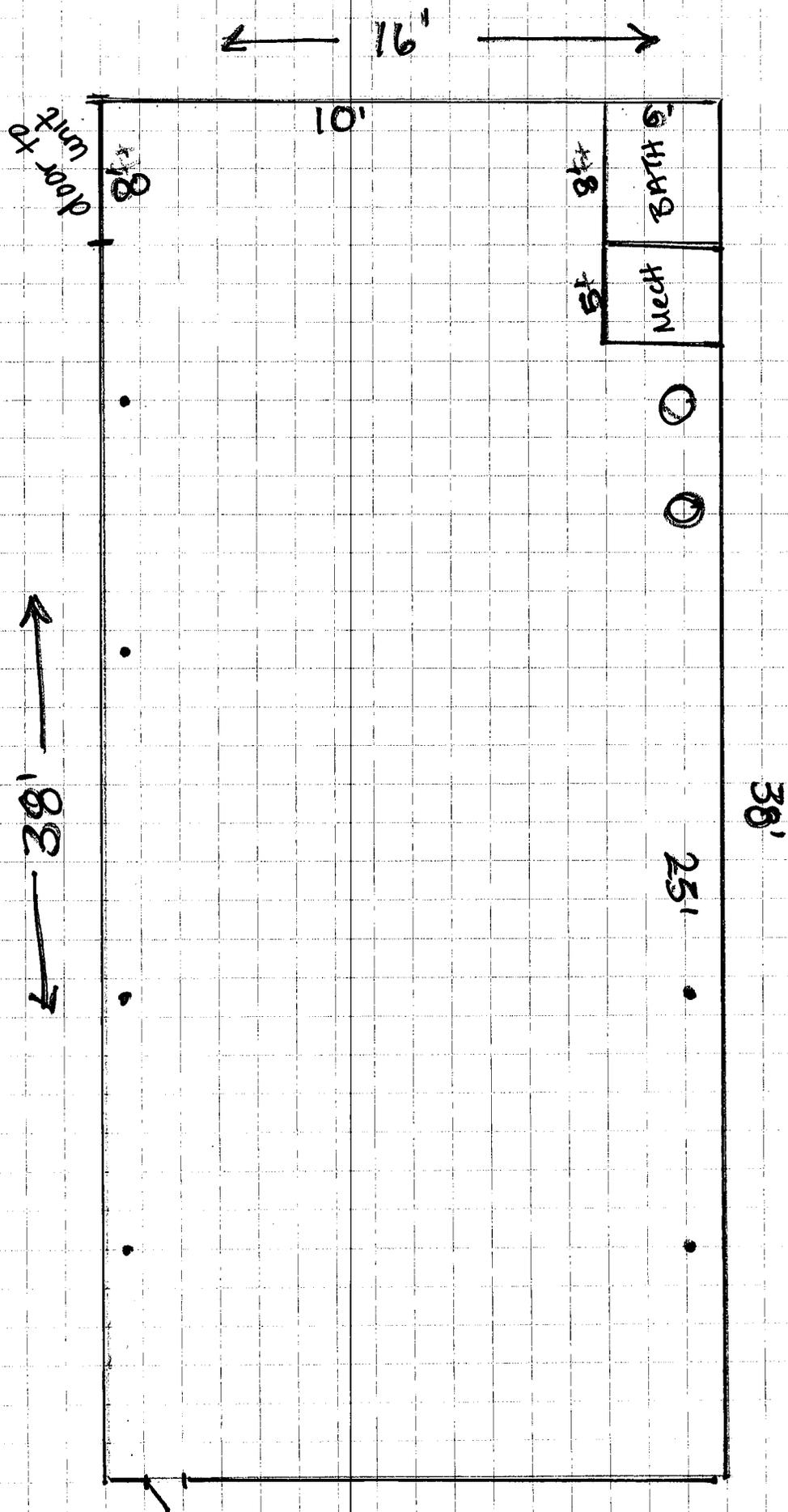
RECOMMENDATION:

Staff requests the Board's approval of the bid submitted by S&S Construction Solutions Inc., for \$26,415, plus 10% contingency of \$2,641.50 for a total not to exceed \$29,056.50 to build out the expansion of 346 Victory Drive.

SCHEDULE FOR CONSIDERATION:

This item will appear on the Agenda of the Regular Board meeting of January 20, 2026, for discussion and approval

N ↑



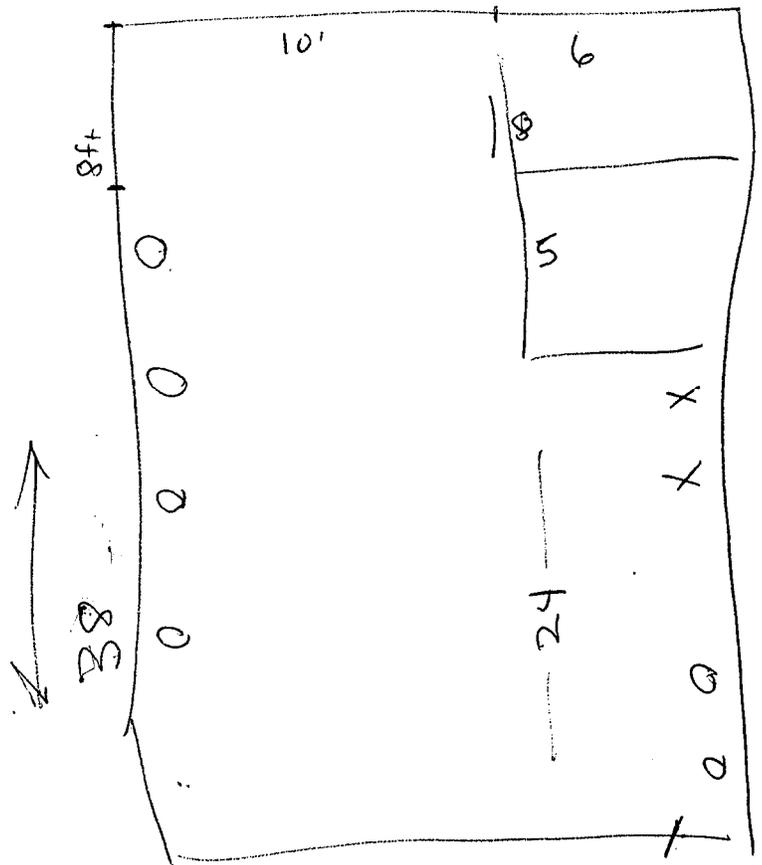
- Shampoo BOWLS
- 1 pr (upper/lower)
4 box outlets
(total 12 or 6 prs)

346 VD

346 Victory Drive

- Install door opening between 348-346.
- Remove and replace ceiling tiles.
- Paint ceiling grid and tiles black.
- Remove and replace vinyl base.
- Prep floor as needed and install vinyl plank snap together flooring.
- Remove existing exit light and install emergency/exit light over entry.
- Install piping, wiring and switches for lighting.
- Install plumbing for 2- shampoo stations.
- Install ceiling outlet over front window.
- Install electrical outlets to be determined how many.
- Patch and paint walls.
- Install door closer.

19 = 38 ↕
'8 = 16 ⇌



**Tabulation of Contractors
Barbershop Build Out, 346 Victory Drive, Park Forest**

Name	City, State	Inquiry	Walk-thru	Submitted Proposal	Date Submitted	Amount
Metro Group	Chicago, IL	10/23/2025	No	No		
YAD Construction LLC	Oak Park, IL	9/30/2025	Yes	Yes	11/18/2025	\$42,090.00
Construction Solutions	Park Forest, IL	10/16/2025	Yes	Yes	11/24/2025	
S&S Construction	Matteson, IL	10/21/2025	Yes	Yes	11/10/2025	\$26,415.00
Taza Construction/ Tiles In Style, LLC	South Holland, IL	10/15/2025	Yes		11/25/2025	
MG Mechanical Contracting, LLC	Woodstock, IL	11/06/2025	No	No		
BKS Commercial Renovations		10/29/2025	Yes	Yes	11/18/2025	\$29,635.98
Paul Borg Construction		10/15/2025	Yes	No		
Chicago Heights Construction	Chicago Heights, IL	10/14/2025	Yes	No		
e.Norman Security Systems, Inc. (eNSS)		10/14/2025	No	No		
LRC Group	Mokena, IL	10/28/2025	No			
Everest Paving		10/13/2025	No			

Requirements for bid: Bids were to be submitted on or before Tuesday, November 18, 2025 no later than Noon.

Contractors and bid amounts are not listed in any specific order.

Proposed time frame or further steps include reviewing with senior staff (Finance, Building, Administration). All bids over \$25,000 must go to the Board for approval. The proposed project would then be added to the Board Agenda, presented, and approved by the Board. Contractors are chosen based on cost, previous work history, references, etc. The Board does not have to choose the lowest bid.

Thank you for submitting your proposals. The Village will be in contact regarding the next above steps.

**If you do not see your bid listed on this tabulation, please forward with the original email.

S&S Construction Solutions Inc.

Quote

November 5, 2025

To:
Village of Park Forest
350 Victory Drive
Park Forest IL 60466

Job Site: 346 Victory Drive

We will supply the material and labor to complete the remodel
of the space as per specs and walk thru.

TOTAL \$26,415.00

The price stated in this document is a good-faith estimate based on the conditions and scope of work that are known at the time of proposal. The client acknowledges that unforeseen circumstances may arise during the project. These include but are not limited to: Concealed or latent physical conditions at the site that differ materially from those indicated in the contract documents. Unusual or unknown physical conditions, such as subsurface rock, hidden pipes, hazardous materials, or structural damage, that was not reasonably observable upon initial inspection.

Commercial & Residential

Of. 708 977-9133

P.O. Box 3 Matteson IL 60443

Heather Jones

From: Yad Construction llc <yadconstruction@yahoo.com>
Sent: Tuesday, November 18, 2025 11:50 AM
To: Heather Jones
Subject: Re: Park Forest Tenant build-out Barbershop - 346 Victory Drive
Attachments: 346 victory drive build out 0011.18.25.pdf

Hello Heather,

Please see attached proposal for 346 Victory Drive project. Let me know if you have any questions.

Thanks,
Jacob.

YAD Construction LLC
101 N Marion St, Suite 203
Oak Park, IL, 60301
C: 312.437.4393
O: 312.428.6349
F: 312.219.3638
www.yadconstruction.com
yawd@yadconstruction.com
Facebook @ YAD Construction

On Friday, October 24, 2025 at 03:20:58 PM CDT, Heather Jones <hjones@vopf.com> wrote:

All,

Thank you for participating in the walk-thru at 346 Victory Drive, Park Forest.

During the visit, a few adjustments were made. I have attached the updated specs with the items noted. I have attached a floor plan. This is not exact measurements (I counted the ceiling tiles). I have marked the areas of the 'connecting open space to the next unit, the two shampoo bowls, and the six workstations. Each workstation will have 1 pair of 4box outlets. One near the top of the workstation, the other near the base.

YAD Construction LLC.

Attn: Heather Jones
Address: 346 Victory Drive
Proposal Date: 11/18/2025
Project: 346 Victory Drive Build Out

Project Scope

1. Bid Clarification

- This interior renovation connects Units 348 and 346 with a new door opening and includes updates to ceilings, LVP flooring, wall finishes, electrical systems, and plumbing for two shampoo stations with a commercial-grade water heater. Additional work includes installing LED lighting, 12 outlets, an emergency lighting system, a ceiling outlet at the front window, and a door closer.
 - D 02 Demolition & Prep
 - D 06 Framing / Carpentry
 - D 09 Finishes (Ceiling, flooring, paint)
 - D 22 Plumbing (2 shampoo stations + commercial WH)
 - D 26 Electrical (LED lay-ins, exit/emergency, 12 outlets, WH circuit)

All labor backed by a One (1) year warranty

2. Project Change Control Procedures

- A Project Change Request (PCR) will be the vehicle for communicating change. The PCR must describe the change, the rationale for the change, and the effect the change will have on the project.
- The designated Project Manager of the requesting party (Contractor or Client) will review the proposed change and determine whether to submit the request to the other party.
- Both Project Managers will review the proposed change and approve it for further investigation or reject it. Contractor and Client will mutually agree upon any changes for such investigation, if any. If the investigation is authorized, Client Project Manager will sign PCR, which will constitute approval for the investigation charges. Contractor will invoice Client for such changes. The investigation will determine the effect that the implementation of the PCR will have on the SOW price, schedule and other terms and conditions of Agreement.
- Upon completion of investigation, both parties will review the impact of the proposed change and, if mutually agreed, a Change Authorization will be executed.
- A written Change Authorization and/or PCR must be signed by both parties to authorize implementation of the investigation changes.

Payment Schedule

YAD Construction LLC.
101 N Marion Suite 203
Oak Park, IL 60301

C 312•437•4393 | O 312•428•6349 | F 312•219•3638

yadconstruction@yahoo.com | www.yadconstruction.com

YAD Construction LLC.

50% Down payment
 25% after half of work is completed
 25% (final payment) due at completion

We appreciate the opportunity to provide you with a proposal for the work associated with the above referenced project. In accordance with YAD Construction LLC., commitment to quality & safety that extends far beyond industry standards, we intend to provide labor and material necessary to complete the work listed in the SOW.

PRICING	AMOUNT (\$)
Demolition & Prep	\$2,300.00
Framing / Carpentry	\$4,525.00
Finishes (Ceiling, flooring, paint)	\$10,400.00
Plumbing (2 shampoo stations + commercial WH)	\$9,850.00
Electrical (LED lay-ins, exit/emergency, 12 outlets, WH circuit)	\$9,525.00
TOTAL	\$36,600.00
Contingency	\$3,660.00
OH&Profit	\$1,830.00
GRAND TOTAL	\$42,090.00

**This is just an estimate, Price is subject to change after an agreement of the complete scope of work. This quote does not include **

Approval and Authority to Proceed

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE CAUSED THIS PROJECT SCOPE TO BE EFFECTIVE AS OF THE DAY, MONTH AND YEAR FIRST WRITTEN ABOVE. BOTH PARTIES DETAILING THE PRICE AND SPECIFICATIONS MUST AGREE TO ANY VARIATIONS INCLUDE, BUT NOT LIMITED TO, MODIFICATIONS, OMISSIONS, OR ADDITIONS THAT ARE MADE TO THIS AGREEMENT IN WRITING. We approve the project as described above and authorize the team to proceed.

Customer sign below

Yad Construction sign below

_____ Date

_____ Date

TERMS AND CONDITONS

GENERAL NOTES:

- Contract price quoted is made subject to acceptance within thirty (30) days.
- Price may vary with actual field measurements.

YAD Construction LLC.
 101 N Marion Suite 203
 Oak Park, IL 60301

C 312•437•4393 | O 312•428•6349 | F 312•219•3638

yadconstruction@yahoo.com | www.yadconstruction.com

YAD Construction LLC.

• Please read and check your proposal as to what is included in our bid.

• Workers will clean up after completion (not responsible for dust).

LIABILITY AND CLAIMS:

• Final payments are due no later than 15 days after completion

• A service charge of 1.5% per month will be added to all past due accounts.

• YAD Construction shall not be held responsible for any loss, damage or delay caused by fire, strikes, accidents or other causes beyond our control.

• The customer in accepting this proposition agrees to assume all responsibility from the time material covered by this proposition has been delivered as aforesaid.

• Purchaser agrees to pay all costs of collection of this account, including court costs and attorney fees regardless of whether suit is filed for collection. All parties involved agree that proper jurisdiction and venue for enforcement of the terms of this agreement shall be in Cook County, Illinois

CONTRACTOR REQUIREMENTS

- Location must be free of all kinds of obstructions. There should be no occupancy during construction.
- This location will not be used for business purposes by the owner during construction.
- Clients have the right to get quotes from different contractors and was not forced into this contract.

Initial _____

Date _____

Warranty and Waiver

The Contractor warrants its labor against latent defects for a period of one year commencing upon the date of substantial completion. Material manufacturers' warranties, if any, are automatically assigned to the Owner upon installation. The Owner understands and agrees that the only obligation of the Contractor under this warranty is to correct any defective work, at the Contractor's sole cost and expense, but that manufacturers' warranties for materials usually do not cover the cost of labor to replace defective materials and that such labor is not included in this warranty. In consideration for this warranty the Owner agrees to, and hereby does, waive any and all claims or causes of action at law or equity of any kind against the Contractor (except for the Contractor's above-described duty to correct any defective work), whether known or unknown at this time or in the future. This is the only warranty made by the Contractor and the Contractor, and the Owner agrees that enforcement thereof is the Customer's sole remedy against the Contractor, and that the Contractor hereby denies any other warranties, express or implied, to the Owner or its successors, heirs, or estate.

The Owner hereby waives all of its right to any implied warranties, including but not limited to the ten-year warranty of inhabitability implied in Illinois law.

Initial here: _____

Initial here: _____

*YAD Construction LLC.
101 N Marion Suite 203
Oak Park, IL 60301*

C 312•437•4393 | O 312•428•6349 | F 312•219•3638

yadconstruction@yahoo.com | www.yadconstruction.com

Heather Jones

From: Stephanie McMahon <stephanie@bkscommercialrenovations.com>
Sent: Monday, November 17, 2025 9:10 PM
To: Heather Jones
Subject: Park Forest Bid Packages
Attachments: 64 Lester Bid Package BKS.pdf; 346 Victory Drive Bid Package BKS.pdf

Hi Heather,

I have attached the two completed bids for the Park Forest project.

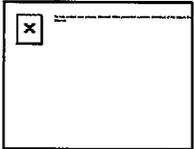
For your reference, the file also includes all the corresponding bids submitted by our subcontractors. Please let me know if you would prefer I submit these documents in a different format or method additionally to emailing you.

I look forward to hearing your feedback after the meeting.

Best regards,
Stephanie McMahon

--

Stephanie McMahon
Project Manager



708-699-8111

stephanie@bkscommercialrenovations.com



BKS Commercial Renovations
 23223 S. Harlem Ave
 Frankfort IL, 60423
 (708) 925- 3978

Estimate
LC-001

To:
 Heather Jones
 hjones@vopf.com

Job Address:
 346 Victory Drive
 Park Forest, IL 60466

Date of Issue: 11/4/2025
Expiration Date: 12/4/2025

Overview:

Unit Renovation:
GENERAL CONTRACTOR: Install new door opening from Unit 348 (Legendary Cutz) into 346 in the back WEST corner. Remove all existing ceiling tile and replace with 2x4 white drop ceiling similar to one in Legendary Cutz. Remove all existing vinyl base and install new (color TBD). Upon removal of existing base if mold is presented on walls, BK's will remove drywall and replace new. Prep floor as needed and install vinyl plank snap together flooring similar to Legendary Cutz. (color TBD). Patch walls at any location necessary, and paint all walls (color TBD). Remove and replace (9) 2x4 and (1) 2x2 lay in light fixtures.

Breakdown		
Item	Description	Amount
DEMO	Prep for electrician and plumber. Remove (11) pcs of drywall. Remove all drop ceiling tiles. Remove 20% of grid that is damaged and replace. Grind floor where needed to prep for leveler. Labor	\$2,730.00
	Disposal of Material	\$368.00
Ceiling Tiles	Install (68) ceiling tiles and (10) 2' and 4' T's Material	\$779.74
	Install Labor	\$1,050.00
Drywall	Install (12) new drywall sheets, taped/mudd paint ready Labor	\$3,420.00
	Drywall Install material	\$294.08
Prime/Paint	Base coat and two final coats of paint Labor	\$3,780.00
	Prime/Paint Material	\$276.89
Entry Door	Install new black door closure labor	\$310.00
	Door Closure material	\$116.82
Wall Base	Install of 4" black rubber base Labor	\$840.00
	Rubber base and adhesive Materials	\$255.16
Passthrough	New Passthrough door between units Labor	\$840.00
	New passthrough door Material	\$324.21
Flooring	Install of Mohawk 21 mil floating flooring (color TBD) Labor	\$1,785.00
	Mohawk Floating floor Materials	\$2,243.74

Subtotal \$19,413.64

Discounts \$ -

Total Balance Due \$ 19,413.64

50% Deposit due upon signature of contract to procure ordering of materials and project scope schedule. Prior to work commencing a formal payment schedule will be provided. Allow up to 7 business days to schedule work to start.

Acceptance of Payment Terms Section:

 Company Signature

 Client Signature



BKS Commercial Renovations
 23223 S. Harlem Ave
 Frankfort IL, 60423
 (708) 925- 3978

Management Fee
LC-001

To: Heather Jones
 hjones@vopf.com

Job Address:
 346 Victory Drive
 Park Forest, IL 60466

Date of Issue: 11/17/2025
Expiration Date: 12/17/2025

GENERAL CONSTRUCTION: Install walls for washroom and mechanical room NE CORNER. Install remaining walls as needed to complete space. Install door between 361 Artist walk and 64 Lester ON SW WALL (Lester). Install concrete ramp at entry door Install 5/8 drywall, tape and sand. Install white ceiling grid and 2x4 non directional ceiling tiles. Install sound insulation on wall between 361 and 64. Install grab bars, toilet paper holder, and mirror. Prep floor as need and install vinyl plank snap together flooring with vinyl base. Install shelf over utility sink for 20 gal. electric hot water heater. Install 2- 3'x6'8" 6- panel Masonite doors. Install 1- lever handle privacy lock and 1- lever handle passage knob.

Breakdown		
Item	Description	Amount
Construction	BK's Commercial Renovations	\$ 19,413.64
Plumbing	Sean Patrick;s Plumbing	\$ 4,723.00
Electric	WWA Electric	\$ 3,940.00

Subcontractor Subtotal \$ 8,663.00
BK's Management Fee \$ 1,559.34
BK's Base Contract \$ 19,413.64
BK's Commercial Renovations TOTAL \$ 20,972.98
Job Total \$ 29,635.98

50% Deposit due upon signature of contract to procure ordering of materials and project scope schedule. Prior to work commencing a formal payment schedule will be provided. Allow up to 7 business days to schedule work to start.

 Company Signature

 Client Signature

SEAN PATRICK'S *Plumbing Inc.*

*6100 Jacquelyn court
Tinley Park, IL. 60477
Phone: (708) 825 - 4147
E-Mail: sean@seanpatricksplumbing.com*

November 17, 2025

BK's Custom Woodworks
23223 S Harlem Avenue
Frankfort, IL 60423

Re: 346 Victory Lane
Park Forest, IL

The estimated cost for the plumbing work to be completed at the above captioned address is \$4,723.00 is based on the following.

- Connect to existing waste and vent piping located next to mechanical room and install waste and vent piping to serve (2) hair washing stations.
- Connect to existing hot and cold-water piping in ceiling area and install new copper water pipe to serve (2) hair washing stations.
- Furnish and install (1) 20 gallon electric water heater.
- Install owner supplied sinks.

Not included in this price

- **Permit fees or special insurance requirements of any kind.**
- **Providing of dumpsters.**
- **Any premium time.**
- **Any outside sewer repair or maintenance.**
- **Anything not specifically stated above.**

Thank you for the opportunity to submit this bid.

Sincerely

Sean P McGinnis (708) 825-4147



7146 W. 183rd Street #191
 Tinley Park, IL 60477
 (708) 529-8131
 gdicksen@wwaelectric.com

ADDRESS

BKS Commercial Renovations Village of Park Forest
 23223 S. Harlem Avenue 344 Victory Drive
 Frankfort, IL 60423 Park Forest, IL 60466

Proposal P25-00073

DATE 11/17/2025

PROJECT LOCATION

344 Victory Drive

PROJECT NAME

Village of Park Forest

DESCRIPTION

AMOUNT

16	Electrical & Lighting	SCOPE OF WORK — Demolition <ul style="list-style-type: none"> • Remove (11) existing ceiling light fixtures. • Relocate (1) existing exit light as directed. Installations <ul style="list-style-type: none"> • (9) 2x4 LED flat-panel fixtures. • (2) 2x2 LED flat-panel fixtures. • (1) emergency lighting unit in bathroom. • (2) 3-way switch locations for control of main lighting. • (1) ceiling-mounted show-window receptacle. • (12) double-duplex receptacles (total of 24 outlets), installed as two at each station (one high, one low). • Each station to be fed by a dedicated circuit. • Carpenter to cut and prepare wall openings. 	4,940.00
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Payment — ComEd	Electrical & Lighting — ComEd Standard Business Incentive Payment Estimate	-1,000.00
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Note *** NOTE: Permit Fees & Fire Alarm not Included.

TERMS & CONDITIONS —

1. This proposal is valid for 45 days unless otherwise noted.
2. Work will be performed in a substantial, workmanlike manner. Upon completion and full payment, it is covered under WWA, Inc.'s standard warranty.
3. All materials remain WWA, Inc.'s property until full payment is received.
4. Client is responsible for court fees, legal fees, and lien costs if legal action is needed to recover unpaid balances.
5. WWA, Inc. is not liable for quality, compliance, or performance of materials or equipment provided by the client. Any faulty or incorrect items may result in additional charges. No warranty or liability is offered for such items.

SUBTOTAL	3,940.00
TAX	0.00

6. Revisions or additions to scope, plans, or specs are not included and will be billed separately.

TOTAL	\$3,940.00
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Accepted By

Accepted Date