



CODY/BRAUN & ASSOCIATES, LLC

Architects & Planners

1822 Marne Road, Bolingbrook, Illinois 60490 – Phone: 630-771-1333

E-Mail: jeff@codybraun.com

September 5, 2025

DuPage Township
241 Canterbury Lane
Bolingbrook, Illinois 60440

Attn: Ms. Lori Marschke, Supervisor

Re: New Parking Lot for:
DUPAGE TOWNSHIP
Bolingbrook, Illinois 60440
Job No: 224002

Dear Lori:

The following are Abbey Construction's and our responses to the questions that the Township Board had on Change Order #6 of the Parking Lot Expansion project. The Township questions are in black and the responses are in red.

- 1) The excavating and striping contractors are billing for 2 additional mobilizations-
 - a) Were there any additional mobilizations considered initially?

The project was bid to be run concurrently as there was no mention of phasing in the bid documents. In a post-bid meeting held at the Township offices with Jeff Braun, Jackie Traynere and Levy Center personal, it was discussed to start with the new lot and phase the work after that to keep the Senior Center up and running.
 - b) How did these sub-contractors plan on execution of the job in the beginning with this being an active facility?

The job was bid by Abbey and its subcontractors to be one continuous project.
 - c) Can the individual mobilization charges be provided?

See (d) below
 - d) For the details, can we be supplied an itemized breakdown for this overage amount?
 - i. Excavation – 2 additional mobilizations @ \$2,000.00 each for a total of \$4,000.00
 - ii. Striping – 2 additional minimum charge mobilizations @ \$750.00 each for a total of \$1,500.00
 - iii. GPRS (Ground Penetrating Radar) relocating costs -- \$2,000.00
 - iv. Abbey concrete crew – 2 additional days @ \$9,958.00 each for a total of \$19,916.00



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- v. Abbey stone crew – 2 additional days @ \$5,739.00 each for a total of \$11,478.00
- vi. Deduct from Abbey – (\$6,500.00)

TOTAL = \$38,894.00

Deduct = (6,500.00)

GRAND TOTAL = \$32,394.00

2) GPRS Locator Costs

- a) Please provide break-down for additional charges that are outside the original scope for comparison purposes

Provided above (1)d.

3) Concrete Crews "Unproductive Days" due to quantities

- a) Needs a better explanation as to what quantities drove this productivity in a negative way?

Jobs are bid according to quantities of materials. A crew can pour "x" number of cubic yards of concrete in a day. If a crew is constrained by it being broken up by phasing, we lose that crew and they still get paid. It becomes "unproductive".

- b) Are these "unproductive days" outside of weather related delays?

Yes.

- c) Were weather days built into the schedule and if not, why not?

Weather delays are never built into the bids because it's obviously unpredictable, but the extra request does not include dollars for weather delays.

- d) Were procuring concrete/trucks/labor issues driving these charges being claimed?

No.

- e) How are the causes for delay now the responsibility of the Township?

Abbey's response is as follows: "If a job is requested to be phased post-bid, then those costs become the responsibility of the owner. Abbey fully understands the concern and fiscal responsibility of the Township and is willing to work with the Township in this regard. This is actively denoted by the \$6,500 deduction from our costs."

My problem with their response is that we should have been notified up front of any extra cost so the Township Board could decide to accept the extra costs or just close down the entire parking area at one time. I'm not saying they don't deserve the change



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order, its just that we should have known of the cost up front, not six months later.

- f) For the details, can we be supplied an itemized breakdown for this overage amount?

See (1)d above.

- 4) Stone Crews 2 days for fine grading/installation of Base Course

- a) Can details be supplied as to why 2 additional days were needed?

For stone, when you work the entire site at one time, you can drop a massive amount of stone material and then fine grade it all at the end. This method is very productive. When it is broken into three phases as it was and you do a small portion, then fine grade, then another portion, then fine grade, it is much less productive resulting in the addition of two extra days of work over the course of the three phases.

For concrete, the work is done in three steps: framing the concrete forms, pouring of the concrete and removing the forms. The work normally goes on continuously, 8 hours a day, until all is complete. Splitting the work into three phases creates the problem of not having enough work to fill the entire 8 hours. Unfortunately, the union rules for these workers calls for them to be paid for a full 8 hours once they step onto the site and start working. Therefore the splitting the project into three phases has created several days that didn't have 8 hours of work but had to be paid for 8 hours for work equaling two extra days of pay.

- b) Was fine grading not part of the original sow?

Fine grading was part of the original bid, but because the work was broken down into three phases of work, the contractor had to remove and return heavy equipment to the site two extra times.

- c) For the details, can we be supplied an itemized breakdown for this overage amount?

See 1d above.

If after reviewing, there are any questions, please do not hesitate to contact our office at any time. Also, Mark Rigby the person handling the project within the office of Abbey Construction, has offered to attend the Township Board meeting if requested to answer any questions.

Sincerely,

CODY/BRAUN AND ASSOCIATES, LLC

Jeffrey E. Braun

Jeffrey E. Braun, President

Invoice

Balance Due: \$1,293.65

DUPAGE TOWNSHIP FOOD
PANTRY -

2015 Ford - F-250 Super Duty - XL
6.2L, V8 (379CI) VIN(6)
VIN: 1FTBF2B65 FED69470
Odometer: In 0 Out 31,392
License Plate: M205139 IL

Work Complete: 10/07/2025
Service Advisor:
Customer ID: 7228
Printed Date: 10/07/2025

Office: 815-886-7986

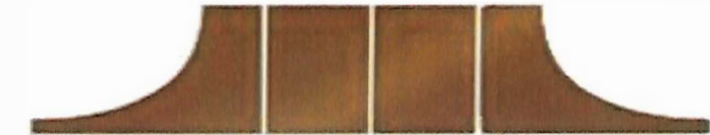
Type	Description	Qty	Sale	Total
BRAKE FLUID LEAK BY MASTER				\$1,282.65
Labor	MANIFOLD LEAK			\$0.00
Part	BRAKE HOSE	1.00	\$193.54	\$193.54
Part	BRAKE HOSE	1.00	\$99.20	\$99.20
Labor	REPLACE BRAKE LINES FROM MASTER CYLINDER TO ABS UNIT POWER BLEED SYSTEM HEAT BLEEDERS			\$435.00
Part	BRAKE FLUID	1.00	\$15.98	\$15.98
Part	Air Conditioning Hose Assembly	1.00	\$181.05	\$181.05
Labor	AIR COND HOSE - Remove & Replace - Gas/Ethanol Evaporator to Compressor - [NOTE: For Manifold and Tube Assembly, refer to Manifold & Tube Assembly - R&R DOES NOT include Air Conditioning System evacuate or charge system.]			\$87.00
Note	Fluid Capacity: Air Cond Refrigerant - Volume: 1.81 LBS. (0.82KG) - R-134a; 6.2L Eng			
Labor	AIR CONDITIONING SYSTEM - Complete Charge - [Includes: Air Conditioning system recover, evacuate and recharge.]			\$203.00
Part	R134 FREON AND OIL	1.81	\$37.50	\$67.88

Parts: \$557.65	Labor: \$725.00	Tax: \$0.00	Total: \$1,282.65
Order			
Misc	Shop Supplies		\$11.00
Total: \$11.00	Tax: \$0.00		

Recommendations			
• Next oil change occurs at 32,821 Miles - Standard Motor Oil			

I hereby authorize the above repair work to be done along with the necessary material and hereby grant you and/or your employees permission to operate the car or truck herein described on street, highways or elsewhere for the purpose to testing and/or inspection. An express mechanic's lien is hereby acknowledged on above car or truck to secure the amount of repairs thereto. Warranty on parts and labor is one years or 12,000 miles whichever comes first. Warranty work has to be performed in our shop & cannot exceed the original cost of repair.All vehicles left over 48 hours after repairs are completed will incur a 100.00 PER DAY STORAGE FEE.All used parts come with a 30 day warranty on parts only.No warranty on customer supplied parts. NOT RESPONSIBLE FOR LOSS OR DAMAGE TO CARS OR ARTICLES LEFT IN CARS IN CASE OF FIRE, THEFT OR ANY OTHER CAUSE.	Labor	\$725.00
	Parts	\$557.65
	Shop Supplies	\$11.00
	Subtotal	\$1,293.65
	Taxes	\$0.00
	Order Total:	\$1,293.65

Signature _____ Date _____ Time _____
Technician(s) :MASEK, CHRISTOPER 0006



WIESBROOK SHEET METAL, INC.

METAL ROOFS / WALL PANELS • HEATING • AIR CONDITIONING • BAY WINDOWS • CUSTOMIZED SHEET METAL WORK

PROPOSAL AND AGREEMENT

Name	Dupage Township Senior Center ATTN: Linda Youngs	Date	10/13/2025
Street Address	251 Canterbury lane	Phone Number	630-759-3411
City, State, Zip	Bolingbrook,IL,60440	Email Address	lyoungs@dupagetownship.com

We will furnish and install the equipment listed below at the price, terms and conditions outlined below.

EQUIPMENT SPECIFICATIONS

OPTION ONE

- Includes:
- Reclaim refrigerant in existing system
 - Braize in new Solenoid body (we found the existing solenoid body to be leaking)
 - Replace existing old TXV valve body with new
 - Install new liquid line sight glass

INSTALLED PRICE \$3,875.45

OPTION TWO

Includes:

INSTALLED PRICE

Installation shall include:

☐ New Furnace	☐ New Condensate Pump	☐ Evacuate Refrigerant System
☐ New Condenser	☐ New Vent Pipe & Cap	☒ Charge to Manufacturer's Specs
☐ New Coil	☐ New Duct Run from _____ to _____	☒ Complete System Start Up
☐ New Thermostat	☐ New Gas Piping from _____ to _____	☒ Remove Existing Equipment From Premises
☐ New A/C Disconnect	☐ New Supply Diffuser(s)	☐ 5 Year Parts Warranty
☐ New Electrical Whip	☐ Provide for External Combustion Air	☐ 1 Year Labor Warranty
☐ New Equipment Pad	☐ Plenum Transition	☐ Year Compressor Warranty
☐ New Vibration Isolation Pads	☐ Install Aux. Condensate Drain Pan	☐ Year Heat Exchanger Warranty
☐ New Refrigerant Lines	☐ Reuse Coil	

Comments: Work performed on 10/8/25 included into this price (\$1302)

Additional 410A refrigerant needed for system start up, to be charged at a discounted rate of \$120 per pound

TERMS: 25% down payment due upon acceptance, remaining balance due upon completion of work. A service fee of 4% will be applied to any payment made by credit card. Work shall be performed during normal business hours – Monday through Friday, 8:00am to 4:30pm. This proposal may be withdrawn if not accepted within 30 days.

By: _____	Date: _____	By: Jon Isacson	Date: 10/13/25
Acceptance (Customer)		Approval (Wiesbrook Sheet Metal Representative)	

25502 W. RUFF STREET • PLAINFIELD, IL 60585 • 630-922-9050

PROPOSAL

NAME: Bob (food pantry)
 ADDRESS: 251 Canterbury
 CITY: Bolingbrook
 PHONE (H) _____ (C) 815 302 4890
 E-MAIL: _____
 DATE: 9/23
 REPRESENTATIVE: Kevin

DRESSLER BLOCK CONCRETE, INC.



13152 Meadow Lane
 Plainfield, IL 60585
 Main: 630-878-3162

BRIANRBLOCK@COMCAST.NET
 WWW.DRESSLERBLOCKCONCRETE.COM

We propose to provide the following labor and material to complete the following project to city codes:

ITEMS:	REMOVAL	CONCRETE	BRICK PAVERS	CONCRETE THICKNESS	BAG MIX	AMOUNT
☐ Driveway						
☐ Drive extension						
☐ Apron						
☐ Apron extension						
☐ Front walk						
☐ Other walk						
☐ Public walk						
☐ Seat Wall						
☐ Pillars						
☒ Patio	<u>earth</u>	<u>5' x 21'</u>		<u>5"</u>	<u>6 1/2"</u>	<u>\$3000</u>
☐ Patio extension						
☐ Patio borders						
☐ Garage floor						
☐ Garage lip						
☐ Front stoop	<u>Replace 4 sections of concrete</u>					<u>2000</u>
☐ Back stoop	<u>Levy center</u>					
☐ Steps						
☐ Curbs	☐ Cut	☐ Remove and replace				<u>\$5000</u>
☐ Footings						
☐ Foundation						

NOTES:

5' x 21' pad connecting to existing slab
\$5000 total
3 sections of walk
1 \$4800
2 \$5000
3 \$11,320
\$1800
32' x 20' = \$8320
4th section \$200
full entrance

CONCRETE: Bag mix 6 1/2" Wire mesh #10 Fiber mesh yes Rebar #4 Sealer _____
 STONE BASE: CA-6 STONE BASE DEPTH: 4" CONCRETE BASE FOR BRICK PAVERS: _____

We propose hereby to finish materials and labor complete accordance with the above specifications for the sum of:

\$ 3000

ALL PAYMENTS TO BE MADE ON THE DAY OF POUR UNLESS OTHERWISE STATED. IF PERMITS ARE OBTAINED BY DRESSLER BLOCK CONCRETE, INC., OWNER WILL REIMBURSE DRESSLER BLOCK CONCRETE, INC. ALL FEES.

TO KEEP YOUR CONCRETE LOOKING GREAT, YEARLY SEAL IS SUGGESTED.

All material is guaranteed to be as specified. Any alteration or deviation from the above specification involving extra costs will be executed only upon written orders and will become an extra charge over and above the proposed price. All agreements contingent upon strikes, weather, or delays beyond our control. Due to the nature of the material and their reaction to uncontrollable variables, such as climate, any popping, spalling, heaving, cracking, or discoloration are beyond the contractors control and no guarantees written, verbal, or implied can be assumed.

ACCEPTANCE OF PROPOSAL: the above prices, specifications, and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified above. I understand and agree to pay all reasonable attorneys fees and costs incurred in the collection of the above stated contract amount.

SIGNATURE: _____ SIGNATURE: _____ DATE: _____

ORDINANCE NUMBER 25-15
HOLIDAY PAY FOR PART-TIME EMPLOYEES

An ordinance enhancing the Part-Time employee compensation is being presented allowing for Part-Time employees to be paid for specific Federal Holidays should those holidays fall within the normal work week of DuPage Township

BE IT ORDAINED by the Board of Trustees of DuPage Township, Will County, Illinois.

Section 1. That Part-Time Employees shall be entitled to be paid six (6) Federal Holidays, specifically New Year’s Day, Memorial Day, 4th of July, Labor Day, Thanksgiving Day and Christmas Day.

Section 2. That this shall be effective immediately and continue through 3/31/2029.

APPROVED AND ADOPTED by the DuPage Township, Will County, Illinois Supervisor and Board of Trustees this _____ Day of _____, 2025

	YES	NO	ABSENT	PRESENT
Trustee Braxton				
Trustee Ransom				
Trustee Parks				
Trustee Jackson				
Supervisor Marschke				
Total				

/s/Lori A. Marschke

Township Supervisor

ATTEST:

/s/Barbara Parker

Township Clerk