



To: Board of Parks and Recreation  
From: Mark Heintz – Director of Parks and Recreation  
Date: October 17, 2023  
Re: Pro Shop and Cart Storage Building project change order #1

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**Background:**

The Town engaged in a contract for professional services with CSK Architects to help design and oversee the construction of the new golf pro shop, cart storage building and open-air shelter. On June 20, 2023, you awarded a contract with Hasse Construction Company Inc. (HCCI) for the construction of this project at a contracted sum of \$3,559,400.00.

**Methodology:**

Through the course of construction, change order requests (COR) have been supplied by HCCI for review by the architect and staff. COR #2 was for pile testing and is an add to the contract of \$16,250. This work was desired by the Town to ensure that the design from the HCCI subcontractor, Stalworth Underground LLC, met the necessary load requirements that were required, was documented into a report, and was reviewed by Akhtar Zaman from Advanced Engineering Services (AES). AES is the Town's representative to verify any required testing through the construction process.

Also included on change order #1 is COR #3. This is a deduct of \$156,005 to the overall contract due to removing the landscaping portion of the project from the HCCI contract. To reduce the likelihood of an issue with union workers, the landscaping portion of the project is to be removed from the HCCI contract and the Town will independently work on a contract directly with a landscaper.

Collectively, these two change order requests come to a combined deduct of \$139,755 to the HCCI contract which is the total amount of change order #1. This is shown on the attached supporting documents.

**Recommendation:**

Staff is recommending the approval of change order #1 as presented for an overall reduction of \$139,755 to the total contract with Hasse Construction Company Inc. on the new pro shop and cart storage building project.

**CHANGE ORDER #1**PROJECT: New Pro Shop and Cart  
Storage Facilities

CHANGE ORDER #: 1

CONTRACTOR: Hasse Construction

DATE: October 11, 2023  
ARCHITECT'S PROJECT # 22001  
CONTRACT DATE: June 20, 2023  
CONTRACT FOR: General Construction

The contract is changed as follows:

COR #2 – Pile testing	ADD	\$ 16,250.00
COR #3 – Landscaping Credit	CREDIT	-\$156,005.00
Total Amount of Change Order #1		- \$139,755.00

See attached documentation for detailed descriptions of the above items.

**Not valid until signed by the Owner, Architect and Contractor**

The Original Contract Sum .....	\$3,559,400.00
Net Change by previously authorized Change Orders .....	\$ 0.00
The Contract Sum prior to this Change Order was .....	\$3,559,400.00
The Contract Sum will be <b>decreased</b> by this Change Order in the amount of .....	<b>-\$ 139,755.00</b>
The New Contract Sum including this Change Order will be .....	<b>\$3,419,645.00</b>


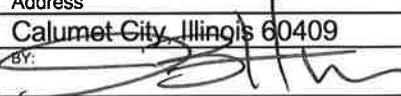
The Contract Time will be changed by zero ( 0 ) days.

The date of Substantial Completion as of the date of this Change Order therefore is unchanged.

Note: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change directive.

CSK Architects, P.C.

Hasse Construction

Board of Munster Parks &  
RecreationArchitect  
6919 W. Lincoln Highway  
Address  
Crown Point, IN 46307Contractor  
10 Lincoln Avenue  
Address  
Calumet City, Illinois 60409Owner  
1005 Ridge Road  
Address  
Munster, Indiana 46321BY:   
DATE: 10-11-23BY:   
DATE: 10/12/23BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

X:\Munster - Town OR22001 Centennial Park Golf Pro Shop\Contracts And Change Orders\OC Contract\Change Orders\Change Order #1.Doc



**HASSE CONSTRUCTION COMPANY, INC.**

*Over 100 Years of Experience and Leadership in Quality Construction*

10/5/23

**CHANGE ORDER REQUEST # 2**

Mr. Tom Kuhn  
CSK Architects

Re: Test Pile  
Hasse Proposal No. 23189-700-101

Dear Tom,

The owner has requested Stalworth install a reusable test pile using PDA testing

Stalworth COR 1 dated 10/3/23	\$ 15,000.00
10% on first 10k	\$ 1,000.00
5% on rest of cor	\$ 250.00
<b>Change Order Request</b>	<b>\$ 16,250.00</b>

Please respond with approval or comment. Should you have any questions or comments, please feel free to contact me.

Sincerely,

HASSE CONSTRUCTION COMPANY, INC.

*John B Hasse*

John B Hasse P.E.

Hcci/projects/1 /change order request/ COR #



October 3<sup>rd</sup>, 2023

Hasse Construction  
10 Lincoln Avenue  
Calumet City, IL 60409  
[jhasse@hasseconstruction.com](mailto:jhasse@hasseconstruction.com)

Project: Centennial Park Pro Shop – Munster, IN  
RE: Bulletin 03 – PDA Testing

Dear John,

Per the PDA Testing that occurred on October 3<sup>rd</sup>, 2023, Stalworth Underground is requesting additional compensation in the amount of **\$15,000.00**.

Note that this compensation includes the cost of furnishing and installing an additional test pile, installation of the test instrumentation, conducting the PDA test, and the compiling of test results into a report.

**Total Cost: \$ 15,000.00**

Sincerely,

Zach Furman  
Stalworth Underground LLC  
Project Engineer



## HASSE CONSTRUCTION COMPANY, INC.

*Over 100 Years of Experience and Leadership in Quality Construction*

10/11/23

### CHANGE ORDER REQUEST # 3rev1

Mr. Tom Kuhn  
CSK Architects

Re: Landscape Credit  
Hasse Proposal No. 23189-700-102

Dear Tom,

As discussed, HCCI will transfer the landscape scope of this project to the town of Munster and we will remove it from our GC scope. Items excluded in Hubinger's quote are resolved as follows:

- Bonds not required from subs
- Permit fees waived by Munster
- Topsoil by Beisen excavating
- Excavation to subgrade by Biesen
- Watering or maintenance by Munster

Hubinger landscape quote dated 6/10/23	(\$ 148,100.00)
10% on first 10k	(\$ 1,000.00)
5% on rest of cor	(\$ 6,905.00)
<b>Change Order Request CREDIT</b>	<b>(\$ 156,005.00)</b>

Please respond with approval or comment. Should you have any questions or comments, please feel free to contact me.

Sincerely,

HASSE CONSTRUCTION COMPANY, INC.

*John B Hasse*

John B Hasse P.E.

Hcci/projects/1 /change order request/ COR #

**HUBINGER**  
Landscaping  
Corp.  
www.Hubingers.com

9/29/23

210 East 113<sup>th</sup> Avenue  
Crown Point, Indiana  
46307-9793  
Phone: 219-662-9911 Fax: 219-662-6206

Landscape Architects & Contractors  
Garden Center & Landscape Supplies

6-10-23

CENTENNIAL PARK

LANDSCAPING PER PLAN INCLUDING :  
ALL TREES AND SHRUBS AND PERENNIALS  
HARDWOOD MULCH WITH PREEMERGENT HERBICIDE  
COMPOST TO AMMEND SOIL FOR PERENNIALS  
SEEDING AND ECB FOR TURF RESTORATION APPROX 700 SY

\$ 38,600.00

RETAINING WALL INSTALL INCLUDING :  
APPROX 353 LF OF WALL AT VARIOUS HEIGHTS FROM 3' TALL TO 10.5' TALL  
BASE STONE AND FABRIC UNDER STONE  
BLOCKS AND CAPS - ROCKWOOD  
DRAIN TILE  
DRAIN STONE BEHIND WALL  
GEOGRID  
NOTE : EXCAVATION TO SUBGRADE BY OTHERS TO BASE OF WALL AND ALL MATERIAL REMOVED TO BACK OF  
GEOGRID DOWN TO FIRST GRID

+ \$ 109,500.00

~~\$ 148,100~~

Notes:

- 1.) We are a *Certified (State of Indiana) Women Business Enterprise*
- 2.) Base Bid Price Does Not Include:

- Bid and/or Performance Bonds

- ~~Permits~~

- Topsoil

IN BIESEN scope

- Watering or maintenance

- Excavation to subgrade

- OWNER

IN  
BIESEN'S  
SCOPE

M-JMR:RZ  
WAIVED  
PERMIT  
FEE

If you have any questions, please call.

David W. Hubinger