

R.C. Wegman Construction Company  
**Aurora Public Works Facility**  
 BP3 Bid Results Analysis - January 8, 2024

(SOFT COSTS WERE LAST UPDATED ON 1/8/2024)

	DESCRIPTION	MATERIAL	LABOR	CONTRACT	TOTAL	
	<b>SOFT COSTS</b>					
	<b>Design Services Fees</b>					
	Kluber Architects			\$1,194,461	\$1,194,461	
	Kluber Architects - Brine Building			\$34,450	\$34,450	
	Kluber Architects - IT			\$39,925	\$39,925	
	Kluber Architects - Reimbursables and Site Electric			\$40,625	\$40,625	
	Kluber Architects - 2nd Floor Buildout			\$99,750	\$99,750	
	Kueny Architects	INCL w/ Kluber Fee			\$0	
	Integrity Environmental			\$31,350	\$31,350	
	Technology Design Consultant (Data, Phones, Access Control, Cameras, A/V)			\$0	\$0	
	RCW Preconstruction Services			\$45,000	\$45,000	
	Independent Storm Shelter Review Fee	ASSUMED STORM SHELTER IS NOT REQUIRED			\$0	
	Commissioning Services			\$26,125	\$26,125	CERx Solutions \$26,125
	<b>Permit and Connection Fees</b>					
	City of Aurora Permit Fees / Engineering Review Fees	ASSUMED NO COST		\$0	\$0	
	IDOT Permit Fee	INCLUDED IN COA SITE PACKAGE		\$0	\$0	
	Utility Connection Fees					
	Fox Metro	FEE IS WAIVED FOR MUNICIPALITY		\$0	\$0	
	ComEd			\$0	\$0	
	Nicor			\$30,000	\$30,000	
	Comcast			\$23,601	\$23,601	
	MCI/Verizon (ESTIMATE, STILL AWAITING AGREEMENT)			\$5,000	\$5,000	
	Soil Borings Allowance	ALREADY COMPLETED		\$0	\$0	
	CCDD Sampling and Testing Allowance	ALREADY COMPLETED		\$0	\$0	
	Shelving Allowance (All items as listed on Shelving Schedule on A850)			\$339,000	\$339,000	Bradford Systems \$339,000
	FF&E Allowance			\$750,000	\$750,000	
	<b>Bids by City of Aurora</b>					
	Site Development Package Bid - PHASE 1 (Includes Salt Dome)			\$9,200,000	\$9,200,000	Berger Excavating
	Future Site Development Package Bid - PHASE 2 (Remainder of east side curbs, sidewalk, binder and surface; west side surface)			\$2,500,000	\$2,500,000	Budget provided by City of Aurora Engineering
	Future Fuel Station Bid (Breakouts Provided on Budget from Integrity)			\$930,000	\$930,000	Budget from Integrity Environmental; includes a 10% contingency; Mark believes it will come in below once competitively bid
	Clean Soils Consulting (Transfer Pad)			\$7,168	\$7,168	
	Rubino			\$80,000	\$80,000	
	Testing Service Corp			\$19,900	\$19,900	
	ComEd Temporary Power			\$1,438	\$1,438	
	Northern AV Group			\$15,880	\$15,880	
	Classic Fence			\$25,000	\$25,000	
	Chicago Tribune			\$1,200	\$1,200	
	Future Site Landscaping			\$200,000	\$200,000	
	Future Haul of Spoils			\$60,000	\$60,000	
	Material Testing Allowance for Site Development Construction			\$0	\$0	
	Scientel Solutions					
	WiFi and Network Deployments			\$79,740	\$79,740	
	Situational Awareness System			\$137,718	\$137,718	
	Genetec Access Controls and VMS Solution			\$315,850	\$315,850	
	<b>SOFT COSTS TOTAL</b>				<b>\$16,233,181</b>	

BP3: BASE BID + ALT #1 (OFFICE BUILDOUT), ALT #2 (MOVABLE WALL), AND ALT #4 (ADDITIONAL CRANE)

BP #	BID PACKAGE NAME	2022.07.11 DD BUDGET (LOW END)	LOW WITH 5% DESIGN CONTINGENCY	2023.12.13 LOW BID NUMBERS W/ ALT #1, #2, AND #4	HIGH WITH 5% DESIGN CONTINGENCY	2022.07.11 DD BUDGET (HIGH END)	BID SCHEDULE	APPARENT LOW CONTRACTORS	BID ALTERNATE APPLIED	VOLUNTARY ALTERNATE APPLIED
02	Landscaping	\$15,000	\$15,750	\$0	\$16,223	\$15,450	BY CITY OF AURORA			
03A	Concrete	\$3,040,300	\$3,192,315	\$3,291,000	\$3,292,704	\$3,135,909	BP2	Builders Concrete	Alternate #5 Brine Building: \$81,000	
03B	Precast	\$3,545,000	\$3,722,250	\$3,858,740	\$3,963,750	\$3,775,000	BP1	DuKane Precast		
	<b>Allowance: Precast for Brine Building</b>	\$600,000	\$630,000	\$311,350	\$630,000	\$600,000	BP2 GMP Allowance			
04	Masonry	\$1,141,000	\$1,198,050	\$858,390	\$1,428,893	\$1,360,850	BP2	Cyberdyne Masonry		
05	Structural Steel	\$3,636,000	\$3,817,800	\$3,747,000	\$4,882,500	\$4,650,000	BP1	Garbe Ironworks		
06A	Rough Carpentry	\$510,800	\$536,340	\$505,458	\$586,181	\$558,268	BP2	Heintz Construction	Alternate #5 Brine Building: \$23,950	
	<b>Allowance: Canopies</b>	\$75,000	\$78,750	\$79,855	\$89,250	\$85,000	BP2 GMP Allowance			
06B	General Trades	\$472,972	\$496,621	\$586,880	\$572,120	\$544,876	BP3	LJ Morse	Alternate #1 2nd Floor Offices \$10,100 Alternate #2 Movable Wall \$56,980	
06C	Architectural Woodwork	\$142,000	\$149,100	\$196,000	\$210,000	\$200,000	BP3	CS Architectural Woodworking	Alternate #1 is included in their Base Bid	
07	Roofing and Sheet Metal	\$3,025,000	\$3,176,250	\$2,182,890	\$3,497,550	\$3,331,000	BP2	Olsson Roofing	Alternate #5 Brine Building: \$56,000	Remove FM insured roof assembly: -\$38,000
08A	Overhead Doors	\$273,270	\$286,934	\$359,479	\$423,854	\$403,670	BP2	House of Doors	Alternate #5 Brine Building: \$26,326	
08B	Aluminum Framing and Glazing	\$339,800	\$356,790	\$289,815	\$483,000	\$460,000	BP2	Mark Industries		
09A	Gypsum Board Systems	\$376,000	\$394,800	\$552,800	\$498,750	\$475,000	BP3	Heintz Construction	Alternate #1 2nd Floor Offices \$122,900	
09B	ACT	\$165,500	\$173,775	\$184,300	\$178,988	\$170,465	BP3	Just Rite Acoustics	Alternate #1 2nd Floor Offices \$37,900	
09C	General Flooring and Tile	\$299,650	\$314,633	\$335,000	\$324,071	\$308,640	BP3	Douglas Floor Covering	Alternate #1 2nd Floor Offices \$41,500	
09D	Specialty Flooring	\$123,328	\$129,495	\$249,027	\$151,337	\$144,130	BP3	Artlow Systems	Alternate #1 2nd Floor Offices \$236	
09E	Painting	\$360,000	\$378,000	\$382,750	\$500,220	\$476,400	BP2	Midwest Decorating	Alternate #5 Brine Building: \$7,800	
11A	Lubrication and Vehicle Lift Systems	\$966,960	\$1,015,308	\$729,000	\$1,198,625	\$1,141,548	BP2	Standard Industrial		
11B	Touchless Wash System	\$260,000	\$273,000	\$397,381	\$281,190	\$267,800	BP2	Dunim Inc		
14A	Elevator	\$175,000	\$183,750	\$169,600	\$189,263	\$180,250	BP2	Otis Elevator		
14B	Cranes	\$170,000	\$178,500	\$301,680	\$266,228	\$253,550	BP3	Sievert Crane & Hoist	Alternate #1 Add Crane: \$98,820	40LB rail in lieu of 60LB rail on 43' span crane: -\$7,000 Use extended coverage heads, Remove FM rating: -\$100,669
15A	Fire Protection	\$575,000	\$603,750	\$398,106	\$641,235	\$610,700	BP2	Nelson Fire Protection		
15B	Plumbing	\$1,655,500	\$1,738,275	\$1,712,000	\$2,492,700	\$2,374,000	BP2	Cryer & Olsen	Alternate #5 Brine Building: \$42,000	
15C	HVAC	\$3,975,000	\$4,173,750	\$3,107,000	\$4,751,250	\$4,525,000	BP2	JB Contracting	Alternate #5 Brine Building: \$7,000	
16	Electrical and Low-Voltage	\$3,001,000	\$3,151,050	\$2,097,228	\$4,028,934	\$3,837,080	BP2	AWF	Alternate #5 Brine Building: \$28,500	Use alternate fixtures and switch: -\$47,100, Remove Access Control parts and smarts: -\$144,122
<b>ALLOWANCES TO BE INCLUDED IN BP3 GMP:</b>										
<b>1) ALLOWANCE FOR RFP-01 - 2ND FLOOR OFFICE BUILDOUT</b>										
				\$498,844						
06A	Rough Carpentry (Heintz Construction) \$93,151									
07	Roofing Skylights (Olsson Roofing) \$15,060									
08B	Aluminum Framing and Glazing (Mark Industries) \$13,490									
09E	Painting (Midwest Decorating) \$26,725									
15A	Fire Protection (Nelson Fire Protection) \$6,840									
15B	Plumbing (Cryer & Olsen) \$5,700									
15C	HVAC (JB Contracting) \$190,616									
16	Electrical and Low-Voltage (AWF) \$147,262									
<b>2) ALLOWANCE FOR RFP-01 - REMAINING DESIGN CHANGES OTHER THAN 2ND FLOOR BUILDOUT</b>										
				\$198,294						
04	Masonry (Cyberdyne) \$7,199									
06A	Rough Carpentry (Heintz Construction) \$27,494									
09E	Painting (Midwest Decorating) \$5,800									
15A	Fire Protection (Nelson Fire Protection) \$1,000									
15B	Plumbing (Cryer & Olsen) \$49,348									
15C	HVAC (JB Contracting) \$24,323									
16	Electrical and Low-Voltage (AWF) \$83,130									
<b>3) ALLOWANCE FOR TRENCH DRAIN CHANGE</b>										
				\$251,300						
03A	Concrete (Builder's Concrete) \$155,450									
15B	Plumbing (Cryer & Olsen) \$95,850									
<b>4) ALLOWANCE FOR HOSE VALVES PER FIRE SUPPRESSION REVIEW COMMENTS</b>										
				\$41,187						
15A	Fire Protection (Nelson Fire Protection) \$41,187									
<b>5) ALLOWANCE FOR VEHICLE EXHAUST CONNECTIONS</b>										
				\$15,000						
15C	HVAC (JB Contracting) \$15,000									
<b>6) ALLOWANCE FOR ADDITIONAL OVERHEAD DOOR LITES</b>										
				\$20,000						
08A	Overhead Doors (House of Doors) \$20,000									
<b>7) ALLOWANCE FOR FUEL STATION ABOVE GROUND POWER INFRASTRUCTURE</b>										
				\$15,000						
16	Electrical (AWF) \$15,000									
<b>RCW REIMBURSABLES</b>										
	Survey and As-Built Allowance	\$60,000		\$70,000		\$70,000				
	Materials Testing Allowance	\$75,000		\$100,000		\$100,000				
	Construction Fence Allowance	\$10,000		\$50,000		\$10,000				
	Office Trailer Allowance	\$15,000		\$15,000		\$15,000				
	Dumpsters	\$20,000		\$30,000		\$20,000				
	Temporary Sanitary Units Allowance	\$8,000		\$10,000		\$8,000				
<b>CONSTRUCTION COST SUBTOTAL</b>		<b>\$29,107,080</b>		<b>\$28,197,354</b>		<b>\$34,107,586</b>				
	Construction Manager Fee 2.45%	\$713,123		\$690,835		\$835,636				
	General Conditions Fee 2.6%	\$756,784		\$733,131		\$886,797				
	Insurance Fee 1%	\$291,071		\$281,974		\$341,076				
	Bond Fee 0.7%	\$203,750		\$197,381		\$238,753				
	Contingency 10% (5% Design + 5% Construction)	\$2,910,708	5% Contingency	\$1,409,868		\$3,410,759				
<b>CONSTRUCTION COST TOTAL (GMP)</b>		<b>\$33,982,516</b>		<b>\$31,510,543</b>		<b>\$39,820,606</b>				
<b>SOFT COSTS</b>		<b>\$16,233,181</b>		<b>\$16,233,181</b>		<b>\$16,233,181</b>				
<b>PROJECT TOTAL</b>		<b>\$50,215,697</b>		<b>\$47,743,724</b>		<b>\$56,053,787</b>				

-\$2,471,973 Under Low End DD Budget, Including Brine Building, 1st Floor Design Changes, 2nd Floor Office Buildout, Movable Wall, Additional Crane, and Trench Drains

Publicly bidding the shelving is the last item to be bid

<b>ALTERNATE #1 - 2nd Floor Offices Build-Out Area</b>		
06B	General Trades (LJ Morse)	\$10,100
06C	Architectural Woodwork (CS Architectural Woodworking) *ALT 1 IS INCLUDED IN THEIR BASE BID*	INCL
09A	Gypsum Board Systems (Heintz Construction)	\$122,900
09B	ACT (Just Rite Acoustics)	\$37,900
09C	General Flooring (TBD)	\$41,500
09D	Specialty Flooring (Artlow Systems)	\$236
<b>PRICING FROM TRADES ALREADY CONTRACTED</b>		
06A	Rough Carpentry (Heintz Construction)	\$93,151
07	Roofing Skylights (Olsson Roofing)	\$15,060
08B	Aluminum Framing and Glazing (Mark Industries)	\$13,490
09E	Painting (Midwest Decorating)	\$26,725
15A	Fire Protection (Nelson Fire Protection)	\$6,840
15B	Plumbing (Cryer & Olsen)	\$5,700
15C	HVAC (JB Contracting)	\$190,616
16	Electrical and Low-Voltage (AWF)	\$147,262
<b>CONSTRUCTION COST SUBTOTAL</b>		<b>\$711,480</b>
Construction Manager Fee 2.45%		\$17,431
General Conditions Fee 2.6%		\$18,498
Insurance Fee 1%		\$7,115
Bond Fee 0.7%		\$4,980
Contingency 5%		\$35,574
<b>ALTERNATE #1 TOTAL ADD TO GMP</b>		<b>\$795,079</b>

**ALTERNATE IS ACCEPTED**

<b>ALTERNATE #2 - Add Movable Wall</b>		
06B	General Trades (LJ Morse)	\$56,980
<b>CONSTRUCTION COST SUBTOTAL</b>		<b>\$56,980</b>
Construction Manager Fee 2.45%		\$1,396
General Conditions Fee 2.6%		\$1,481
Insurance Fee 1%		\$570
Bond Fee 0.7%		\$399
Contingency 5%		\$2,849
<b>ALTERNATE #2 TOTAL ADD TO GMP</b>		<b>\$63,675</b>

**ALTERNATE IS ACCEPTED**

<b>ALTERNATE #3 - Add Shelving</b>		
06B	General Trades (LJ Morse)	NO BID
<b>CONSTRUCTION COST SUBTOTAL</b>		<b>\$0</b>
Construction Manager Fee 2.45%		\$0
General Conditions Fee 2.6%		\$0
Insurance Fee 1%		\$0
Bond Fee 0.7%		\$0
Contingency 5%		\$0
<b>ALTERNATE #3 TOTAL ADD TO GMP</b>		<b>\$0</b>

**ALTERNATE IS NOT ACCEPTED**

<b>ALTERNATE #4 - Add Crane</b>		
14B	Cranes (Sievert Crane & Hoist)	\$98,820
16	Electrical and Low-Voltage (AWF**)	\$3,500
<b>CONSTRUCTION COST SUBTOTAL</b>		<b>\$102,320</b>
Construction Manager Fee 2.45%		\$2,507
General Conditions Fee 2.6%		\$2,660
Insurance Fee 1%		\$1,023
Bond Fee 0.7%		\$716
Contingency 5%		\$5,116
<b>ALTERNATE #4 TOTAL ADD TO GMP</b>		<b>\$114,343</b>

**ALTERNATE IS ACCEPTED**

\*\*A \$3,500 change order will be issued to AWF. They provided a price to add the additional crane to scope on their Bid Form for BP2.

**VOLUNTARY ALTERNATES:**

BP3-14B	Sievert Crane and Hoist: Install 40LB rail in lieu of 60LB rail for the 43' span crane:	<b>-\$7,000</b>
<b>CONSTRUCTION COST SUBTOTAL</b>		<b>-\$7,000</b>
Construction Manager Fee 2.45%		-\$172
General Conditions Fee 2.6%		-\$182
Insurance Fee 1%		-\$70
Bond Fee 0.7%		-\$49
Contingency 5%		-\$350
<b>TOTAL VOLUNTARY ALTERNATE SAVINGS</b>		<b>-\$7,823</b>

**VOLUNTARY ALTERNATE IS ACCEPTED**