

AMENDMENT NO. 1.2 TO ConsensusDocs® 500

STANDARD AGREEMENT AND GENERAL CONDITIONS BETWEEN OWNER AND CONSTRUCTION MANAGER

(Where the Basis of Payment is a Guaranteed Maximum Price with an Option for
Preconstruction Services)

Dated **March 20th, 2023**.

Pursuant to Section 3.4 of the Agreement dated **April 12th, 2022** between the Owner, **City of Aurora** and the Construction Manager, **R. C. Wegman Construction Company** for **Public Works Combined Maintenance Facility** (the Project), the Owner and the Construction Manager desire to establish a Guaranteed Maximum Price ("GMP") for the Work. Therefore, the Owner and the Construction Manager agree as follows:

ARTICLE 1.2 GUARANTEED MAXIMUM PRICE

The Construction Manager's GMP for the Work, including the Cost of the Work as defined in Article 8, NOT including the Construction Manager's Fees as set forth in Section 7.3, is **Seventeen Million, Seven Hundred Fourteen Thousand, Eight Hundred Sixty Seven Dollars (\$17,714,867.00)**.

The GMP is for the performance of the Work in accordance with the exhibits listed below, which are part of this Agreement.

EXHIBIT A: Drawings, Specifications and Addenda, dated March 20, 2023, 1 page.

EXHIBIT B: Allowance Items, dated March 20, 2023, 1 page.

EXHIBIT C: Assumptions and Clarifications, dated March 20, 2023, 1 page.

EXHIBIT D: Schedule of Values, dated March 20, 2023, 1 page.

EXHIBIT E: Alternates and Voluntary Alternates, dated March 20, 2023, 2 pages.

EXHIBIT F: Unit Price, dated March 20, 2023, 1 page.

ARTICLE 2.2 DATE OF SUBSTANTIAL COMPLETION

The Date of Substantial Completion of the Work is **February 2025**.

ARTICLE 3.2 DATE OF FINAL COMPLETION

The Date of Final Completion of the Work is: **March 1, 2025** or within [_____] ([_____]) Days after the Date of Substantial Completion, subject to adjustments as provided for in the Contract Documents.

This Amendment is entered into as of **March 20, 2023**.



OWNER: **CITY OF AURORA**

BY: _____

PRINT NAME _____ PRINT TITLE _____

WITNESS: _____

PRINT NAME _____ PRINT TITLE _____

CONSTRUCTION MANAGER: **R. C. WEGMAN CONSTRUCTION MANAGER**

BY: _____

Colette Rozanski, President

WITNESS: _____

Lisa Garcia, Office Manager

END OF DOCUMENT.



EXHIBIT A - Drawings, Specifications and Addenda
3/20/2023

	Description	# of Pages
Drawings:	CITY OF AURORA PUBLIC WORKS FACILITY prepared by Kluber Architects: BID AND PERMIT DOCUMENTS dated 01/11/2023 "Design Coordination"	218
Specifications:	PROJECT MANUAL, VOLUME 1 prepared by R.C. Wegman Construction, dated 01/18/2023	201
	PROJECT MANUAL, VOLUME 2 prepared by Kluber Architects, dated 10/06/2022 (updated 01/18/2023)	1021
Addenda:	Addendum #1, dated 02/01/2023	47
	Addendum #2, dated 02/06/2023	135
	Addendum #3, dated 02/10/2023	37

EXHIBIT B - Allowance Items
3/20/2023

Allowance: Precast for Brine Building (DuKane Precast)	\$311,350
Allowance: Canopies (Precast needs canopy shop drawings now. Canopies will be added to the 06A-Rough Carpentry Work Scope)	\$79,855

(100% of unused Allowance Funds are returned to City of Aurora at the conclusion of the project.)

EXHIBIT C - Assumptions and Clarifications

3/20/2023

Bid Letting Schedule	<p>GMP Amendment No. 1 dated 10.27.2022 covers Bid Package 1 (BP1): 03B-Precast, 05-Structural Steel, and Project Allowances in the amount of \$8,274,777.</p> <p>This GMP Amendment No. 1.2 dated 03.20.2023 covers Bid Package 2 (BP2): 03A-Concrete, 04-Masonry, 06A-Rough Carpentry, 07-Roofing and Sheet Metal, 08A-Overhead Doors, 08B-Aluminum Framing and Glazing, 09E-Painting, 11A-Lubrication and Vehicle Lift Systems, 11B-Touchless Wash System, 14A-Elevator, 14B-Cranes, 15A-Fire Protection, 15B-Plumbing, 15C-HVAC, 16-Electrical and Low-Voltage, and Brine Building Precast Allowance and Canopy Allowance in the amount of \$17,714,867.</p> <p>BP3 is scheduled to Bid in November, 2023 and shall include the following Work Scopes: 02-Landscaping, 06B-General Trades, 06C-Architectural Millwork, 09A-Gypsum Board Systems, 09B-ACT, 09C-General Flooring and Tile, 09D-Specialty Flooring, 14B-Cranes (REBID).</p>
Permit Review	Extensive comments from the City of Aurora which result in significant added scope of work and costs, may require an additive change order to the GMP.
Access Control	Access Control "parts and smarts" have been removed from the 16-Electrical and Low-Voltage work scope and will be furnished and installed by the City of Aurora's contractor (Scientel Solutions) separate from this GMP.

EXHIBIT D - SCHEDULE OF VALUES

3/20/2023

	BID PACKAGES	AWARDED CONTRACTOR	BASE BID	ALTERNATE #5 ADD BRINE BUILDING	VOLUNTARY ALTERNATES INCLUDED	TOTAL SUBCONTRACT AMOUNT
BP2-03A	Concrete	Builders Concrete	\$3,210,000	\$81,000		\$3,291,000
BP2-04	Masonry	Cyberdyne Masonry	\$858,390			\$858,390
BP2-06A	Rough Carpentry	Heintz Construction	\$481,508	\$23,950		\$505,458
BP2-07	Roofing and Sheet Metal	Olsson Roofing	\$2,164,890	\$56,000	-\$38,000	\$2,182,890
BP2-08A	Overhead Doors	House of Doors	\$333,153	\$26,326		\$359,479
BP2-08B	Aluminum Framing and Glazing	Mark Industries	\$289,815			\$289,815
BP2-09E	Painting	Midwest Decorating	\$374,950	\$7,800		\$382,750
BP2-11A	Lubrication and Vehicle Lift Systems	Standard Industrial	\$729,000			\$729,000
BP2-11B	Touchless Wash System	Dunim Inc	\$397,381			\$397,381
BP2-14A	Elevator	Otis Elevator	\$169,600			\$169,600
BP2-15A	Fire Protection	Nelson Fire Protection	\$498,775		-\$100,669	\$398,106
BP2-15B	Plumbing	Cryer & Olsen	\$1,670,000	\$42,000		\$1,712,000
BP2-15C	HVAC	JB Contracting	\$3,100,000	\$7,000		\$3,107,000
BP2-16	Electrical and Low-Voltage	Aurora Wire and Fixture	\$2,259,950	\$28,500	-\$191,222	\$2,097,228
	Allowance: Precast for Brine Building		\$311,350			\$311,350
	Allowance: Canopies		\$79,855			\$79,855
	TOTAL ABOVE THE LINE (TOTAL OF BID PACKAGES)					\$16,871,302
	Contingency 5%					\$843,565
	BASE BID + ALT #5 + VOLUNTARY ALTERNATES (BP2 GMP)					\$17,714,867

EXHIBIT E - Bid Form Alternates and Voluntary Alternates
3/20/2023

BID FORM ALTERNATES

	ALTERNATE #1 - Additional Crane	
14B	Cranes	NOT BID PROPERLY
16	Electrical and Low-Voltage (AWF)	\$2,500
	CONSTRUCTION COST SUBTOTAL	\$2,500
	Construction Manager Fee 2.45%	\$61
	General Conditions Fee 2.6%	\$65
	Insurance Fee 1%	\$25
	Bond Fee 0.7%	\$18
	Contingency 5%	\$125
	ALTERNATE #1 TOTAL ADD TO GMP	\$2,794

ALTERNATE #1 WAS NOT ACCEPTED

	ALTERNATE #2 - Add Movable Wall - To be bid during BP3	
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	ALTERNATE #3 - Add Shelving - To be bid during BP3	
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	ALTERNATE #4 - Haul Spoils	
03A	Concrete (Builders Concrete Services)	\$80,000
15A	Plumbing (Cryer & Olsen)	\$55,000
16	Electrical and Low-Voltage (AWF)	\$3,500
	CONSTRUCTION COST SUBTOTAL	\$138,500
	Construction Manager Fee 2.45%	\$3,393
	General Conditions Fee 2.6%	\$3,601
	Insurance Fee 1%	\$1,385
	Bond Fee 0.7%	\$970
	Contingency 5%	\$6,925
	ALTERNATE #4 TOTAL ADD TO GMP	\$154,774

ALTERNATE #4 WAS NOT ACCEPTED

	ALTERNATE #5 - Add Brine Building	
03A	Concrete (Builders Concrete Services)	\$81,000
03B	Precast Allowance (DuKane Precast) - Precast walls and roof structure	\$311,350
05	Structural Steel (Garbe Ironworks) - Bollards	W/ CONTINGENCY
06A	Rough Carpentry (Heintz Construction)	\$23,950
07	Roofing and Sheet Metal (Olsson Roofing)	\$56,000
08A	Overhead Doors (House of Doors)	\$26,326
09E	Painting (Midwest Decorating)	\$7,800
15B	Plumbing (Cryer & Olsen)	\$42,000
15C	HVAC (JB Contracting)	\$7,000
16	Electrical and Low-Voltage (AWF)	\$28,500
	CONSTRUCTION COST SUBTOTAL	\$583,926
	Construction Manager Fee 2.45%	\$14,306
	General Conditions Fee 2.6%	\$15,182
	Insurance Fee 1%	\$5,839
	Bond Fee 0.7%	\$4,087
	Contingency 5%	\$29,196
	ALTERNATE #5 TOTAL ADD TO GMP	\$652,537

ALTERNATE #5 WAS ACCEPTED

	ALTERNATE #6 - Add Roofing Leak Detection System	
07	Roofing and Sheet Metal (Olsson Roofing)	\$196,500
	CONSTRUCTION COST SUBTOTAL	\$196,500
	Construction Manager Fee 2.45%	\$4,814
	General Conditions Fee 2.6%	\$5,109
	Insurance Fee 1%	\$1,965
	Bond Fee 0.7%	\$1,376
	Contingency 5%	\$9,825
	ALTERNATE #6 TOTAL ADD TO GMP	\$219,589

ALTERNATE #6 WAS NOT ACCEPTED

VOLUNTARY ALTERNATES ACCEPTED:

BP2-07	Olsson Roofing	
	In lieu of installing an FM insured roof assembly, install a roof assembly that performs to the FM design but cannot be insured. Carlisle has the only vapor barrier product that can be installed directly to a metal deck and be approved by FM Global. If we can use a different manufacturer:	DEDUCT \$38,000

BP2-15A	Nelson Fire Protection	
	The specs provided by the architect regarding the style of head and sprinkler guard protection go above and beyond what is required by NFPA and City of Aurora codes. There is not a UL/FM approved head guard for extended coverage sprinkler heads, and FM does not allow the use of extended coverage concealed sprinkler heads. To provide a design-build, code compliant wet system that allows the use of extended coverage heads Nelson Fire can provide a total deduct of:	DEDUCT \$100,669

BP2-16	Aurora Wire and Fixture	
	Lux Dynamic Fixture A1: L2SA8402410CA2BDOWHS in lieu of specified:	DEDUCT \$23,000
	Lux Dynamic Fixture A2: L3SA8402410CF0CA4BDOWHS in lieu of specified:	DEDUCT \$14,600
	Position switch for XFER switches, in lieu of specified:	DEDUCT \$9,500
	Remove Access Control "parts and smarts" from work scope:	DEDUCT \$144,122

EXHIBIT F - Unit Prices**3/20/2023**

BID PACKAGES	AWARDED CONTRACTOR	UNIT PRICE DESCRIPTION	UNIT PRICE COST
BP2-03 Concrete	Builders Concrete	Unit Price #1 Haul Spoils per CY	\$200.00
	Builders Concrete	Unit Price #2 Unsuitable Soils w/ CA-1 per CY	\$400.00
	Builders Concrete	Unit Price #2 Unsuitable Soils w/ CA-6 per CY	\$400.00
BP2-15B Plumbing	Cryer & Olsen	Unit Price #1 Haul Spoils per CY	\$33.00
BP2-16 Electrical and Low-Voltage	Aurora Wire and Fixture	Unit Price #1 Haul Spoils per CY	\$50.00