

## AMENDMENT NO. 1 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)

March 13, 2017

Pursuant to Section 3.3 of the Agreement dated the 19<sup>th</sup> Day of August in the year 2015 between the Owner, City of Aurora and the Contractor, R. C. Wegman Construction Company for Construction of Fire Station #7, the Owner and the Contractor desire to establish a Guaranteed Maximum Price ("GMP") for the Work. Therefore, the Owner and the Contractor agree as follows:

#### ARTICLE 1 GUARANTEED MAXIMUM PRICE

The Contractor's GMP for the Work, including the Cost of the Work as defined in Article 8 and the Contractor's Fee as set forth in Section 7.3, is Four Million Dollars (\$4,000,000.00).

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 and Specifications, including Addenda, if any, and information furnished by the Owner under Section 4.3, dated **March 13, 2017**, 1 page.
- EXHIBIT B** Allowance Items, dated **March 13, 2017**, 1 page.
- EXHIBIT D** Schedule of Values, dated **March 13, 2017**, 1 page.
- EXHIBIT E** Bid Package Alternate Prices, Voluntary Alternate Prices and Value Engineering Prices dated **March 13, 2017**, 2 pages.
- EXHIBIT F** Unit Prices, dated **March 13, 2017**, 1 page.

#### ARTICLE 2 DATE OF SUBSTANTIAL COMPLETION

The Date of Substantial Completion of the Work for **Phase 1** is **December 1, 2017**.

The Date of Substantial Completion of the Work for **Phase 2** is **April 6, 2018**.



### ARTICLE 3 DATE OF FINAL COMPLETION

The Date of Final Completion of the Work for **Phase 1** is: **December 15, 2017** the Date of Substantial Completion, subject to adjustments as provided for in the Contract Documents.

The Date of Final Completion of the Work for **Phase 2** is: **April 20, 2017** the Date of Substantial Completion, subject to adjustments as provided for in the Contract Documents.

This Amendment is entered into as of **March 13, 2017**.

ATTEST: \_\_\_\_\_

OWNER: **CITY OF AURORA**

BY: \_\_\_\_\_

PRINT NAME \_\_\_\_\_ PRINT TITLE \_\_\_\_\_

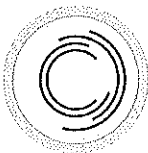
ATTEST: *Liam Garcia*

CONTRACTOR: **R.C. WEGMAN CONSTRUCTION COMPANY**

BY: *Carl Wegman*

NAME **Carl Wegman** TITLE **President**

END OF DOCUMENT.



**EXHIBIT A - Drawings and Specifications, including Addenda**  
**Aurora Fire Station No. 7**  
**Dated: March 13, 2017**

**Drawings and Specifications, including Addenda:**

- List of Drawing Sheets from Dewberry Architects Inc.: G-001, G-111, C-100, C-105, C-110, C-120, C-130, C-501, C-510, C-511, S-000, S-001, S-100, S-120, S-300, S-400, S-401, S-410, S-500, S-501, A-111, A-112, A-113, A-114, A-115, A-130, A-201, A-202, A-301, A-311, A-312, A-313, A-314, A-401, A-402, A-411, A-412, A-413, A-414, A-431, A-451, A-452, A-501, A-502, A-503, A-511, A-512, A-513, A-571, A-601, A-611, A-901, F-001, F-110, P-001, P-100, P-110, P-130, P-200, P-301, P-401, P-402, P-501, MG-000, M-110, M-111, M-400, M-500, M-600, E-001, E-101, E-111, E-112, E-121, E-301, E-302, E-303, E-401, E-501, E-601, E-701, T-001, T-010, T-110, T-401, T-601 Dated 1.13.17
- Project Manuals and Project Specifications Dated 1.13.17
- Construction Manager's Addendum CM-BP1-001 Dated 1.19.17
- Construction Manager's Addendum CM-BP1-002 Dated 1.27.17
- Construction Manager's Addendum CM-BP1-003 Dated 2.2.17
- Construction Manager's Addendum CM-BP1-004 Dated 2.7.17
- Construction Manager's Addendum CM-BP1-005 Dated 2.13.17
- Architect's Addendum No. 1 Dated 1.25.17
- Architect's Addendum No. 2 Dated 1.31.17
- Architect's Addendum No. 3 Dated 2.3.17
- Architect's Addendum No. 4 Dated 2.10.17

**EXHIBIT B - Allowance Items**  
**Aurora Fire Station No. 7**  
**Dated: March 13, 2017**

**Allowance Items:**

02A Demolition

- This Guaranteed Maximum Price Proposal includes this allowance for the amount of \$50,055.00. This Scope of Work will be bid at a later date. If the actual Contract Amount comes in higher or lower than shown on Exhibit D – Schedule of Values, the difference shall be added or deducted from the Contingency.

02E Asphalt

- This Guaranteed Maximum Price Proposal includes this allowance for the amount of \$27,200.00. This Scope of Work will be bid at a later date. If the actual Contract Amount comes in higher or lower than shown on Exhibit D – Schedule of Values, the difference shall be added or deducted from the Contingency.

FFE / Appliances

- This Guaranteed Maximum Price Proposal includes this allowance for the amount of \$45,000.00. This Scope of Work will be bid at a later date. If the actual Contract Amount comes in higher or lower than shown on Exhibit D – Schedule of Values, the difference shall be added or deducted from the Contingency.

Zetron System

- This Guaranteed Maximum Price Proposal includes this allowance for the amount of \$18,165.00. This Scope of Work will be bid at a later date. If the actual Contract Amount comes in higher or lower than shown on Exhibit D – Schedule of Values, the difference shall be added or deducted from the Contingency.

Surveyor

- This Guaranteed Maximum Price Proposal includes this allowance for the amount of \$10,000.00. This Scope of Work will be bid at a later date. If the actual Contract Amount comes in higher or lower than shown on Exhibit D – Schedule of Values, the difference shall be added or deducted from the Contingency.

Construction Testing

- This Guaranteed Maximum Price Proposal includes this allowance for the amount of \$12,000.00. This Scope of Work will be bid at a later date. If the actual Contract Amount comes in higher or lower than shown on Exhibit D – Schedule of Values, the difference shall be added or deducted from the Contingency.

EXHIBIT D - Schedule of Values  
Aurora Fire Station No. 7  
Dated: March 13, 2017

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE 2 of 2 PAGES

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Construction Manager's signed Certification is attached.

APPLICATION NUMBER: 0  
PERIOD FROM: 1/2017  
PERIOD TO: 1/2017

PROJECT: Aurora Fire Station No. 7

LINE NO.	DESCRIPTION OF WORK		SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED	TOTAL COMPLETED AND STORED TO DATE	%	BALANCE TO FINISH	RETAINAGE
	KIND OF WORK	CONTRACTOR		FROM PREVIOUS	THIS PERIOD					
Bid Package No. 1										
2200	02B Earthwork	Schneider Excavation Inc.	187,992.00				0.00	0%	187,992.00	0.00
2600	02D Site Utilities	S&K Excavating & Trucking Inc.	99,000.00				0.00	0%	99,000.00	0.00
3300	03 Concrete	Kevin Nugent Construction	299,408.00				0.00	0%	299,408.00	0.00
4100	04 Masonry	J Squared Masonry	305,500.00				0.00	0%	305,500.00	0.00
5120	05 Structural Steel	Tatisco Inc.	83,980.00				0.00	0%	83,980.00	0.00
6100	06A General Trades	L.J. Morse Construction Company	270,500.00				0.00	0%	270,500.00	0.00
6180	06B Glu-Lam	W.W. Timbers	309,226.00				0.00	0%	309,226.00	0.00
6400	06C Millwork	Heartland	74,714.00				0.00	0%	74,714.00	0.00
7610	07 Roofing	Weisbrook Sheet Metal Inc.	238,393.00				0.00	0%	238,393.00	0.00
8100	08A Doors and Frames	LaForce	37,153.00				0.00	0%	37,153.00	0.00
8360	08B Sectional Overhead Doors	Raynor Door	20,750.00				0.00	0%	20,750.00	0.00
8400	08C Aluminum	Madden Glass Inc.	109,879.00				0.00	0%	109,879.00	0.00
9260	09A Gypsum	Heikotter Inc.	145,275.00				0.00	0%	145,275.00	0.00
9680	09B Floor Covering	Boss Carpet One	52,335.00				0.00	0%	52,335.00	0.00
9700	09C Epoxy Flooring	Stonehard	56,950.00				0.00	0%	56,950.00	0.00
9900	09D Painting	Nedrow Decorating Inc.	36,800.00				0.00	0%	36,800.00	0.00
15300	15A Fire Protection	Nelson Fire Protection Company	32,519.00				0.00	0%	32,519.00	0.00
15400	15B Plumbing	Omega Plumbing	150,840.00				0.00	0%	150,840.00	0.00
15500	15C HVAC	Flo-Tech Mechanical Systems Inc.	191,000.00				0.00	0%	191,000.00	0.00
16100	16 Electrical	Valley Electrical Contractors Inc.	466,100.00				0.00	0%	466,100.00	0.00
1000	Site Conditions	RC Wegman Construction Company	150,375.00				0.00	0%	150,375.00	0.00
Allowances										
2010	02A Demolition	To Be Determined	50,055.00				0.00	0%	50,055.00	0.00
2500	02E Asphalt	To Be Determined	27,200.00				0.00	0%	27,200.00	0.00
12000	FFE / Appliances	To Be Determined	45,000.00				0.00	0%	45,000.00	0.00
16101	Zetron System	To Be Determined	18,165.00				0.00	0%	18,165.00	0.00
1002	Surveyor	To Be Determined	10,000.00				0.00	0%	10,000.00	0.00
1002	Construction Testing	To Be Determined	12,000.00				0.00	0%	12,000.00	0.00
General Conditions Fee & Insurance										
13986	General Conditions Fee & Insurance	RC Wegman Construction Company	191,461.00				0.00	0%	191,461.00	0.00
Construction Manager's Fee										
13986	Construction Manager's Fee	RC Wegman Construction Company	110,177.00				0.00	0%	110,177.00	0.00
Performance & Payment Bond										
1001	Performance & Payment Bond	RC Wegman Construction Company	35,575.00				0.00	0%	35,575.00	0.00
Contingency										
1005	Contingency	RC Wegman Construction Company	181,678.00				0.00	0%	181,678.00	0.00
Grand Totals			4,000,000.00	0.00	0.00	0.00	0.00	0%	4,000,000.00	0.00

**EXHIBIT E – Bid Package Alternate Prices, Voluntary Alternate Prices & Value Engineering Prices  
Aurora Fire Station No. 7  
Dated: March 13, 2017**

**Bid Package Alternate Prices:**

BP1-02B Earthwork

- BP1 - Alternate No. 1: Provide alternate pricing for work associated to your Bid Package for the addition of Sidewalk Shown West of The Entrance Drive. Please reference Sheet C-130. Base Bid shall not have Sidewalk West of the Entrance Drive.
  - This Guaranteed Maximum Price Proposal includes this Bid Package Alternate for the additional amount of \$2,000.00.

BP-03 Concrete

- BP1 - Alternate No. 1: Provide alternate pricing for work associated to your Bid Package for the addition of Sidewalk Shown West of The Entrance Drive. Please reference Sheet C-130. Base Bid shall not have Sidewalk West of the Entrance Drive.
  - This Guaranteed Maximum Price Proposal includes this Bid Package Alternate for the additional amount of \$4,700.00.

**Voluntary Alternate Prices:**

BP1-07 Roofing & Sheet Metal

- Voluntary Alternate No. 1: Provide 16" wide panels in lieu of 12" wide panels.
  - This Guaranteed Maximum Price Proposal includes this Voluntary Alternate for the deduct amount of \$11,966.00.

BP1-08C Aluminum

- Voluntary Alternate No. 1: Eliminate required water test.
  - This Guaranteed Maximum Price Proposal includes this Voluntary Alternate for the deduct amount of \$5,000.00.

**Value Engineering Prices:**

BP1-07 Roofing & Sheet Metal

- Value Engineering No. 1: Eliminate 5/8" plywood sheathing from Roof Construction Type A.
  - This Guaranteed Maximum Price Proposal includes this Value Engineering for the deduct amount of \$18,337.00.

#### BP1-08C Aluminum

- Value Engineering No. 1: Provide an anodized finish in lieu of painted finish.
  - This Guaranteed Maximum Price Proposal includes this Value Engineering for the deduct amount of \$1,011.00.

#### BP1-09A Gypsum

- Value Engineering No. 1: Provide tectum panels in lieu of sound absorbing metal panels.
  - This Guaranteed Maximum Price Proposal includes this Value Engineering for the deduct amount of \$4,120.00.

#### BP1-09B Floor Covering

- Value Engineering No. 1: Provide ¼" thick rubber flooring in Fitness 106 in lieu of ½" thick rubber flooring. Provide carpet tile in Watch Room 101 and Corridor 102 in lieu of polished concrete. Extend the carpet tile in Corridor 127 to Kitchen 116 in lieu of polished concrete. Provide carpet tile in Lockerroom 128 in lieu of polished concrete.
  - This Guaranteed Maximum Price Proposal includes this Value Engineering for the deduct amount of \$4,050.00.

#### BP1-15B Plumbing

- Value Engineering No. 1: Provide a Navien Tankless Model #NPE-210A water heater in lieu of the specified water heater.
  - This Guaranteed Maximum Price Proposal includes this Value Engineering for the deduct amount of \$960.00.

#### BP1-16 Electrical

- Value Engineering No. 1: Eliminate empty conduits for manual generator connection.
  - This Guaranteed Maximum Price Proposal includes this Value Engineering for the deduct amount of \$900.00.

**EXHIBIT F – Unit Prices**  
**Aurora Fire Station No. 7**  
**Dated: March 13, 2017**

BP1-02B Earthwork

- Unit Price No. 1: Provide cost per Cubic Yard to provide additional excavation and removal of unsuitable soil and/or unstable base and provide compacted CA-1 and CA-6 structural stone backfill in its place.
  - This Guaranteed Maximum Price Proposal includes this Unit Price in the amount of \$56.00/CY.
- Unit Price No. 2: Provide cost per Cubic Yard to provide additional excavation and removal of unsuitable soil and/or unstable base and provide compacted Engineered Fill in its place.
  - This Guaranteed Maximum Price Proposal includes this Unit Price in the amount of \$40.00/CY.
- Unit Price No. 3: Provide cost per Cubic Yard to provide additional excavation and removal of unsuitable soil and/or unstable base and provide 3" stone for Bridging in its place.
  - This Guaranteed Maximum Price Proposal includes this Unit Price in the amount of \$56.00/CY.
- Unit Price No. 4: Provide cost per Cubic Yard to provide CA-7 granular fill at trench or under paved areas.
  - This Guaranteed Maximum Price Proposal includes this Unit Price in the amount of \$38.00/CY.
- Unit Price No. 6: Provide a unit price for removal & replacement of contaminated stone at construction roadways.
  - This Guaranteed Maximum Price Proposal includes this Unit Price in the amount of \$54.00/CY.
- Unit Price No. 7: Provide a Linear Foot Price for the Installation and Removal at Jobs end, as well as any required maintenance during Construction for Silt Fencing.
  - This Guaranteed Maximum Price Proposal includes this Unit Price in the amount of \$3.00/LF.