

AMENDMENT NO. 1.4 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 **April 12, 2024**.

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 1.4 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 **One Hundred Fifty-Three Thousand, Eight Hundred Twenty-Five Dollars (\$153,825.00)**.

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 April 12, 2024, 1 page.

EXHIBIT B: Allowance Items, dated April 12, 2024, 1 page.

EXHIBIT C: Assumptions and Clarifications, dated April 12, 2024, 1 page.

EXHIBIT D: Schedule of Values, dated April 12, 2024, 1 page.

EXHIBIT E: Alternates and Voluntary Alternates, dated April 12, 2024, 1 page.

EXHIBIT F: Unit Price, dated April 12, 2024, 1 page.

ARTICLE 2.3 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 **April 12, 2024**.



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
4/12/2024

	Description	# of Pages
Drawings:	CITY OF AURORA PUBLIC WORKS FACILITY prepared by Kluber Architects, dated 10/31/2023 "BP3 Bid Documents" - sheets A850, A851, A852, A853, A854, A855, A861, A862	8
Specifications:	PROJECT MANUAL, VOLUME 1 prepared by R.C. Wegman Construction, dated 3/5/2024	123
	Section 10 56 29.16 Pallet Storage Racks, prepared by Kluber/Kueny Architects, dated 2/8/2024	9
Addenda:	Addendum #1, dated 3/14/2024	3

EXHIBIT B - Allowance Items
4/12/2024

Allowance: 5% Construction Contingency	\$7,325
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(100% of unused Allowance Funds are returned to City of Aurora at the conclusion of the project.)

EXHIBIT C - Assumptions and Clarifications

4/12/2024

Bid Letting Schedule	<p>GMP Amendment No. 1 dated 10.27.2022 covers Bid Packet 1 (BP1): 03B-Precast, 05-Structural Steel, and Project Allowances in the amount of \$8,274,777.</p> <p>GMP Amendment No. 1.2 dated 03.20.2023 covers Bid Packet 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>GMP Amendment No 1.3 dated 12.22.2023 covers Bid Packet 3 (BP3): 06B-General Trades, 06C-Architectural Millwork, 09A-Gypsum Board Systems, 09B-ACT, 09C-General Flooring and Tile, 09D-Specialty Flooring, 14B-Cranes, and (7) Allowances for work required by already contracted subcontractors for 1) Kluber's RFP-01 for 2nd Floor Buildout, 2) Kluber's RFP-01 for remaining changes outside of the 2nd floor office buildout, 3) changes to trench drains, 4) change in hose valves required per the fire suppression review comments, 5) change in vehicle exhaust connections, 6) additional lites at overhead doors, 7) fuel station above ground power infrastructure, in the amount of \$3,617,578.</p> <p>This GMP Amendment No 1.4 dated 4.12.2024 covers Bid Packet 4 (BP4): 10-Shelving. No other future Bid Packets are expected.</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.

EXHIBIT D - SCHEDULE OF VALUES
4/12/2024

			TOTAL SUBCONTRACT AMOUNT
	BID PACKAGES	AWARDED CONTRACTOR	BASE BID
BP4-10	Shelving	KWCC	\$146,500
	TOTAL ABOVE THE LINE (TOTAL OF BID PACKAGES)		\$146,500
	Contingency 5%		\$7,325
	BASE BID (BP4 GMP)		\$153,825

EXHIBIT E - Bid Form Alternates and Voluntary Alternates
4/12/2024

BID FORM ALTERNATES

None

VOLUNTARY ALTERNATES:

None

EXHIBIT F - Unit Prices
4/12/2024

None