

## **EXHIBIT A**

**AGREEMENT** made as of the 14th day of April in the year 2025

**BETWEEN** the Owner:

City of Aurora  
44 E Downer Place  
Aurora, IL 60505

**and the Construction Manager:**

Leopardo Construction  
5200 Prairie Stone Parkway  
Hoffman Estates, IL 60192

**for the following Project:**

Aurora Fire Headquarters/Station #4  
1250 E Indian Trail Road  
Aurora, IL 60505

Dear City of Aurora,

Please find below the Exhibit A for work associated on the above referenced project. Additionally, please note the scope of work, qualifications, and exclusions for this portion of the project and an itemized listing of the provided services for this portion of the work.

The Contract Sum is guaranteed by the Construction Manager not to exceed Twenty-Eight Million Seven Hundred Fifty Thousand Five Hundred Eighty Seven Dollars and Zero Cents (\$28,750,587.00) for the complete GMP Scope, each subject to additions and deductions by Change Order as provided in the Contract Documents.

Provided below in Section 2.0 is an itemized statement of the Exhibit A organized by trade categories, allowances, contingencies, the Construction Manager's Fee, and other items that comprise Exhibit A.

The Exhibit A is based upon the following drawings and general information enumerated as follows:

**1.0 Exhibit A Documents:** The Exhibit A is based upon the following documents:

- 25-101 Fire Station No. 4 City of Aurora Bid Document
- A – Attachment A – Aurora Fire Dept Headquarters (Station #04) – Division 1 Project Manual
- B – Attachment B – Aurora Fire Dept Headquarters (Station #04) – Drawings Issue for Bid dated 2/9/2025
- C – Attachment C – Aurora Fire Dept Headquarters (Station #04) – Specifications dated February 2025
- Addendum\_#01\_Fire\_Station\_No.\_4 dated 2/14/2025
- Addendum\_#02\_Fire\_Station\_No.\_4 dated 2/21/2025
- Addendum\_#03\_Fire\_Station\_No.\_4 dated 2/25/2025

**PASSIONATELY PURSUING CONSTRUCTION EXCELLENCE.**

5200 Prairie Stone Parkway  
Hoffman Estates, Illinois 60192  
phone 847.783.3000

## 2.0 **Exhibit A Schedule of Values**

See owner recap at the end of the Exhibit A.

### 3.0 **Building and Site Gross Area** – The building gross area is based on the following square footages:

**Total Building Area = ..... 36,200 SF**

#### **Site:**

1. Sitework ..... 4.96 Acres

### 4.0 **GMP Baseline** –The GMP is based in the following categories of cost. This forms the baseline for monitoring scope changes in the future.

- a. **GMP Documents** – The GMP is based on the documents prepared by CCA and noted in section 1.0 of this document.
- b. **Agreed Upon Changes** – During the process of preparing the GMP, the Architect/Engineer (A/E) and LCI may have agreed to modifications to the design originally documented in the A/E's documents. For items, which this occurs. LCI estimated quantities and quality levels take precedence over the A/E's documents as a basis for the GMP.
- c. **LCI Assumptions** – In cases where the design is inadequately defined on the A/E's documents, LCI will make assumptions upon which to base cost. Since scope variances cannot be determined by comparing future design documents to A/E's documents, LCI's assumed quantities and quality levels, shall take precedence over the A/E documents as a basis of the GMP.

### 5.0 **Inflation / Market Escalation** – We have not included any costs for escalation. Bidders are required to hold their bid value for 90 days from submission.

### 6.0 **Bonds/Subcontractor Default Insurance** – A performance and payment bond is included, and we have included enrolling the project in our subcontractor default insurance program.

### 7.0 **Contingency** – The GMP includes a Construction Contingency to be used at the discretion of LCI for construction related conditions and is not intended to serve as an Owner Contingency. The Construction Contingency does not provide for Owner requested changes during construction.

### 8.0 **Sole Source Exclusions** – This GMP assumes that the final bid documents, wherever possible, will name three or more manufacturers with applicable model numbers whose product are acceptable under the base bid for each section or work category.

### 9.0 **Schedule** – The schedule is based upon a construction start date of 5/19/2025 and a substantial completion date of 11/20/2026.

### 10.0 **Sales Tax** – This GMP excludes all cost associated with State of Illinois sales tax. Owner is to provide LCI with their tax-exempt ID number, to be used by the subcontractors when purchasing permanent or temporary materials for use in construction.

### 11.0 **Allowances** — In cases where the design has not been developed sufficiently to GMP quantities, a stipulated dollar allowance shall be the basis of the GMP. Allowances are included in the GMP. Allowances shall cover the total cost of material, labor, and equipment. This includes material delivery, unloading and handling at the site, installation costs, overhead, profit, and all other expenses contemplated for stated allowance.



1. Weather Conditions.....	\$ 100,000.00
2. Surveying.....	\$ 43,500.00
3. Unsuitable Soils.....	\$ 100,000.00
4. Utility Consultant.....	\$ 25,000.00
5. Material Testing.....	\$ 45,000.00
6. Enclosure Testing .....	\$ 50,000.00
7. Floor Preparation.....	\$ 100,000.00
8. Moisture Mitigation.....	\$ 25,000.00
9. Lobby Monument Staircase.....	\$ 85,000.00
10. PD/ComEd Tie Ins .....	\$ 50,000.00

**12.0 Alternates – The below alternates ARE currently included in the GMP:**

1. Additional Security/Fencing Allowance (Option #3).....\$ 525,388.00  
- Note: this item to be further defined in an upcoming sketch and priced with associated subcontractors. Any portion of this allowance unused after pricing the final sketch will be returned to the City of Aurora.
2. Remove Custom Generator Enclosure.....\$ (247,125.00)  
- Credit to remove the custom generator sound enclosure at the emergency generator. Scope was discussed with CoA and it was agreed that this can be removed. As-built condition to be reviewed after generator installed to determine if additional landscaping or other considerations need to be implemented.
3. Redesign/Rework Lobby Stair.....\$ (200,000.00)  
- Credit for LCI and CCA to rework the design of the lobby monument staircase. Due to current material and fabrication limitations, the original design carried a significant cost premium. The Design & Construction team have targeted this assembly as an opportunity for redesign and cost reduction with more available components that still satisfy the original design intent.
4. Storm Shelter Upgrades (per A2.1a).....\$ 214,840.00  
- Note: this item to be further defined in an upcoming sketch and priced with associated subcontractors. Any portion of this allowance unused after pricing the final sketch will be returned to the City of Aurora.
5. Remove motorized assembly for EOC operable partition (manual operation only).....\$ (60,000.00)

**13.0 Alternates – The below alternates are NOT currently included in the GMP:**

Alternates shall cover the total cost of material, labor, and equipment. This includes material delivery, unloading and handling at the site, installation costs, overhead, profit, and all other expenses contemplated for stated alternate. Below items assumes scope of work occurs concurrently with base scope of work.

1. Asphalt Drive & Boat Launch ..... ADD \$86,045
2. Flush Panel Metal Soffit & Lobby 105 Ceiling..... ADD \$16,000
3. Silicon Transition Membrane at SF and CW..... ADD \$27,500
4. Asphalt Drive & Boat Launch ..... ADD \$86,045
5. Additional Security/Fencing Option #1..... ADD \$471,599
6. Additional Security/Fencing Option #2..... ADD \$516,515
7. Provide Vertical Folding Operable Partition..... ADD \$451,000



**14.0 Exclusions** – The following items are not included in the construction GMP.

**General**

1. Identification, removal, and disposal of contaminated and/or hazardous materials of any kind.
2. Premium costs for building green, LEED certification, commissioning, programming, and consulting costs beyond what is stated.
3. Special Insurance
4. Land Approvals
5. Solar systems/panels
6. Broker and Management Fees
7. Temporary Jobsite Security/Night watchman, temporary security systems.
8. FFE (Unless specifically stated on project plans)
9. AV, Security, Purvis, TV monitors (By CoA Vendors)
10. All costs associated with utilities
11. Design Fees
12. Design Contingency
13. Owner Contingency
14. Builder's Risk (by owner)
15. Owner relocation (moving) costs
16. Cost for any and all permitting
17. Dewatering/well pointing
18. Independent MEP commissioning
19. Irrigation systems
20. Fitness equipment
21. Lightning protection and grounding loops
22. EV charging stations
23. Radio Antenna
24. Heat tracing

**11.0 Clarifications** – The following clarifications are outlined to coincide with the GMP.

**Division 1**

**General Requirements** - Items Provided by Owner (not Included in GMP):

1. The GMP is based on all work being performed on standard shift time. Overtime and/or shift premiums are not included in the GMP.
2. All services performed by others (inspection, etc.) in support of the work shall be made available without cost to LCI.
3. Pricing is based on the uninterrupted flow of work in accordance with the schedule. Delays due to others is not anticipated or included. Any delay beyond the control of LCI, which affects the critical path, shall be cause for an increase in cost and extension of time.
4. The GMP is based on a one-year warranty of the work commencing upon substantial completion or turnover of various areas to the owner. The GMP excludes all cost associated with extended warranties beyond what is stated in Volume 1 and individual scope trades.
5. GMP does not include allowances or set-asides relating to code deficiencies and/or interpretations by authorities having jurisdiction. Any code deficiencies that are uncovered by the project team, that are not shown on the project documents, will be brought to the attention of City of Aurora so that further determination can be made on how to resolve.



6. Project commencement and completion date shall be contingent upon issuance of a building permit, fully executed owner contract, verification of project financing, and confirmation of long lead item delivery dates (whichever is the latest).
7. Project area shall be left broom clean.
8. Impact fees, tap fees, termination fees.
9. Asbestos abatement or lead removal
10. Our General Conditions are based on being able to begin construction on the date shown in the schedule. Any delay beyond the control of LCI, which affects the critical path, may be cause for an increase in cost and extension of time.
11. This proposal is based on a 1-year workmanship warranty of the work commencing upon substantial completion.
12. We have not included furnishing any items that are noted "by owner" on the drawings.
13. We have included installation of owner provided items where specified for contractor to install.
14. Pricing does not anticipate additional costs for tariffs, taxes and/or premiums associated with volatility in the current economic climate.
15. The individual line items contained with the GMP are not guaranteed. Leopardo Construction guarantees only the total guaranteed maximum cost and reserves the right to adjust any individual line items at its discretion.

#### **Surveying**

1. We have included a \$43,500 allowance for surveying

#### **Earthwork & Site Utilities**

1. We have included the following:
  - a. Site, building, and utility excavation are based on the following criteria:
    - i. No undercutting assumed.
    - ii. Assumed to design depths only
2. Haul off of excess soil is included.
3. We have included Aggregate Piers in foundation and slab area to address existing fill soils. We have only assumed another \$100,000 in unsuitable soils beyond this.
  - a. All soils encountered are considered to be suitable materials (suitable materials are defined as any soil material in its natural state which is capable of meeting compressive strength and compaction requirements required for building structure).
4. We have excluded the following:
  - a. Soil remediation of any kind
  - b. Removal of any existing unforeseen underground structures or elements
  - c. Subtitle D hazardous material dumping
  - d. Leopardo Construction, Inc. includes dewatering of all excavations caused by surface drainage of average daily rainfall (as defined by the National Weather Service or other mutually agreed-to meteorological service). The following water and moisture control measures are not included in this GMP except for the allowance stated above:
    - i. Removal of excessive ground water (springs, underground streams, high ground water tables, etc.).
    - ii. Demucking, discing, and drying of saturated soils. Removal or replacement of same with granular material.
    - iii. Wellpointing or major site dewatering.
    - iv. Lime stabilization or other treatments used to absorb ground moisture.
    - v. Removal, replacement, or reconnection of existing field drainage tiles.
    - vi. Sheet piling, shoring, and underpinning of any kind
  - e. Removal and haul off of existing fill, topsoil, debris until natural undisturbed soil is reached.



**Geo Piers**

1. We have included Aggregate Piers in the Foundation and Slab Area Throughout.

**Unsuitable Soils**

1. We have included \$100,000 allowance for unsuitable soils.

**Floor Preparation Allowance**

1. We have included an allowance of \$100,000 for floor preparation.

**Moisture Mitigation**

1. We have included an allowance of \$25,000 for moisture mitigation

**Site & Building Electric**

1. Assumes 75dba for generator is acceptable. We have removed the custom generator enclosure that reduces sound transmission to 65 dba.
2. Assume the existing public safety building generator can power the existing police station during any shutdowns required to tie in the new building with ComEd.

**Low Voltage**

1. Includes tele/data systems per the drawings.
2. Includes cabling and associated jacks for the A/V system, excludes devices/monitors.
3. Includes conduit only for security devices.
4. Includes conduit and wiring only for Purvis systems.
5. Includes conduit for new building fiber.
6. Excludes any temporary network.

Leopardo Construction, Inc. appreciates the opportunity to present our GMP.

Sincerely, **LEOPARDO CONSTRUCTION, INC.**

ACCEPTED: \_\_\_\_\_

DATE: \_\_\_\_\_

ACCEPTED: \_\_\_\_\_

Jeff Montanari, Project Executive

DATE: \_\_\_\_\_



# Owner Bid Summary Report



LCI Project #: **24-3236**  
 Project Name: **Aurora Fire Department Headquarters**  
 Floor Area-SF: 36,571  
 Bid Due Date: 3/20/25

ITEM CODE & DESCRIPTION	LINE TOTALS	DIVISION TOTALS	\$/SF
<b>DIVISION 1 - General Conditions</b>		<b>\$1,087,468</b>	<b>\$29.74</b>
Preconstruction Services	\$15,000		
General Conditions	\$972,468		
Weather Conditions	\$100,000		
<b>DIVISION 2 - Site Construction</b>		<b>\$3,410,632</b>	<b>\$93.26</b>
02060 Surveying Allowance	\$43,500		
02210 Earthwork	\$1,498,209		
02600 Site Utilities	IN EARTHWORK		
02511 Asphalt Paving	\$253,635		
02527 Site Concrete	\$676,876		
02831 Fences & Gates	\$159,202		
02900 Landscaping/Retaining Wall	\$227,210		
02380 Aggregate Piers	\$152,000		
02870 Unsuitable Soils	\$100,000		
02527 Brick/Unit Pavers	\$230,000		
02830 Utility Consultant	\$25,000		
02050 Material Testing	\$45,000		
<b>DIVISION 3 - Concrete</b>		<b>\$875,469</b>	<b>\$23.94</b>
03300 Concrete	\$875,469		
<b>DIVISION 4 - Masonry</b>		<b>\$1,511,000</b>	<b>\$41.32</b>
04202 Masonry	\$1,511,000		
<b>DIVISION 5 - Metals</b>		<b>\$1,829,575</b>	<b>\$50.03</b>
05110 Structural Steel	\$1,829,575		
<b>DIVISION 6 - Wood &amp; Plastics</b>		<b>\$2,476,081</b>	<b>\$67.71</b>
06100 General Trades	\$2,143,000		
06400 Architectural Millwork & Woodworking	\$333,081		
<b>DIVISION 7 - Thermal &amp; Moisture Protection</b>		<b>\$2,108,776</b>	<b>\$57.66</b>
07111 Waterproofing/Dampproofing	IN TRADES		
07195 Air Barriers	\$111,640		
07250 Sprayed Insulation	\$128,296		
07440 Composite Metal Wall Panels	\$1,162,000		
07510 Membrane Roofing	\$656,840		
07910 Caulking & Sealants	IN TRADES		
07510 Expansion Joints	IN TRADES		

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ITEM CODE & DESCRIPTION	LINE TOTALS	DIVISION TOTALS	\$/SF
<b>DIVISION 8 - Doors &amp; Windows</b>		<b>\$1,511,147</b>	<b>\$41.32</b>
08110 Doors, Frames & Hardware	IN GEN TRADES		
08361 Sectional Overhead Doors	\$296,308		
08410 Exterior Glazing	\$999,999		
<b>DIVISION 9 - Finishes</b>		<b>\$1,327,808</b>	<b>\$36.31</b>
09252 Metal Stud & Drywall	IN GEN TRADES		
09510 Acoustical Ceilings	\$492,588		
09310 Ceramic and Hard Tile	\$57,319		
09660 Carpet, Resilient Flooring and Base	\$133,001		
09400 Terrazzo	\$127,000		
09720 Epoxy Flooring	\$226,000		
09900 Painting & Wallcovering	\$166,900		
09695 Floor Preparation Allowance	\$100,000		
<b>DIVISION 10 - Specialties</b>		<b>\$686,515</b>	<b>\$18.77</b>
	IN 10430		
10430 Interior & Exterior Signage	\$157,933		
10260 Wall & Corner Guards	IN GEN TRADES		
10505 Lockers & Metal Shelving	\$270,000		
10523 Fire Extinguishers & Cabinets	IN GEN TRADES		
10617 Operable Partitions	\$239,000		
10671 Metal Storage Shelving	IN 10505		
10800 Toilet Accessories	IN GEN TRADES		
10160 Toilet Partition/Compartment	IN GEN TRADES		
10350 Flagpoles	\$19,582		
<b>DIVISION 11 - Equipment</b>		<b>\$107,552</b>	<b>\$2.94</b>
11451 Residential Appliances	\$107,552		
<b>DIVISION 12 - Furnishings</b>		<b>\$41,500</b>	<b>\$1.13</b>
12530 Window Treatment	\$41,500		
12494 Window Film	IN GLAZING		
<b>DIVISION 13 - Special Construction</b>		<b>\$1,247,333</b>	<b>\$34.11</b>
13121 Fuel Islands	\$721,945		
<b>DIVISION 14 - Conveying Systems</b>		<b>\$164,500</b>	<b>\$4.50</b>
14001 Elevators	\$164,500		
<b>DIVISION 15 - Mechanical</b>		<b>\$4,411,113</b>	<b>\$120.62</b>
15300 Fire Protection	\$222,113		
15400 Plumbing	\$897,000		
15500 H.V.A.C.	\$3,292,000		



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ITEM CODE & DESCRIPTION	LINE TOTALS	DIVISION TOTALS	\$/SF
<b>DIVISION 16 - Electrical</b>		<b>\$3,775,346</b>	<b>\$103.23</b>
16001 Electrical	\$3,725,346		
16700 Fire Alarm	IN ELECT		
16700 Communications	IN ELECT		
16800 Security Systems	BY OWNER		
16800 Audio Visual Systems	BY OWNER		
16900 PD/ComEd Tie-Ins	\$50,000		
<b>TRADE SUB-TOTAL</b>	<b>\$26,571,815</b>		<b>\$726.58</b>
Subcontractor Default Insurance	\$254,843		
Builder's Risk Insurance	By Owner		
Insurance Program	\$268,267		
Labor & Performance Bonds	\$270,949		
<b>PROJECT SUB-TOTAL</b>	<b>\$27,365,874</b>		<b>\$748.29</b>
Builder's Risk Insurance	By Owner		
<b>PROJECT SUB-TOTAL</b>	<b>\$27,365,874</b>		<b>\$748.29</b>
Contingency	\$820,976		
<b>PROJECT SUB-TOTAL</b>	<b>\$28,186,850</b>		<b>\$770.74</b>
Escalation	\$0		
Contractor's Fee	\$563,737		
<b>PROJECT SUB-TOTAL</b>	<b>\$28,750,587</b>		<b>\$786.16</b>
Design Contingency	\$0		
Furniture	\$600,000		
Design fees	\$2,201,294		
Other Fees & Reimbursables and ComEd Work	\$134,000		
Technology, AV, Security, Purvis	\$500,000		
<b>PROJECT TOTAL</b>	<b>\$32,185,881</b>		<b>\$880.09</b>