

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 **November 15, 2024**.

Pursuant to Section 3.4 of the Agreement dated **May 31, 2024** between the Owner, **City of Aurora** and the Construction Manager, **R. C. Wegman Construction Company** for **RiverEdge Park Phase II** (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 – BP2

The Construction Manager's GMP for the Work, including the Cost of the Work as defined in Article 8, and NOT including the Construction Manager's Fees or Site Superintendents as set forth in Section 7.3, is **Nineteen Million, Three Hundred Seventy Six Thousand, Seventy Dollars (\$19,376,070.00)**.

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 November 15, 2024, 1 page.

EXHIBIT B: Allowances, dated November 15, 2024, 1 page.

EXHIBIT C: Assumptions and Clarifications, dated November 15, 2024, 1 page.

EXHIBIT D: Schedule of Values, dated November 15, 2024, 1 page.

EXHIBIT E: Voluntary Alternates, dated November 15, 2024, 1 page.

EXHIBIT F: Unit Prices, dated November 15, 2024, 1 page.

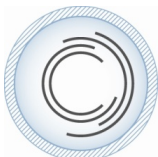
ARTICLE 2 DATE OF SUBSTANTIAL COMPLETION

The Date of Substantial Completion of the Work is **April 15, 2026**.

ARTICLE 3 DATE OF FINAL COMPLETION

The Date of Final Completion of the Work is: within **thirty (30)** Days after the Date of Substantial Completion, subject to adjustments as provided for in the Contract Documents.

This Amendment is entered into as of **November 15, 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
11/15/2024

	Description	# of Pages
Drawings:	RIVEREDGE PARK PHASE II, prepared by RATIO Architects, dated 09/20/2024	240
Specifications:	PROJECT MANUAL, VOLUME 1, prepared by R.C. Wegman Construction Company, dated 09/30/2024	290
	PROJECT MANUAL, VOLUME 2, prepared by RATIO Architects, dated 09/20/2024	744
	PROJECT MANUAL, VOLUME 3, prepared by RATIO Architects, dated 09/20/2024	590
	PROJECT MANUAL, VOLUME 4, prepared by RATIO Architects, dated 09/20/2024	401
Addenda:	Addendum #1, prepared by R.C. Wegman Construction Company, dated 10/02/2024	992
	Addendum #2, prepared by R.C. Wegman Construction Company, dated 10/08/2024	368
	Addendum #3, prepared by R.C. Wegman Construction Company, dated 10/14/2024	113
	Addendum #4, prepared by R.C. Wegman Construction Company, dated 10/18/2024	401
	Addendum #5, prepared by R.C. Wegman Construction Company, dated 10/21/2024	1
	Addendum #6, prepared by R.C. Wegman Construction Company, dated 10/24/2024	173

EXHIBIT B - Allowances

11/15/2024

Allowance: Survey and As-Built	\$20,000
Allowance: Office Trailer	\$8,000
Allowance: Temporary Sanitary Units	\$7,000
Allowance: Dumpsters	\$5,000
Allowance: Winter Conditions	\$200,000
Allowance: Project Acceleration	\$300,000
Allowance: Miscellaneous Relocations and Site Electrical Items	\$200,000
Allowance: Additional Miscellaneous Restorations	\$100,000
Allowance: Snow Removal	\$30,000
Allowance: Jumbotron Structures	\$75,000
5% Contingency Contingency	\$901,109

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

EXHIBIT C - Assumptions and Clarifications**11/15/2024**

Permit Fees and Review	Permit Fees are excluded from GMP. Added scope or cost of work resulting from permit comments from Authorities Having Jurisdiction are not included in the GMP.
Miscellaneous Relocations	It is anticipated that we will come across underground utilities that are not indicated on the drawings. These relocations will be paid for out of the Miscellaneous Relocations Allowance.
Winter Conditions	Winter conditions shall be paid for out of the Winter Conditions Allowance.
Temporary Power	Temporary ComEd power consumption during construction is excluded from GMP and shall be paid direct by Owner.
Utility Connection Fees	All utility connection fees (ComEd, Nicor, Xfinity, AT&T, etc.) are excluded from GMP.
FF&E	All furniture, fixtures, and equipment (that are not indicated in the drawings) are excluded from GMP.
Material Testing	Material testing is excluded from GMP and will be paid direct by Owner.
Site Low-Voltage and AV	Site Low-Voltage and AV items (speakers, etc.) are not indicated in the drawings and will be provided by Owner.
Building Access Control, Security, Video Surveillance	Access Control, Security, and Video Surveillance systems are infrastructure only (conduits, backboxes, wiring only) furnished and installed by the Electrical Contractor. All devices, final connections of devices, programming, etc. are by Owner.
Jumbotron Structures	Jumbotron structures still need to be designed. They will be paid for by the Jumbotron Allowance.

EXHIBIT D - SCHEDULE OF VALUES

November 15, 2024

[illegible]

EXHIBIT E - Voluntary Alternates
11/15/2024

VOLUNTARY ALTERNATES INCLUDED

BP2-05	Waukegan Steel: Remove HPC finish coats for exterior HPC steel; Deduct \$4,000. (HPC finish coats were included in Base Bid by International Decorators.)	-\$4,000
BP2-07	Olsson Roofing: Furnish and install radius metal era fascia with 3" reveal in lieu of specified fascia detail; Deduct \$73,400.	-\$73,400
BP2-07	Olsson Roofing: Furnish and install 60 PSI insulation at roof deck areas in lieu of specified 100 PSI insulation; Deduct \$103,000.	-\$103,000
BP2-09B	Alpine Acoustics: Furnish and install four F23 Type lit baffles in Dining/Lounge integrated with the AT-01 Baffles, in lieu of the Electrician furnishing and installing these fixtures; Add \$9,800.	\$9,800
BP2-09E	International Decorators: Remove HPC primer coat for exterior HPC steel; Deduct \$5,566. (HPC primer coat was included in Base Bid by Waukegan Steel.)	-\$5,566
BP2-16	Platt Electric: Remove the furnish and install of four F23 Type lit baffles in Dining/Lounge integrated with the AT-01 Baffles. These shall be furnished and installed by Alpine Acoustics; Deduct \$11,000.	-\$11,700

EXHIBIT F - Unit Prices
11/15/2024

UNIT PRICES PROVIDED ON BID FORM

Unit Price #1 - Unsuitable Soils w/ CA-1

Provide cost per Cubic Yard to provide additional excavation and removal of unsuitable soil and/or unstable base, and provide compacted CA-1 structural stone backfill in its place.
Wilkinson Excavating \$90.00 per CY

Unit Price #2 - Unsuitable Soils w/ CA-6

Provide cost per Cubic Yard to provide additional excavation and removal of unsuitable soil and/or unstable base, and provide compacted CA-6 structural stone backfill in its place.
Wilkinson Excavating \$85.00 per CY

Unit Price #3A - Remove and Dispose Unsuitable Soils - CCDD

Provide cost per Cubic Yard to provide additional excavation and removal of unsuitable soil and/or unstable base to CCDD facility.
Wilkinson Excavating \$45.00 per CY
Michels \$102.00 per CY

Unit Price #3B - Remove and Dispose of Non-Special Waste

Provide cost per Cubic Yard to provide additional excavation and removal of unsuitable soil and/or unstable base to non-special waste facility.
Wilkinson Excavating \$150.00 per CY

Unit Price #3C - Remove and Dispose of Special Waste

Provide cost per Cubic Yard to provide additional excavation and removal of unsuitable soil and/or unstable base to special waste facility.
Wilkinson Excavating \$350.00 per CY

Unit Price #4 - Cost of Concrete - Foundations

Provide cost per Cubic Yard for foundation concrete.
Lindblad Construction \$850.00 per CY

Unit Price #5 - Cost of Concrete - Site Concrete

Provide cost per Cubic Yard for site concrete.
Lindblad Construction \$620.00 per CY