



**AGENDA**  
**Public Health & Safety Committee**  
**Special Meeting**  
**Village Hall**  
**1900 Hassell Road, Hoffman Estates, IL 60169**

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**September 9, 2024**

**Council Chambers**

**Immediately following Special  
Public Works & Utilities  
Committee**

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1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENT**
3. **NEW BUSINESS**
  - A. Review and Acceptance of the Construction Manager's Recommendation of the Qualified Low Bidders and Guaranteed Maximum Price Proposal for the construction of Fire Station #21.
4. **ITEMS IN REVIEW**
5. **OTHER**
6. **ADJOURNMENT**

Further details and information can be found in the agenda packet attached hereto and incorporated herein and can also be viewed online at [www.hoffmanestates.org](http://www.hoffmanestates.org) and/or in person in the Village Clerk's office. The Village of Hoffman Estates complies with the Americans with Disabilities Act (ADA). For accessibility assistance, call the ADA Coordinator at 847/882-9100.



**AGENDA ITEM REPORT**  
Public Health & Safety Committee  
September 9, 2024  
ITEM 3A

**REQUEST:** Review and Acceptance of the Construction Manager's Recommendation of the Qualified Low Bidders and Guaranteed Maximum Price Proposal for the construction of Fire Station #21.

**FROM:** Dan O'Malley, Deputy Village Manager  
Alan Wax, Fire Chief

**ITEM TYPE:** Action Item - Committee

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**REQUEST SUMMARY**

The construction of new fire station #21 is included in the 2024-2028 Capital Improvement Program. The Village Board approved the construction of the new station, the financing plan, the issuance of bonds to fund the project and the contracts for both the architectural design and construction manager services. Design is complete and the bid opening for all construction trades was conducted on August 22, 2024. Pursuant to the Construction Manager agreement, Camosy has provided the Village with a recommendation of the qualified low bidders for all trades and submitted the guaranteed maximum price proposal which identifies the cost of construction. Attached for your review is the recommendation from Camosy for the acceptance of each trade subcontract for the construction of new fire station #21. There are fifteen (15) trade bids recommended ranging in work from earthwork/site utilities to landscaping to complete the new station. All bids submitted are listed in the bid tabulation along with Camosy's recommendation of each trade bid for Village acceptance.

Additionally, Camosy has provided the guaranteed maximum price which is the current estimate of the total construction cost based on the bid results including contingency and the construction manager fees. Execution of the guaranteed maximum price is a requirement of the Construction Manager agreement and provides the basis for the budget framework of the project.

Based on the results of the bid, the architect's (FGM) review and staff review, it is recommended that the Village accept the Construction Manager's recommendation of the qualified low bid selections and the guaranteed maximum price proposal. Should Committee concur, this will allow for the construction of the new station to proceed once all required permitting is secured.

**FINANCIAL IMPACT**

The 2024-2028 CIP includes the new Fire Station #21 construction project which will be funded by the proceeds of the bond issue. Based on the bid results, the estimated construction totals \$9.1M. This includes the cost for drainage and parking lot reconstruction at the CAC since this

project was included in the station #21 bid process, but does not include design or furniture/furnishings.

### **RECOMMENDATION**

Acceptance of the Construction Manager's recommendation of the qualified low bidders and the guaranteed maximum price proposal for the construction of new fire station #21. (APPROVE/DENY/CONTINUE)

### **ATTACHMENTS**

1. Bid Tab and GMP Proposal

September 5, 2024

RE: Hoffman Estates Fire Station No. 21  
Hoffman Estates, IL  
**GMP Attachment Summary**

This Project bid opening was held on August 22, 2024, at 2:00PM. The bid was broken into (15) Bid Packages in which we received a total of (82) bids.

All subcontracts will be held between the subcontractor and Camosy Incorporated.

The following contractors are being recommended for award as the lowest responsible bidder in each package:

- BP – 2.10 – Building Demolition – K.L.F. Enterprises - \$ 32,400.00
- BP – 2.20 – Excavation & Site Utilities – Berger Contractors, Inc. - \$ 1,099,000.00
- BP – 2.74 – Asphalt Paving – Abbey Construction Co., Inc. - \$ 92,545.00
- BP – 2.90 – Landscaping – Twin Oaks Landscaping - \$ 129,500.00
- BP – 4.00 – Masonry Work – Joe’s Masonry, Inc. - \$ 705,200.00
- BP – 6.01 – General Trades – Camosy Incorporated - \$ 2,258,300.00
- BP – 7.30 – Shingle roofing & Architectural Sheet Metal – Seal Tight Exteriors, Inc. - \$ 155,300.00
- BP – 8.40 – Aluminum Framing, Glass, and Glazing – C.A.D. Contract Glazing – \$ 190,555.00
- BP – 9.26 – Metal Framing, Drywall, & Insulation – The Rockwell Group, Inc. - \$ 643,400.00
- BP – 9.67 – Epoxy Flooring System – Arlow Systems, Inc. - \$ 93,586.00
- BP – 9.90 – Painting & Wall Coverings – G.P. Maintenance Services, Inc. - \$ 75,600.00
- BP – 15.30 – Fire Protection – Nelson Fire Protection - \$ 55,151.00
- BP – 15.40 – Plumbing – Ewing Doherty Mechanical - \$ 334,860.00
- BP – 15.80 – HVAC – DeKalb Mechanical, Inc. - \$ 878,000.00
- BP – 16.00 – Electrical – Carey Electric Contracting - \$ 829,750.00

Included within the Bid Packages is the work shown to remove and replace the existing CAC Parking Lot with an approximate value of \$ 539,000.00. Also, included are Alternates 1, 3, 4, and 5.

The GMP Attachment Document before you is an AIA-A133 Exhibit A, which is the sister document to the Contract that has already been executed between the Village of Hoffman Estates and Camosy Incorporated for Construction Management Services. The Guaranteed Maximum Price of \$ 9,112,356.00 is for all of Construction costs associated with this project; including the Bid Packages listed above, Construction Management Services, Project Supervision, Insurance, and Bonds.

Not included in the GMP are the soft costs for Architectural / Engineering Fees, Furniture, and Equipment.

I will be attending the Board Meeting to answer any questions that you may have on the Bid Process or GMP Attachment as it is presented.

Sincerely,

CAMOSY INCORPORATED

Thank you,

A handwritten signature in black ink, appearing to read "Todd Peyron", with a long horizontal flourish extending to the right.

Todd Peyron

Vice President of Estimating and Pre-Construction Services

**VILLAGE OF HOFFMAN ESTATES FIRE STATION #21**

**Bid Package - #2.10 - Building Demolition**

**Bid Tabulation**

<b>Company Name</b>	<b>Bid Package</b>	<b>Base Bid</b>	<b>Bid Bond</b>	<b>Addendums Noted Y/N</b>	<b>Clarifications Noted Y/N</b>	<b>Alt #1 - Concrete Paving in lieu of Asphalt</b>	<b>Alt #2 - Alternate Lighting Fixtures</b>	<b>Alt #3 - Active Coating on Glazing</b>	<b>Alt #4 - Sledding Hill Construction</b>	<b>Alt #5 - Vehicle Exhaust System</b>
K.L.F. ENTERPRISES, INC.	2.10	\$ 32,400.00	Y	Y	Y					
JOHLER DEMOLITION, INC.	2.10	\$ 35,925.00	Y	Y	Y					
OMEGA III LLC	2.10	\$ 44,150.00	Y	Y	Y					
ALPINE DEMOLITION SERVICES, LLC	2.10	\$ 64,200.00	Y	Y	1-2					
NATIONAL WRECKING COMPANY	2.10	\$ 82,500.00	Y	Y	Y					
	2.10									
	2.10									
	2.10									

**VILLAGE OF HOFFMAN ESTATES FIRE STATION #21**  
**Bid Package - #2.20 - EXCAVATION & SITE UTILITIES**  
**Bid Tabulation**

Company Name	Bid Package	Base Bid	Bid Bond	Addendums Noted Y/N	Clarifications Noted Y/N	Alt #1 - Concrete Paving in lieu of Asphalt	Alt #2 - Alternate Lighting Fixtures	Alt #3 -Active Coating on Glazing	Alt #4 -Sledding Hill Construction	Alt #5 -Vehicle Exhaust System
BERGER CONTRACTORS, INC.	2.20	\$1,220,000.00	Y	Y	Y	\$9,000			-\$130,000	
DK CONTRACTORS, INC.	2.20	\$1,408,069.00	Y	Y	Y	\$3,974			-\$217,316	
AMERICAN GRADING, INC.	2.20	\$1,295,940.00	Y	Y	Y	-\$1,275			-\$34,000	
KANE COUNTY EXCAVATING, INC.	2.20	\$1,781,365.00	Y	Y	Y	NO BID			-\$120,500	
	2.20									
	2.20									
	2.20									
	2.20									
	2.20									
	2.20									
	2.20									

**VILLAGE OF HOFFMAN ESTATES FIRE STATION #21**  
**Bid Package - #2.74 - ASPHALT PAVING**  
**Bid Tabulation**

<b>Company Name</b>	<b>Bid Package</b>	<b>Base Bid</b>	<b>Bid Bond</b>	<b>Addendums Noted Y/N</b>	<b>Clarifications Noted Y/N</b>	<b>Alt #1- Concrete Paving In Lieu of Asphalt</b>	<b>Alt #2- Alternate Lighting Fixtures</b>	<b>Alt #3-Activ Coating on Glazing</b>	<b>Alt #4- Sledding Hill Construction</b>	<b>Alt #5- Vehicle Exhaust System</b>
ABBAY CONSTRUCTION CO, INC.	2.74	\$135,545.00	Y	Y	Y	-\$43,000				
CHICAGOLAND PAVING CONTRACTORS	2.74	\$129,000.00	Y	Y	Y	-\$29,000				
ACCU-PAVING CO.	2.74	\$134,310.00	Y	Y	Y	-\$14,500				
CHADWICK CONTRACTING COMPANY	2.74	\$144,490.00	Y	Y	1	\$36,175				
	2.74									
	2.74									
	2.74									
	2.74									
	2.74									
	2.74									

**VILLAGE OF HOFFMAN ESTATES FIRE STATION #21**  
**Bid Package - #2.90 - LANDSCAPING**  
**Bid Tabulation**

<u>Company Name</u>	<u>Bid Package</u>	<u>Base Bid</u>	<u>Bid Bond</u>	<u>Addendums Noted</u> Y/N	<u>Clarifications Noted</u> Y/N	<u>Alt #1 - Concrete Paving In lieu of Asphalt</u>	<u>Alt #2 - Alternate Lighting Fixtures</u>	<u>Alt #3 - Active Coating on Glazing</u>	<u>Alt #4 - Steepling Hill Construction</u>	<u>Alt #5 - Vehicle Exhaust System</u>
TWIN OAKS LANDSCAPING	2.90	\$129,500.00	Y	Y	Y					
COOLING LAND CONCEPTS, LLC	2.90	\$143,900.00	Y	Y	Y					
ALLIED LANDSCAPING CORPORATION	2.90	\$145,315.00	Y	Y	Y					
BREEZY HILL LANDSCAPING	2.90	\$175,100.00	Y	Y	Y					
	2.90									
	2.90									
	2.90									
	2.90									
	2.90									
	2.90									
	2.90									
	2.90									
	2.90									

**VILLAGE OF HOFFMAN ESTATES FIRE STATION #21**  
**Bid Package - #4.00 - MASONRY WORK**  
**Bid Tabulation**

Company Name	Bid Package	Base Bid	Bid Bond	Addendums Noted Y/N	Clarifications Noted Y/N	Alt #1 - Concrete Paving in lieu of Asphalt	Alt #2 - Alternate Lighting Fixtures	Alt #3 - Active Coating on Glazing	Alt #4 - Sledding Hill Construction	Alt #5 - Vehicle Exhaust System
JOE'S MASONRY, INC	4.00	\$705,200.00	Y	1	1					
G.C. MASONRY, INC	4.00	\$786,000.00	Y	Y	Y					
EBBEN MASONRY, INC.	4.00	\$810,000.00	Y	Y	Y					
ABLE MASONRY DEVELOPMENT	4.00	\$831,527.00	Y	Y	Y					
JIMMY'Z MASONRY CORP.	4.00	\$843,000.00	Y	Y	Y					
JAC MASONRY, INC.	4.00	\$885,000.00	Y	Y	Y					
MASTERSHIP CONSTRUCTION CO, INC.	4.00	\$898,900.00	Y	Y	Y					
RASCO MASON CONTRACTORS, INC.	4.00	\$980,000.00	Y	Y	Y					
MPZ MASONRY & CONSTRUCTION, INC.	4.00	\$988,900.00	Y	Y	Y					
IWANSKI MASONRY, INC.	4.00	\$995,000.00	Y	Y	Y					

**VILLAGE OF HOFFMAN ESTATES FIRE STATION #21**  
**Bid Package - #6.01 GENERAL TRADES**  
**Bid Tabulation**

Company Name	Bid Package	Base Bid	Bid Bond	Addendums Noted Y/N	Clarifications Noted Y/N	Alt #1 - Concrete Paving In Lieu of Asphalt	Alt #2 - Alternate Lighting Fixtures	Alt #3 - Activ Coating on Glazing	Alt #4 - Sidding Hill Construction	Alt #5 - Vehicle Exhaust System
CAMOSY INCORPORATED	6.01	\$2,192,900.00	Y	Y	Y	\$65,400				
LAUB CONSTRUCTION, INC.	6.01	\$2,283,881.00	Y	Y	Y	\$67,184				
	6.01									
	6.01									
	6.01									
	6.01									
	6.01									
	6.01									
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	6.01									

**VILLAGE OF HOFFMAN ESTATES FIRE STATION #21**  
**Bid Package - #7.30 SHINGLE ROOFING & ARCHITECTURAL SHEET METAL**  
**Bid Tabulation**

Company Name	Bid Package	Base Bid	Bid Bond	Addendums Noted Y/N	Clarifications Noted Y/N	Alt #1 - Concrete Paving in lieu of Asphalt	Alt #2 - Alternate Lighting Fixtures	Alt #3 -Active Coating on Glazing	Alt #4 -Stedding Hill Construction	Alt #5 - Vehicle Exhaust System
SEAL TIGHT EXTERIORS, INC.	7.30	\$155,300.00	Y	Y	1-2					
ALL AMERICAN EXTERIOR SOLUTIONS	7.30	\$199,410.00	Y	Y	Y					
WEATHERGUARD ROOFING	7.30	\$261,500.00	Y	Y	Y					
FILOTTO ROOFING, INC.	7.30	\$264,900.00	Y	Y	Y					
	7.30									
	7.30									
	7.30									
	7.30									
	7.30									
	7.30									
	7.30									

**VILLAGE OF HOFFMAN ESTATES FIRE STATION #21**  
**Bid Package - #8.40 - ALUMINUM FRAMING, GLASS & GLAZING**  
**Bid Tabulation**

Company Name	Bid Package	Base Bid	Bid Bond	Addendums Noted Y/N	Clarifications Noted Y/N	Alt #1 - Concrete Paving in lieu of Asphalt	Alt #2 - Alternate Lighting Fixtures	Alt #3 - Active Coating on Glazing	Alt #4 - Steepling Hill Construction	Alt #5 - Vehicle Exhaust System
C.A.D. CONTRACT GLAZING	8.40	\$185,810.00	Y	Y	Y			\$4,745		
RELIANT CONTRACT GLASS, INC.	8.40	\$198,800.00	Y	Y	Y			NO BID		
3F CORPORATION	8.40	\$226,600.00	Y	Y	Y			\$6,400		
	8.40									
	8.40									
	8.40									
	8.40									
	8.40									
	8.40									
	8.40									

**VILLAGE OF HOFFMAN ESTATES FIRE STATION #21**  
**Bid Package - #9.26 - METAL FRAMING, DRYWALL, & INSULATION**  
**Bid Tabulation**

<u>Company Name</u>	<u>Bid Package</u>	<u>Base Bid</u>	<u>Bid Bond</u>	<u>Addendums Noted</u> Y/N	<u>Clarifications Noted</u> Y/N	<u>Alt #1 - Concrete Paving in lieu of Asphalt</u>	<u>Alt #2 - Alternate Lighting Fixtures</u>	<u>Alt #3 - Active Coating on Glazing</u>	<u>Alt #4 - Sledging Hill Construction</u>	<u>Alt #5 - Vehicle Exhaust System</u>
THE ROCKWELL GROUP, INC.	9.26	\$643,400.00	Y	Y	Y					
DBM SERVICES, INC.	9.26	\$674,300.00	Y	Y	Y					
CHAMPION DRYWALL, INC.	9.26	\$716,510.00	Y	Y	1-2					
OPC CONSTRUCTION GROUP, INC.	9.26	\$729,950.00	Y	Y	Y					
HEITKOTTER, INC.	9.26	\$748,690.00	Y	Y	Y					
LAUB CONSTRUCTION, INC.	9.26	\$967,777.00	Y	Y	Y					
	9.26									
	9.26									
	9.26									

**VILLAGE OF HOFFMAN ESTATES FIRE STATION #21**  
**Bid Package - #9.67 EPOXY FLOORING SYSTEM**  
**Bid Tabulation**

<u>Company Name</u>	<u>Bid Package</u>	<u>Base Bid</u>	<u>Bid Bond</u>	<u>Addendums Noted Y/N</u>	<u>Clarifications Noted Y/N</u>	<u>Alt #1 - Concrete Paving in Lieu of Asphalt</u>	<u>Alt #2 - Alternate Lighting Fixtures</u>	<u>Alt #3 - Active Coating on Glazing</u>	<u>Alt #4 - Steepling Hill Construction</u>	<u>Alt #5 - Vehicle Exhaust System</u>
ARTLOW SYSTEMS, INC.	9.67	\$93,586.00	Y	Y	Y					
MENCONI TERRAZZO	9.67	\$94,800.00	Y	1-2	1-2					
MS SEBASTIAN PAINTING, INC.	9.67	\$127,185.00	Y	Y	Y					
CCI FLOORING, INC.	9.67	\$129,100.00	N	1	1-2					
BLAST IT ALL MIDWEST	9.67	\$129,413.00	Y	Y	Y					
UNITED SLAB SOLUTIONS (INCOMPLETE)	9.67	\$80,000.00	Y	N	N					
	9.67									
	9.67									
	9.67									

**VILLAGE OF HOFFMAN ESTATES FIRE STATION #21**  
**Bid Package - #9.90 - PAINTING AND WALL COVERINGS**  
**Bid Tabulation**

Company Name	Bid Package	Base Bid	Bid Bond	Addendums Noted Y/N	Clarifications Noted Y/N	Alt #1 - Concrete Paving In lieu of Asphalt	Alt #2 - Alternate Lighting Fixtures	Alt #3 - Activ Coating on Glazing	Alt #4 - Sledging Hill Construction	Alt #5 - Vehicle Exhaust System
G.P. MAINTENANCE SERVICES, INC.	9.90	\$75,600.00	Y	Y	Y					
NEDROW PAINTING	9.90	\$76,450.00	Y	Y	Y					
OOSTERBAAN & SONS CO.	9.90	\$77,690.00	Y	Y	Y					
MIDWEST DECORATING, INC.	9.90	\$87,670.00	Y	Y	Y					
MS SEBASTIAN PAINTING, INC.	9.90	\$88,411.00	Y	Y	Y					
JDR PAINTING	9.90	\$106,658.00	N	Y	Y					
	9.90									
	9.90									
	9.90									
	9.90									

**VILLAGE OF HOFFMAN ESTATES FIRE STATION #21**  
**Bid Package - #15.30 - FIRE PROTECTION**  
**Bid Tabulation**

<b>Company Name</b>	<b>Bid Package</b>	<b>Base Bid</b>	<b>Bid Bond</b>	<b>Addendums Noted Y/N</b>	<b>Clarifications Noted Y/N</b>	<b>Alt #1 - Concrete Paving in lieu of Asphalt</b>	<b>Alt #2 - Alternate Lighting Fixtures</b>	<b>Alt #3 - Active Coating on Glazing</b>	<b>Alt #4 - Stepping Hill Construction</b>	<b>Alt #5 - Vehicle Exhaust System</b>
NELSON FIRE PROTECTION	15.30	\$55,151.00	Y	Y	Y					
AUTOMATIC FIRE SYSTEMS, INC.	15.30	\$69,848.00	Y	Y	Y					
ABSOLUTE FIRE PROTECTION, INC.	15.30	\$76,600.00	Y	Y	Y					
S.J. CARLSON FIRE PROTECTION, INC.	15.30	\$84,473.00	Y	1-2	Y					
VALLEY FIRE PROTECTION SYSTEMS, LLC	15.30	\$111,000.00	Y	Y	Y					
	15.30									
	15.30									
	15.30									

**VILLAGE OF HOFFMAN ESTATES FIRE STATION #21**  
**Bid Package - #15.40 - PLUMBING**  
**Bid Tabulation**

Company Name	Bid Package	Base Bid	Bid Bond	Addendums Noted Y/N	Clarifications Noted Y/N	Alt #1 - Concrete Paving in lieu of Asphalt	Alt #2 - Alternate Lighting Fixtures	Alt #3 -Active Coating on Glazing	Alt #4 -Steading Hill Construction	Alt #5 - Vehicle Exhaust System
EWING-DOHERTY MECHANICAL	15.40	\$334,860.00	Y	Y	Y					
ERNIE PETERSEN PLUMBING, INC.	15.40	\$339,800.00	Y	Y	Y					
MARTIN PETERSEN COMPANY, INC. (INCOMPLETE)	15.40	\$406,900.00	Y	Y	Y					
DEFRANCO PLUMBING, INC.	15.40	\$439,500.00	Y	Y	Y					
CW BURNS CO., INC. (INCOMPLETE)	15.40	\$455,300.00	Y	Y	Y					
A&H PLUMBING & HEATING (INCOMPLETE)	15.40	\$475,300.00	Y	Y	Y					
	15.40									
	15.40									
	15.40									
	15.40									

**VILLAGE OF HOFFMAN ESTATES FIRE STATION #21**  
**Bid Package - #15.80 - HVAC**  
**Bid Tabulation**

Company Name	Bid Package	Base Bid	Bid Bond	Addendums Noted Y/N	Clarifications Noted Y/N	Alt #1 - Concrete Paving In Lieu of Asphalt	Alt #2 - Alternate Lighting Fixtures	Alt #3 - Active Coating on Glazing	Alt #4 - Steepling Hill Construction	Alt#5 - Vehicle Exhaust System (Removal)
DEKALB MECHANICAL INC.	15.80	\$790,000.00	Y	Y	Y					\$88,000
AMBER MECHANICAL CONTRACTORS, INC.	15.80	\$783,000.00	Y	Y	Y					\$96,000
AIR SUPPLY AC & HEATING	15.80	\$815,000.00	Y	Y	Y					\$91,500
C. ACITELLI HEATING & PIPING CONTRACTORS, INC.	15.80	\$820,000.00	Y	Y	Y					\$95,000
FLO-TECH MECHANICAL SYSTEMS, INC.	15.80	\$828,000.00	Y	Y	Y					\$95,000
MARTIN PETERSEN COMPANY, INC.	15.80	\$828,400.00	Y	Y	Y					\$86,200
JENSEN'S PLUMBING & HEATING, LLC.	15.80	\$874,000.00	Y	Y	Y					\$112,000
MG MECHANICAL CONTRACTING, INC.	15.80	\$912,000.00	Y	Y	Y					NO BID
MCDONOUGH MECHANICAL SERVICES (INCOMPLETE)	15.80	\$672,900.00	Y	Y	Y					\$86,200
	15.80									
	15.80									

**VILLAGE OF HOFFMAN ESTATES FIRE STATION #21**  
**Bid Package - #16.00 - Electrical**  
**Bid Tabulation**

<b>Company Name</b>	<b>Bid Package</b>	<b>Base Bid</b>	<b>Bid Bond</b>	<b>Addendums Noted Y/N</b>	<b>Clarifications Noted Y/N</b>	<b>Alt #1 - Concrete Paving in lieu of Asphalt</b>	<b>Alt #2 - Alternate Lighting Fixtures</b>	<b>Alt #3 - Activ Coating on Glazing</b>	<b>Alt #4 - Steading Hill Construction</b>	<b>Alt #5 - Vehicle Exhaust System</b>
CAREY ELECTRIC CONTRACTING	16.00	\$829,750.00	Y	Y	Y		-\$4,000			
KELLENBERGER ELECTRIC, INC	16.00	\$835,000.00	Y	Y	Y		-\$35,000			
HY-POWER ELECTRIC COMPANY	16.00	\$875,425.00	Y	Y	Y		NO BID			
MK INDUSTRIES, INDUSTRIES	16.00	\$892,692.00	Y	Y	Y		-\$25,000			
ASSOCIATED ELECTRICAL CONTRACTORS, LLC	16.00	\$909,336.00	Y	Y	Y		NO BID			
MONARCH ELECTRIC CONSTRUCTION COMPANY	16.00	\$1,038,000.00	Y	Y	Y		NO BID			
PUBLIC ELECTRIC CONSTRUCTION CO	16.00	\$1,046,666.00	Y	Y	Y		NO BID			
J. HAMILTON ELECTRIC CO, INC.	16.00	\$1,084,000.00	Y	Y	Y		NO BID			
	16.00									
	16.00									
	16.00									
	16.00									



# AIA Document A133<sup>®</sup> – 2019 Exhibit A

## Guaranteed Maximum Price Amendment

This Amendment dated the 5th day of September in the year 2024, is incorporated into the accompanying AIA Document A133<sup>TM</sup>-2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the 30th day of November in the year 2023 (the "Agreement")  
*(In words, indicate day, month, and year.)*

for the following **PROJECT**:  
*(Name and address or location)*

New Fire Station #21  
225 Flagstaff Lane  
Hoffman Estates, IL 60169

**THE OWNER:**  
*(Name, legal status, and address)*

Village of Hoffman Estates  
1900 Hassell Road  
Hoffman Estates, IL 60169

**THE CONSTRUCTION MANAGER:**  
*(Name, legal status, and address)*

Camosy Incorporated  
43451 N. US Hwy 41  
Zion, IL 60099

### TABLE OF ARTICLES

#### A.1 GUARANTEED MAXIMUM PRICE

#### A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

#### A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

#### A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

### ARTICLE A.1 GUARANTEED MAXIMUM PRICE

#### § A.1.1 Guaranteed Maximum Price

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Nine Million, One Hundred Twelve Thousand, Three Hundred Fifty-six and 00/100

#### ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201<sup>TM</sup>-2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

dollars (\$ 9,112,356.00 ), subject to additions and deductions by Change Order as provided in the Contract Documents.

**§ A.1.1.2 Itemized Statement of the Guaranteed Maximum Price.** Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, including allowances; the Construction Manager's contingency; alternates; the Construction Manager's Fee; and other items that comprise the Guaranteed Maximum Price as defined in Section 3.2.1 of the Agreement.

*(Provide itemized statement below or reference an attachment.)*

See Schedule 1

**§ A.1.1.3** The Construction Manager's Fee is set forth in Section 6.1.2 of the Agreement.

**§ A.1.1.4** The method of adjustment of the Construction Manager's Fee for changes in the Work is set forth in Section 6.1.3 of the Agreement.

**§ A.1.1.5 Alternates**

**§ A.1.1.5.1** Alternates, if any, included in the Guaranteed Maximum Price:

Item	Price
Alternate #1 – Provide Concrete Pavement In lieu of Asphalt per Civil Drawings	Add \$39,505.00
Alternate #3 – Provide Activ Coating on Exterior Glazing.	Add \$4,940.00
Alternate #4 – Provide a cost to keep earthwork spoils on site in lieu of hauling off all spoils.	Deduct \$135,344.00
Alternate #5 – Provide the Vehicle Exhaust System per the specifications on the drawings.	Add \$89,536.00

**§ A.1.1.5.2** Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Exhibit A. Upon acceptance, the Owner shall issue a Modification to the Agreement.

*(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)*

Item	Price	Conditions for Acceptance
None		

**§ A.1.1.6** Unit prices, if any:

*(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)*

Item	Units and Limitations	Price per Unit (\$0.00)
None		

**ARTICLE A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION**

**§ A.2.1** The date of commencement of the Work shall be:

*(Check one of the following boxes.)*

The date of execution of this Amendment.

Established as follows:

*(Insert a date or a means to determine the date of commencement of the Work.)*

Upon issuance of MWRD Permit – no later than 11/1/2024

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of execution of this Amendment.

**§ A.2.2** Unless otherwise provided, the Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work. The Contract Time shall be measured from the date of commencement of the Work.

**§ A.2.3 Substantial Completion**

**§ A.2.3.1** Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Substantial Completion of the entire Work:  
(Check one of the following boxes and complete the necessary information.)

Not later than ( ) calendar days from the date of commencement of the Work.

By the following date: 11/1/2025

**§ A.2.3.2** Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Construction Manager shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date
N/A	

**§ A.2.3.3** If the Construction Manager fails to achieve Substantial Completion as provided in this Section A.2.3, liquidated damages, if any, shall be assessed as set forth in Section 6.1.6 of the Agreement.

**ARTICLE A.3 INFORMATION UPON WHICH AMENDMENT IS BASED**

**§ A.3.1** The Guaranteed Maximum Price and Contract Time set forth in this Amendment are based on the Contract Documents and the following:

**§ A.3.1.1** The following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
----------	-------	------	-------

**§ A.3.1.2** The following Specifications:  
(Either list the Specifications here, or refer to an exhibit attached to this Amendment.)

See Schedule 2

Section	Title	Date	Pages
---------	-------	------	-------

**§ A.3.1.3** The following Drawings:  
(Either list the Drawings here, or refer to an exhibit attached to this Amendment.)

See Schedule 3

Number	Title	Date
--------	-------	------

**§ A.3.1.4** The Sustainability Plan, if any:  
(If the Owner identified a Sustainable Objective in the Owner's Criteria, identify the document or documents that comprise the Sustainability Plan by title, date and number of pages, and include other identifying information. The Sustainability Plan identifies and describes the Sustainable Objective; the targeted Sustainable Measures; implementation strategies selected to achieve the Sustainable Measures; the Owner's and Construction Manager's roles and responsibilities associated with achieving the Sustainable Measures; the specific details about design

reviews, testing or metrics to verify achievement of each Sustainable Measure; and the Sustainability Documentation required for the Project, as those terms are defined in Exhibit C to the Agreement.)

Title	Date	Pages
-------	------	-------

Other identifying information:

§ A.3.1.5 Allowances, if any, included in the Guaranteed Maximum Price:  
(Identify each allowance.)

Item	Price
See Schedule 4	

§ A.3.1.6 Assumptions and clarifications, if any, upon which the Guaranteed Maximum Price is based:  
(Identify each assumption and clarification.)

See Schedule 5

§ A.3.1.7 The Guaranteed Maximum Price is based upon the following other documents and information:  
(List any other documents or information here, or refer to an exhibit attached to this Amendment.)

Schedule 6 - Contingency Explanation  
Schedule 7 - Addenda

#### ARTICLE A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

§ A.4.1 The Construction Manager shall retain the consultants, contractors, design professionals, and suppliers, identified below:  
(List name, discipline, address, and other information.)

Subcontractors as noted in Schedule 1

This Amendment to the Agreement entered into as of the day and year first written above.

\_\_\_\_\_  
OWNER (Signature)

\_\_\_\_\_  
CONSTRUCTION MANAGER (Signature)

\_\_\_\_\_  
(Printed name and title)

\_\_\_\_\_  
(Printed name and title)

# **Additions and Deletions Report for AIA® Document A133® – 2019 Exhibit A**

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 11:59:19 ET on 09/05/2024.

## **PAGE 1**

This Amendment dated the 5th day of September in the year 2024, is incorporated into the accompanying AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the 30th day of November in the year 2023 (the “Agreement”)

...

New Fire Station #21  
225 Flagstaff Lane  
Hoffman Estates, IL 60169

...

Village of Hoffman Estates  
1900 Hassell Road  
Hoffman Estates, IL 60169

...

Camosy Incorporated  
43451 N. US Hwy 41  
Zion, IL 60099

## **PAGE 2**

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Nine Million, One Hundred Twelve Thousand, Three Hundred Fifty-six and 00/100 dollars (\$ 9,112,356.00 ), subject to additions and deductions by Change Order as provided in the Contract Documents.

...

See Schedule 1

...

Alternate #1 – Provide Concrete Pavement In lieu of Asphalt per Civil Drawings                      Add \$39,505.00  
Alternate #3 – Provide Activ Coating on Exterior Glazing.                      Add \$4,940.00  
Alternate #4 – Provide a cost to keep earthwork spoils on site in lieu of hauling off all spoils.                      Deduct \$135,344.00  
Alternate #5 – Provide the Vehicle Exhaust System per the specifications on the drawings.                      Add \$89,536.00

...

None

...

None

...

Established as follows:

...

Upon issuance of MWRD Permit – no later than 11/1/2024.

**PAGE 3**

By the following date: 11/1/2025

...

N/A

...

See Schedule 2

...

See Schedule 3

**PAGE 4**

See Schedule 4

...

See Schedule 5

...

Schedule 6 - Contingency Explanation  
Schedule 7 - Addenda

...

Subcontractors as noted in Schedule I

## **Certification of Document's Authenticity**

**AIA® Document D401™ – 2003**

I, John P. Camosy, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 11:59:19 ET on 09/05/2024 under Order No. 4104241567 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A133™ - 2019 Exhibit A, Guaranteed Maximum Price Amendment, other than those additions and deletions shown in the associated Additions and Deletions Report.

---

*(Signed)*

---

*(Title)*

---

*(Dated)*

**Hoffman Estates Fire Station No. 21**  
**New Replacement Station**  
**GMP Attachment**

"Schedule 1"



0130-23 Bid Set Drawing Dated 7/15/2024

5-Sep-24

ITEM	DESCRIPTION	14,864 SF	Contractors	Contracted	SF U/P	
1.00	GENERAL CONDITIONS		Camosy 2.7%	\$242,710	\$16.33	
1.10	MISCELLANEOUS CONDITIONS		Camosy 0.8%	\$75,000	\$5.05	
2.10	BUILDING DEMOLITION		K.L.F Enterprises 0.4%	\$32,400	\$2.18	
2.20	EARTHWORK & SITE UTILITIES		Berger 12.1%	\$1,099,000	\$73.94	
2.74	ASPHALT PAVING		Abbey Paving 1.0%	\$92,545	\$6.23	
2.90	LANDSCAPING		Twin Oaks 1.4%	\$129,500	\$8.71	
4.00	MASONRY WORK		Joe's Masonry 7.7%	\$705,200	\$47.44	
6.01	GENERAL TRADES		Camosy 24.8%	\$2,258,300	\$151.93	
7.30	EPDM ROOFING & SHEET METAL		Seal Tight Exteriors 1.7%	\$155,300	\$10.45	
8.40	ALUMINUM STOREFRONT/ GLASS & GLAZING		CAD Contracting 2.1%	\$190,555	\$12.82	
9.26	METAL STUDS & DRYWALL		Rockwell Group 7.1%	\$643,400	\$43.29	
9.67	EPOXY FLOOR COVERINGS		Artlow Systems 1.0%	\$93,586	\$6.30	
9.90	PAINTING & WALL COVERING		G.P Maintenance 0.8%	\$75,600	\$5.09	
15.30	FIRE PROTECTION		Nelson Fire Protection 0.6%	\$55,151	\$3.71	
15.40	PLUMBING		Ewing Doherty 3.7%	\$334,860	\$22.53	
15.80	HVAC		Dekalb 9.6%	\$878,000	\$59.07	
16.00	ELECTRICAL		Carey Electric 9.1%	\$829,750	\$55.82	
18.00	TESTING ALLOWANCE		Camosy 0.3%	\$30,000	\$2.02	
19.00	COUNTY PERMIT FEE (MWRD & COOK COUNTY)		MWRD / Cook County 0.4%	\$40,000	\$2.69	
21.00	TEMPORARY ELECTRIC SERVICE ALLOWANCE		Camosy 0.2%	\$15,000	\$1.01	
22.00	WINTER HEAT FOR ENCLOSURE ( SEE SCHEDULE )		Camosy 0.4%	\$40,000	\$2.69	
24.00	PROJECT CONTINGENCY		Camosy 2.7%	\$250,000	\$16.82	
25.00	DESIGN CONTINGENCY		Camosy 0.0%	\$0	\$0.00	
27.00	INSURANCE		Camosy 0.6%	\$54,523	\$3.67	
28.00	SUPERVISION		Camosy 5.1%	\$463,932	\$31.21	
29.00	CONSTRUCTION MANAGEMENT FEE		Camosy 3.0%	\$273,371	\$18.39	
30.00	BOND PREMIUM		Camosy 0.6%	\$54,674	\$3.68	
<b>TOTAL CONSTRUCTION COSTS</b>				<b>100%</b>	<b>\$9,112,356</b>	<b>\$613.05</b>

**Accepted Alternates included in GMP**

Concrete Paving inlieu of Asphalt	Add	#1
Active Coating & Glazing	Add	#3
Sledding Hill Construction	Deduct	#4
Vehicle Exhaust System	Add	#5

**FEES & SOFT COSTS**

GMP CONSTRUCTION COSTS	\$9,112,356
ARCHITECTURAL FEES	\$594,000
HAZARDOUS MATERIAL ABATEMENT	\$20,000
FURNITURE & FURNISHINGS	(Includes all Below) \$315,500
KITCHEN & LAUNDRY EQUIPMENT	\$0
RADIO & STATION ALERTING EQUIPMENT	\$0
FITNESS EQUIPMENT	\$0
COMPUTOR SYSTEMS	\$0
WIRELESS NETWORK	\$0
MAINTENANCE & JANITORIAL EQUIPMENT	\$0
TELEPHONE SYSTEM	\$0
WIRELESS TELEPHONE BOOSTERS & AMPLIFIERS	\$0
MISC EQUIPMENT & FURNISHINGS	\$0
SURVEYS & SOIL INVESTIGATIONS	\$0
PRINTING COSTS	\$0
UTILITY CO CHARGES DURING CONSTRUCTION	\$0
UTILITY CO NEW SERVICE FEES	\$0
FIBER OPTIC SEVICE PROVIDER	\$0
MATERIAL TESTING DURING CONSTRUCTION ( IN CON COSTS )	\$0
HVAC - COMMISSIONING ( IN CON COSTS )	\$0
MOVING COSTS	\$0
OWNER CONTINGENCY	\$0

**TOTAL FEES AND FF&E \$929,500**

**TOTAL PROJECT COSTS \$10,041,856**

"Schedule 2"

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"Schedule 3"

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S1.2	MEZZANINE PLAN
S1.3	ROOF FRAMING PLAN
S2.0	FOUNDATION DETAILS AND SECTIONS
S2.1	FOUNDATION DETAILS AND SECTION
S4.0	FRAMING DETAILS AND SECTIONS
S4.1	FRAMING DETAILS AND SECTIONS

## PLUMBING

P1.0	UNDERGROUND PLUMBING PLAN
P1.1	ABOVE GRADE PLUMBING PLANS
P1.2	ROOF PLUMBING PLAN
P2.1	PLUMBING SYMBOLS, NOTES, SCHEDULES & DETAILS
P2.2	PLUMBING WASTE AND VENT DIAGRAMS
P2.3	PLUMBING WATER DIAGRAMS

## MECHANICAL

M1.1	MECHANICAL HVAC PLAN
M1.2	MECHANICAL PIPING PLAN
M1.3	MECHANICAL ROOF PLAN
M2.1	MECHANICAL SCHEDULES, NOTES AND SPECIFICATIONS
M2.2	MECHANICAL SCHEDULES, NOTES AND DIAGRAMS
M3.1	MECHANICAL DETAILS
M4.1	MECHANICAL KITCHEN HOOD EQUIPMENT
M4.2	MECHANICAL KITCHEN HOOD EQUIPMENT
M4.3	MECHANICAL KITCHEN HOOD EQUIPMENT
M4.4	MECHANICAL KITCHEN HOOD EQUIPMENT

## ELECTRICAL

E1.1	ELECTRICAL POWER PLANS
E1.2	ENLARGED ELECTRICAL POWER PLANS
E2.1	ELECTRICAL LIGHTING PLANS
E3.1	ELECTRICAL FIRE ALARM PLANS
E4.1	ELECTRICAL ALERTING PLANS
E5.1	ELECTRICAL RISER DIAGRAM AND PANEL SCHEDULES
E5.2	ELECTRICAL DETAILS AND NOTES
E6.1	ELECTRICAL SITE PLAN, DETAILS AND NOTES
E6.2	PARK ELECTRICAL SITE PLAN, DETAILS AND NOTES



Schedule 4

Village of Hoffman Estates  
Fire Station #21

GMP Allowances

Testing Allowance = \$30,000  
Final Cleanup Allowance = \$25,000  
Layout & Surveying Allowance = \$50,000  
Cook County Fees Allowance = \$15,000  
MWRD Fees Allowance = \$25,000  
Temporary Electric Service Allowance = \$15,000  
Masonry Winter Protection Allowance = \$40,000  
Project Contingency Allowance = \$250,00

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*Building Trust Since 1910*

Construction Managers  
Design/Builders  
General Contractors

12795 120<sup>th</sup> Avenue  
Kenosha, WI  
53142-7326  
262-552-9440

43451 N. US Hwy 41  
Zion, IL  
60099-9455  
847-395-6800

Delivery Address:  
43451 N. US Hwy. 41  
Zion, IL 60099-9455

[www.camosal.com](http://www.camosal.com)

FAX 262-552-0480

FAX 847-395-6891



"Schedule 5"

Village of Hoffman Estates  
Fire Station #21

Exclusions

- Architecture or Engineering services fees are not included.
- Furniture, fixtures, or equipment costs are not included.
- Owner soft costs are not included.
- Wetland remediation or impact.
- EPA Permits/Fees.
- Local permit fees.
- Builders Risk Insurance.

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FAX 847-395-6891



"Schedule 6"

## Contingency

We have included in this budget a Shared Contingency line item. This Shared Contingency is a separate fund which can only be spent with the prior approval of all three parties (Owner, Construction Manager, and Architect), and such approval shall in all cases be based on the best interests of the project as a whole, and not based on the particular interests of any one of the parties individually.

The purpose of the contingency is to be used for:

- Any additional work requested and approved by the parties to the contract
- Changes in the work due to unforeseen conditions
- Scope of work required for a complete project, but not included in the original bidding
- Winter conditions costs that exceed budget allowances
- Increases in the scope of work for any individual part, or the project as a whole
- Adjustments in cost as a result of sub-contract bid review and/or purchasing. Cost savings will be added to the contingency, cost extras will be deducted from the contingency
- Additional work that may be required due to codes, inspections, insurance (builders risk), builders risk insurance deductibles, or other circumstances

During the course of the project the contingency amount will be adjusted by means of Change Order to move funds from the Contingency line item to a particular individual work line item as required. Using this method the total contract will remain the same.

At the conclusion of the project 100% of any remaining contingency amount will be returned to the owner.

NOTE: Utilizing the contingency to increase or change the scope of the work at the request of any of the parties should only be accepted at such time as all parties agree that the project has progressed sufficiently to reasonably ensure that the risk for additional costs due to unforeseen conditions or unbudgeted required scope has been reduced to an acceptable level.

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Todd Peyron, Vice-President, Estimating

**Camosy Incorporated**

**Since 1910**

<b>Construction Managers</b>	P.O. Box 427	P.O. Box 1070	Delivery Address:	WI Fax 262.552.0480
<b>Design/Builders</b>	Kenosha, WI	Waukegan, IL	43451 N. Hwy 41	IL Fax 847.395.6891
<b>General Contractors</b>	53141-0427	60079-1070	Zion, IL 60099-9455	
<a href="http://www.camosy.com">www.camosy.com</a>	262.552.9440	847.395.6800	Milwaukee, WI 414.933.4752	McHenry, IL 815.363.8800



"Schedule 7"

# ADDENDUM

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ADDENDUM NO: 001

TO: All Prospective Bidders

Project: Hoffman Estates Fire Station 21

Date: 08.06.2024

Owner: Village of Hoffman Estates

Architect: FGM Architects Inc. (FGMA)  
1211 West 22<sup>nd</sup> Street, Suite 700  
Oak Brook, Illinois 60523

Project Number: 24-3971.01

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This addendum forms a part of the Bidding and Contract Documents and modifies the original bidding documents: the Drawings dated [Click here and type in Date](#) , the Project Manual dated [Click here and type in Date](#) .  
Acknowledge receipt of this addendum in space provided on Bid Form. **FAILURE TO ACKNOWLEDGE RECEIPT OF ADDENDA ON THE BID FORM MAY DISQUALIFY BID.**

This Addendum may include revised Project Manual pages and/or Drawings that are to be inserted in the correct sequence in the Bidding Documents.

Text deleted from the Project Manual by this Addendum is indicated by overstrike. Example: ~~Overstrike~~

**Bold lettering indicates lines in which text has been modified or added by this Addendum.**

Revisions to Drawings are identified by the Addendum number.

Cross-check all revised documents with the following:

## PROJECT MANUAL

The following revised pages are reissued herewith: n/a

### 087100 – DOOR HARDWARE

1. Revision to Hardware Group No. 05



The following new (sections are) (section is) issued herewith:

- 230900 – INSTRUMENTATION AND CONTROLS FOR HVAC
- 230924 – DIRECT DIGITAL CONTROL SYSTEM FOR HVAC

**Project Section Changes: The Sections shall be changed as follows: n/a**

**DRAWINGS**

**Drawing Changes: The Drawings shall be changed as follows:**

- C.5 1. *Site Dimensional & Paving Plan: Additional information provided for Snow Melt Pavement and Sidewalk.*
- A1.3 1. *Roof Assembly R-2: Roof assembly revised. No insulation required for roof over patio.*
- A5.0 1. *Door Schedule – Storefront: Revised door and frame material of SF-123D, SF-123, and SF-102-A.*
- A6.7 1. *Detail 10: Revised to coordinate with structural details in area of storm enclosure.*
- A6.8 1. *Detail 1 & 2: Revised height of cast stone header to overlap apparatus bay doors.*  
 2. *Detail 3 & 4: Revised detail information for design intent clarification.*  
 3. *Detail 5, 6, & 7: Added details for canopy.*
- E1.1 1. *Electrical Power Plan: Add radio and Bluetooth device in Fitness Room.*  
 2. *Electrical Power Plan: Add Bluetooth device in Apparatus Bay.*
- E4.1 1. *Electrical Alerting Plan: Add speakers for Bluetooth in apparatus bay.*  
 2. *Electrical Alerting Plan: Add speakers for Bluetooth in Fitness Room.*  
 3. *Electrical Alerting Plan: Add alerting rack in IT Room.*

**Sketches: The following sketches, reflecting changes to indicated Drawings, are issued herewith: n/a**

**Substitution Requests: The following substitutions are accepted herewith:**

084113 – Aluminum Storefront	Acceptable Substitution: Old Castle BE
085113 – Aluminum Windows	Acceptable Substitution: Wincow Window
087100 – Door hardware	Acceptable Substitution: Rockwood Manufacturing – Flush Bolts
087100 – Door hardware	Acceptable Substitution: Rockwood Manufacturing – Door Trim
087100 – Door hardware	Acceptable Substitution: HES – 1500/1600 Electric Strikes
087100 – Door hardware	Acceptable Substitution: McKinney – Butt Hinges
087100 – Door hardware	Acceptable Substitution: Norton – 7500 Series Door Closer
087100 – Door hardware	Acceptable Substitution: Pemko – Geared Hinges
087100 – Door hardware	Acceptable Substitution: Pemko – Weatherstripping/Thresholds
087100 – Door hardware	Acceptable Substitution: Rixson – OH Stops & Holders
087100 – Door hardware	Acceptable Substitution: Sargent Manufacturing – 10X Line Bored Lock
087100 – Door hardware	Acceptable Substitution: Sargent Manufacturing – 80 Series Exit Devices
087100 – Door hardware	Acceptable Substitution: Sargent Manufacturing – 8200 Series Mortise Lock
087100 – Door hardware	Acceptable Substitution: Sargent Manufacturing – Degree Cylinders-Keying
087100 – Door hardware	Acceptable Substitution: Sargent Manufacturing – FM7300 Series
Ornamental Fence	Acceptable Substitution: Ameristar

END OF ADDENDUM NO. 001



# ADDENDUM

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ADDENDUM NO: 002  
TO: All Prospective Bidders  
Project: Hoffman Estates Fire Station 21  
Date: 08.13.2024  
Owner: Village of Hoffman Estates  
Architect: FGM Architects Inc. (FGMA)  
1211 West 22<sup>nd</sup> Street, Suite 700  
Oak Brook, Illinois 60523  
Project Number: 24-3971.01

---

This addendum forms a part of the Bidding and Contract Documents and modifies the original bidding documents: the Drawings dated [Click here and type in Date](#) , the Project Manual dated [Click here and type in Date](#) . Acknowledge receipt of this addendum in space provided on Bid Form. **FAILURE TO ACKNOWLEDGE RECEIPT OF ADDENDA ON THE BID FORM MAY DISQUALIFY BID.**

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Revisions to Drawings are identified by the Addendum number.

Cross-check all revised documents with the following:

## PROJECT MANUAL

The following revised pages are reissued herewith: n/a

The following new (sections are) (section is) issued herewith:

1. Lead-Based Paint Inspection Report
2. NESHAP Asbestos Survey
3. Structural Calculations



**Project Section Changes: The Sections shall be changed as follows: n/a**

**DRAWINGS**

**Drawing Changes: The Drawings shall be changed as follows:**

- C-5 1. Asphalt pavement alternate clarification.
- G2.2 1. Wall Penetration Details: Ceiling penetrations through 1hr rated panels are similar in detail. (Permit Comment Response)
- A0.2 1. Generator Enclosure Plan: Add surface mounted bollards.
- 2. Generator Enclosure Plan: Generator pad thickness clarification.
- A0.3 1. Pump Testing Pit: Elevation clarified.
- A1.1 1. First Floor Notation Plan: Bollard location clarified.
- A1.4 1. Reflected Ceiling Plan: Revised 1-HR rated ceiling construction extents. (Permit Comment Response)
- 2. Add ceiling detail at patio overhang
- A2.0 1. Stone veneer coursing clarification.
- A3.3 1. Revised Floor Types F-2 and F-3 (Permit Comment Response)
- 2. Revised floor tags for views 3 & 4
- A3.4 1. Revised Floor Types F-2 and F-3 (Permit Comment Response)
- 2. Revised floor tags for views 1, 2, 3 & 4
- A3.5 1. Revised Floor Types F-2 and F-3 (Permit Comment Response)
- 2. Revised floor tags for views 1, 2 & 3
- A3.6 1. Revised Floor Types F-2 and F-3 (Permit Comment Response)
- 2. Revised floor tags for views 1, 2 & 3
- A3.7 1. Revised Floor Types F-2 and F-3 (Permit Comment Response)
- A5.0 1. Door Schedule: Add vinyl address numbers to exterior doors.
- A6.2 1. Revised roof details 4, 5, 12, & 13
- A6.3 1. Gable vent scope clarification
- 2. Revised roof details 7, 8 & 9
- A6.4 1. Add 1-hr rated ceiling detail (Permit Comment Response)
- A6.8 1. Revised roof details 3, 4, & 7
- 2. Add patio beam detail
- M1.1 1. Removed exclusive reference to Plymovent in note #12 and "system will be in the bid contract" added.
- M.2 1. Removed exclusive reference to Plymovent and included all three (3) acceptable manufacturer's as you indicated.

**Sketches: The following sketches, reflecting changes to indicated Drawings, are issued herewith: n/a**

**Substitution Requests: The following substitutions are accepted herewith:**

072100 – Vapor Barrier	Polyguard – Zero-Perm Vapor Barrier Membrane
092216 – Non-Structural Metal Framing	Clark-Dietrich - ProStud

**fgma**

END OF ADDENDUM NO. 002



# ADDENDUM

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ADDENDUM NO: 003

TO: All Prospective Bidders

Project: Hoffman Estates Fire Station 21

Date: 08.19.2024

Owner: Village of Hoffman Estates

Architect: FGM Architects Inc. (FGMA)  
1211 West 22<sup>nd</sup> Street, Suite 700  
Oak Brook, Illinois 60523

Project Number: 24-3971.01

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This addendum forms a part of the Bidding and Contract Documents and modifies the original bidding documents: the Drawings dated [Click here and type in Date](#) , the Project Manual dated [Click here and type in Date](#) .  
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Revisions to Drawings are identified by the Addendum number.

Cross-check all revised documents with the following:

## PROJECT MANUAL

The following revised pages are reissued herewith: n/a

The following new (sections are) (section is) issued herewith: n/a



**Project Section Changes:** The Sections shall be changed as follows: n/a

## **DRAWINGS**

**Drawing Changes:** The Drawings shall be changed as follows:

C-4

1. We are no longer removing the existing manhole offsite, instead we are only removing a portion of the existing 6" (inch) PVC and installing a manhole at this location to avoid proximity issues with the existing watermain along the west property line.
2. Removing existing inlet where we were initially going to connect with existing in the southern parking lot.
3. Removal of existing sanitary sewer pipe to existing fire station.

C-5

1. Added sidewalk through island leading to community garden. Stripping of one stall, 3 detectable warnings
2. Shifting the south parking lot north to provide the median island with a minimum width equivalent to a parking space (ie. 9 feet).
3. Adjusted some curb radii accordingly.
4. Updated concrete/pavement types (concrete, heavy duty asphalt, and snow melt pavement and sidewalk)
5. Adding bollards behind the curblines near the transformer and generator.
6. Widening the sidewalk by 0.5 feet at the northwest corner of the fire station.

C-6&7

1. Updating grading to provide the appropriate 2% minimum slopes along the swales around the sledding hill.
2. Updating grading per addition of sidewalk in the south parking lot.
3. Updating grading east of southern entry drive to capture more storm water with storm manhole 18.
4. Also shifting the swale south of the proposed fence line for the fire station.
5. Widening the top of the berm around the dry detention basin.
6. Updating grading along the east side of the building to capture more of the storm water within the structures already located in this area.

C-8

1. Adding water main casing because it has two crossings underneath existing storm sewer and Sanitary sewer
2. Moving the sanitary manhole slightly east outside of the typical driving route (north of the fire station).
3. Adding a storm structure within the swale.
4. Adding a legend for storm manhole lids (open, closed, beehive, etc.)
5. Moving the Hydrant from the interior island west of the fire station outside of the fire station parking lot to the west.
6. Including excess volume control (VC), widening the underground VC 8' north and west. (100'x100'x2.6')
7. Adding two (2) cleanouts for the roof drain underground PVC pipes, east of the proposed building.
8. Updating sanitary 8" (inch) pipe callout to 6" (inch).
9. Updating the watermain along the north to be 8" (inch) to the Hydrant, and then adding a valve

vault south of that where it transfers into a 6" (inch) water main.

- 10. Including two additional inlets along the southern entry drive. (shifting one from the location just north and then adding one more on the west side of the drive)
- 11. Adding an observation well to the underground VC area.
- 12. The linear footage of pipes may have increased with the shifting of utilities.

C-9

- 1. Calling out a turf reinforcing mat south of the emergency overflow for the dry basin.
- 2. Adding inlet protection as needed
- 3. Silt fence location was changed and the total linear footage has increased

C-10, C-12, C-13

- 1. Details added: Reinforcement Mat, Rock Check Dam, Rip-Rap at End Sections, Precast Concrete Flared End Section, Technical Guidance for Water Main Separation Requirements, Observation Well, Jointed PCC Pavement, Asphalt/Concrete Interface,
- 2. Updating details: STM-1, STM 4 & 17, Stormwater Detention Basin Typical Section, Pavement cross sections

AD0.1

- 1. Revised drawing keyed note #D18. Clarification to foundation scope for previously demolished building.

E1.1

- 1. Revised drawing keyed note #20. Pertaining to Bi-Fold apparatus bay doors.

E3.1

- 1. Add sprinkler alarm tamper switch and flow switch to Sprinkler Room.

E4.1

- 1. Add 911 call box
- 2. Clarification of base scope for alerting and door access control elements.

E5.1

- 1. Add generator block heater and battery charger.

E6.1

- 1. Revised site lighting schedule.

**Sketches:** The following sketches, reflecting changes to indicated Drawings, are issued herewith: n/a

**Substitution Requests:** The following substitutions are accepted herewith:

Copper Plumbing Connection	Pro-Press
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END OF ADDENDUM NO. 003