



MINUTES OF THE
LAFAYETTE REDEVELOPMENT COMMISSION

April 27, 2023

11:00 am

~~Board of Works~~, City Hall Council Chambers

Attendance

Commissioners: Frank Donaldson, Shelly Henriott, Jos Holman, Jim Terry

Absent: James Foster

Ex-Officio Members: Josh Loggins, Dave Moulton

Absent:

Staff: Dennis Carson, Economic Development Director; Tony Roswarski, Mayor; Cindy Murray, City Clerk; Jeremy Diehl, Controller; Jacque Chosnek, City Attorney; Jeromy Grenard, City Engineer; Dave Griffee, Asst. Director of Public Works; David Huhnke, Communications and Marketing; Michelle Conwell; Economic Development Administrative Coordinator; John Collier, Economic Development Assistant Director

Guests: Brian Pohlar, HWC Engineering; Seth Crussel and Abri Burkhardt, LAMMCO; Alex Gonzalez, Kettelhut Construction, Inc.; Deb Kunce, J.S. Held; Dave Bangert, Independent

Welcome and Call to Order

Frank Donaldson welcomed everyone to the Redevelopment Commission meeting, noted that a quorum was present and opened the meeting of the Lafayette Redevelopment Commission at 11:00am.

Minutes

Shelly Henriott moved to approve the minutes of the March 23, 2023. Jos Holman seconded and the motion passed unanimously.

New Business

Milestone Construction: Main Street Streetscape Phase IV-Change Order #4 – Brian Pohlar of HWC presented this final change order for the completed Main Street Streetscape Phase IV project. The change order reflects reconciliation of final values and quantities and is a decrease in the amount of \$4,923.73. The original contract price prior to this change order was \$1,364,815.82 and with the change order the final amount is \$1,359,892.09. Jos Holman moved to approve and Jim Terry seconded. The motion passed unanimously.

Milestone Certificate of Completion: Main Street Streetscape Phase IV – Presented by Brian Pohlar of HWC, the Main Street Streetscape Phase IV project is substantially complete on December 16, 2022. This includes the Certificate of Completion, Final Waiver of Lien and a one-year guarantee. Jim Terry moved to approve and Shelly Henriott seconded. The motion passed unanimously.

Kettelhut Inc.: Public Safety Building & Parking Garage 7th Street resurfacing and subsurface drainage project CO# 4 – This change order to the Public Safety Center Guaranteed Maximum Price (GMP) for the reconstruction of 7th Street

between Columbia and South Streets was presented by Alex Gonzalez of Kettelhut Construction, Inc. Reconstruction of 7th Street was originally contemplated as part of Renew's Pearl River relocation project but was delayed due to the construction of the Public Safety Center and Parking Garage. The change order in the amount of \$711,875.00 which increases the contract sum (GMP) from \$39,952,366.00 to \$40,664,241.00. The reconstruction of 7th St. project cost will be paid for from Renew under their original project scope. Jim Terry moved to approve and Jos Holman seconded. The motion passed unanimously.

Letter of Recommendation for Construction Manager as Constructor (CMc): City Hall and Tempest Homes Building Renovation – Bids were solicited for Construction Manager as Constructor (CMc) services for the renovation of City Hall and potentially the former Tempest Homes Building. One bid proposal was received from Kettelhut Construction, Inc. Upon review, Kettelhut Construction meets all requirements. Jim Terry moved to approve and Shelly Henriott seconded. The motion passed unanimously.

Kettelhut Inc.: City Hall and Former Tempest Homes Building Renovation – Dennis Carson presented the contract for CMc services. Compensation will be 2.8% of construction costs (estimated currently at \$3M), preconstruction lump sum fee of \$5,000 and monthly general conditions in the range of \$20,000 - \$30,000. Alex Gonzalez of Kettelhut Construction gave an overview of the project scope. With Keystone Architecture as architect, Kettelhut Construction expects to start the project in early summer. Shelly Henriott moved to approve and Jim Terry seconded. The motion passed unanimously.

Lafayette Materials Management Co., Inc. (LAMMCO): Provide Fixture and Equipment Services for City Hall Renovation – This agreement was presented by Abri Burkhardt of local company LAMMCO for furniture, fixture and equipment evaluation, design and procurement. It is based on hourly rates as noted in the Service Fees and Terms. The City has worked with LAMMCO on the Public Safety Center project and was pleased with their work and reasonable costs. The Mayor stated that existing office furniture was reviewed to determine what was salvageable and reusable but most of the furniture will be new. Jos Holman moved to approve and Shelly Henriott seconded. The motion passed unanimously.

Director's Report

Deb Kunce of J.S. Held provided an update on the progress of the Public Safety Building. 90% of the move from City Hall to the Public Safety Center is complete with the exception of dispatch and patrol. Any punch-list items will be identified and addressed.

Dennis Carson shared that Milestone will divide time between the work on 7th Street and Streetscape Phase VII. Work on 7th Street is to be completed by June 1st.

Departments moving into the current Police side of City Hall:

Basement: Wellness

1st floor: LFD administration

2nd floor: Engineering, HR, Legal and IT

Claims

Jim Terry moved to approve the April 2023 claims in the amount of One Million, Five Hundred Forty-Nine Thousand, Sixty-Seven Dollars and Thirty-Three Cents (\$1,549,067.33). Shelly Henriott seconded and the motion passed unanimously.

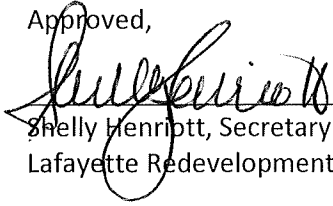
Public Comment-no comment

Adjournment

Jos Holman moved to adjourn the meeting. Shelly Henriott seconded and the motion passed unanimously. The meeting of the Lafayette Redevelopment Commission was adjourned at 11:24am.

Respectfully submitted
Michelle Conwell, Recording Secretary

Approved,



Shelly Henriott, Secretary
Lafayette Redevelopment Commission