



May 8, 2021

Mayor Tony Roswarski
 City of Lafayette
 20 North 6th Street
 Lafayette, IN 47901

Re: City of Lafayette
 Public Safety Building & Parking Garage

Pursuant to the receipt of Design Development Release documents dated March 17, 2021 prepared by American Structurepoint Inc. which finalized the size and character of the above referenced project, we offer the following Guaranteed Maximum Price for Bid Event #1 Structural:

Bid Event #1 Structural: \$14,250,933.00 (Fourteen Million Two Hundred Fifty Thousand Nine Hundred Thirty Three Dollars)

As per our agreement in the event that the cost of work plus the contractors fee is less than the GMP as adjusted by Change Orders, one hundred percent (100%) of the resulting savings will be awarded to the Owner by Change Order.

Below is a summary of the work breakdown by contractor.

ITEM	CONTRACTOR	AMOUNT
No. 1 – Demolition	Renascent, Inc.	\$ 103,975.00
No. 2 – Site Earthwork & Utilities	Siteworx	\$ 907,879.00
No. 3 – Earth Retention	Thatcher Foundations	\$ 145,900.00
No. 4 – Geo-Piers	GeoPier/ Peterson Contractors	\$ 260,000.00
No. 5 – Structural Cast-In-Place Concrete	FA Wilhelm	\$ 7,037,000.00
No. 6 – Structural & Misc. Steel	Geiger Peters	\$ 2,196,395.00
No. 7 – Plumbing & HVAC- Early Site Utilities	S&S Ed Grace/ North Mechanical	\$ 117,500.00
No. 8 – Electrical, Cmmunications & Security- Early Site Utilities	Huston Electric	\$ 111,850.00
No. 9 – Elevators	KONE, Inc	\$ 547,000.00
	SUBTOTAL	\$ 11,427,499.00
	PERMIT - By City of Lafayette	\$ -
	SUBTOTAL	\$ 11,427,499.00
	CMC Contingency 2.5%	\$ 285,687.00
	SUBTOTAL	\$ 11,713,186.00
CMC Site Services	Kettelhut + Wilhelm	\$ 888,241.00
- Vibration Monitoring for Historic Homes	Kettelhut + Wilhelm	\$ 35,000.00
- Historic Homes Increased GL to 16M	Kettelhut + Wilhelm	\$ 23,850.00
CMC General Conditions	Kettelhut + Wilhelm	\$ 1,113,585.00
	Preconstruction Fee	\$ 50,000.00
	SUBTOTAL	\$ 13,823,862.00
	CMc Fee 2.5%	\$ 345,597.00
	SUBTOTAL	\$ 14,169,459.00
	BOND \$5.75/k	\$ 81,474.00
	Bid Event #1 GMP	\$ 14,250,933.00



This Probable Construction Cost Estimate is based upon the following documents as provided by American Structurepoint Inc. and as interpreted by Kettelhut Construction, Inc.

Sheet Name	Version	Description	Date Issued
1 of 12 LD	BE1	TYPICAL CONSTRUCTION GUIDELINES AND DETAILS	3/17/2021
2 of 12 LD	BE1	GENERAL NOTES AND GUIDELINES FOR UTILITY LOCATIONS	3/17/2021
3 of 12 LD	BE1	PAVEMENT AND CURB TYPICAL SECTIONS AND NOTES	3/17/2021
4 of 12 LD	BE1	CONCRETE PAVEMENT, SIDEWALK, DRIVEWAY - TYPICAL SECTIONS AND NOTES	3/17/2021
5 of 12 LD	BE1	PAVEMENT REPAIR AND RESTORATION - TYPICAL SECTIONS AND NOTES	3/17/2021
6 of 12 LD	BE1	WATER MAIN, AND METER - TYPICAL DETAILS AND NOTES	3/17/2021
7 of 12 LD	BE1	WATERMAIN AND HYDRANT - TYPICAL DETAILS AND NOTES	3/17/2021
8 of 12 LD	BE1	SANITARY SEWER - TYPICAL DETAILS AND NOTES	3/17/2021
9 of 12 LD	BE1	MISCELLANEOUS UTILITY - TYPICAL DETAILS AND NOTES	3/17/2021
10 of 12 LD	BE1	STORM SEWER - TYPICAL DETAILS AND NOTES	3/17/2021
11 of 12 LD	BE1	STORM SEWER STRUCTURES, DRAINAGE AND EROSION CONTROL - TYPICAL DETAILS AND NOTES	3/17/2021
12 of 12 LD	BE1	EROSION CONTROL - TYPICAL DETAILS AND NOTES	3/17/2021
1 of 3 WW	BE1	WATER WORKS STANDARD DETAILS & NOTES	3/17/2021
2 of 3 WW	BE1	WATER WORKS STANDARD DETAILS & NOTES	3/17/2021
3 of 3 WW	BE1	WATER WORKS STANDARD DETAILS & NOTES	3/17/2021
A003	BE1	FREE AREA CALCULATIONS	3/17/2021
A101	BE1	FIRST FLOOR PLAN	3/17/2021
A102	BE1	SECOND FLOOR PLAN	3/17/2021
A103	BE1	THIRD FLOOR PLAN	3/17/2021
A104	BE1	FOURTH FLOOR PLAN	3/17/2021
A111	BE1	PARKING GARAGE LEVEL 1 OVERALL	3/17/2021
A112	BE1	PARKING GARAGE LEVEL 2 OVERALL	3/17/2021
A113	BE1	PARKING GARAGE LEVEL 3 OVERALL	3/17/2021
A114	BE1	PARKING GARAGE LEVEL 4 OVERALL	3/17/2021
A131	BE1	ROOF PLAN	3/17/2021
A135	BE1	PARKING GARAGE ROOF PLAN	3/17/2021
A141	BE1	PARKING GARAGE SLAB SLOPES	3/17/2021
A142	BE1	PARKING GARAGE SLAB SLOPES	3/17/2021
A143	BE1	PARKING GARAGE SLAB SLOPES	3/17/2021
A201	BE1	EXTERIOR ELEVATIONS	3/17/2021
A202	BE1	EXTERIOR ELEVATIONS	3/17/2021
A210	BE1	PARKING GARAGE ELEVATIONS	3/17/2021
A301	BE1	BUILDING SECTIONS	3/17/2021
A302	BE1	BUILDING SECTIONS	3/17/2021



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A303	BE1	BUILDING SECTIONS	3/17/2021
A421	BE1	STAIR PLANS, SECTIONS, AND DETAILS	3/17/2021
A422	BE1	STAIR PLANS, SECTIONS, AND DETAILS	3/17/2021
A423	BE1	PG STAIR PLANS, SECTIONS, AND DETAILS	3/17/2021
A424	BE1	PG STAIR PLANS, SECTIONS, AND DETAILS	3/17/2021
A425	BE1	PG STAIR PLANS, SECTIONS, AND DETAILS	3/17/2021
A426	BE1	PG STAIR PLANS, SECTIONS, AND DETAILS	3/17/2021
A427	BE1	ELEVATOR SECTIONS AND DETAILS	3/17/2021
A428	BE1	PARKING GARAGE ELEVATOR SECTIONS AND DETAILS	3/17/2021
C001	BE1	TITLE SHEET	3/17/2021
C002	BE1	GENERAL NOTES	3/17/2021
C100	BE1	EXISTING TOPOGRAPHY	3/17/2021
C110	BE1	DEMOLITION PLAN	3/17/2021
C200	BE1	SITE PLAN	3/17/2021
C300	BE1	GRADING PLAN	3/17/2021
C310	BE1	GRADING PLAN ENLARGEMENTS	3/17/2021
C400	BE1	UTILITY PLAN	3/17/2021
C410	BE1	DUKE ELECTRIC RELOCATION PLAN	3/17/2021
C500	BE1	EROSION CONTROL PLAN	3/17/2021
C510	BE1	STORMWATER POLLUTION PREVENTION PLAN	3/17/2021
C520	BE1	EROSION CONTROL DETAILS	3/17/2021
C521	BE1	EROSION CONTROL DETAILS	3/17/2021
C600	BE1	SITE DETAILS	3/17/2021
C601	BE1	SITE DETAILS	3/17/2021
E001-1	BE1	ELECTRICAL SYMBOLS AND ABBREVIATIONS	3/17/2021
E201-1	BE1	ELECTRICAL SITE UTILITIES PLAN	3/17/2021
E202-1	BE1	ENLARGED ELECTRICAL UTILITY YARD PLAN	3/17/2021
E311-1	BE1	FIRST FLOOR POWER & SYSTEMS PLAN	3/17/2021
E322-1	BE1	PARKING GARAGE LEVEL 1 ELECTRICAL PLAN	3/17/2021
E323-1	BE1	PARKING GARAGE LEVEL 2 ELECTRICAL PLAN	3/17/2021
E324-1	BE1	PARKING GARAGE LEVEL 3 ELECTRICAL PLAN	3/17/2021
E325-1	BE1	PARKING GARAGE LEVEL 4 ELECTRICAL PLAN	3/17/2021
E402-1	BE1	ENLARGED ELECTRICAL PLANS	3/17/2021
FP001-1	BE1	FIRE PROTECTION SYMBOLS AND ABBREVIATIONS	3/17/2021
FP311-1	BE1	PARKING GARAGE LOWER LEVEL FIRE PROTECTION PLAN	3/17/2021
FP312-1	BE1	PARKING GARAGE LEVEL 1 FIRE PROTECTION PLAN	3/17/2021
FP313-1	BE1	PARKING GARAGE LEVEL 2 FIRE PROTECTION PLAN	3/17/2021
FP314-1	BE1	PARKING GARAGE LEVEL 3 FIRE PROTECTION PLAN	3/17/2021
FP315-1	BE1	PARKING GARAGE LEVEL 4 FIRE PROTECTION PLAN	3/17/2021
G001	BE1	SHEET INDEX	3/17/2021
M311-1	BE1	FIRST FLOOR PIPING PLAN	3/17/2021
P001-1	BE1	PLUMBING SYMBOLS AND ABBREVIATIONS	3/17/2021



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P300-1	BE1	UNDERLAB PLUMBING PLAN	3/17/2021
P310-1	BE1	PARKING GARAGE UNDERSLAB PLUMBING PLAN	3/17/2021
P311-1	BE1	PARKING GARAGE LOWER LEVEL PLUMBING PLAN	3/17/2021
P312-1	BE1	PARKING GARAGE LEVEL 1 PLUMBING PLAN	3/17/2021
P313-1	BE1	PARKING GARAGE LEVEL 2 PLUMBING PLAN	3/17/2021
P314-1	BE1	PARKING GARAGE LEVEL 3 PLUMBING PLAN	3/17/2021
P315-1	BE1	PARKING GARAGE LEVEL 4 PLUMBING PLAN	3/17/2021
P501-1	BE1	PLUMBING SCHEDULES AND DETAILS	3/17/2021
S001	BE1	ABBREVIATIONS AND SYMBOLS	3/17/2021
S002	BE1	GENERAL NOTES	3/17/2021
S003	BE1	GENERAL NOTES	3/17/2021
S004	BE1	SPECIAL INSPECTION REQUIREMENTS	3/17/2021
S005	BE1	PARKING GARAGE - LOAD MAPS	3/17/2021
S006	BE1	PUBLIC SAFETY BUILDING & PLAZA LOAD MAPS	3/17/2021
S007	BE1	BUILDING WIND LOAD ELEVATIONS	3/17/2021
S008	BE1	AXONOMETRICS	3/17/2021
S100	BE1	OVERALL FOUNDATION PLAN	3/17/2021
S100.0	BE1	FOUNDATION AND SLAB ON GRADE PLAN - SUB LEVEL	3/17/2021
S100.1	BE1	PUBLIC SAFETY BLDG & PLAZA FOUNDATION PLAN	3/17/2021
S100.2	BE1	PARKING GARAGE (WEST)- FOUNDATION PLAN	3/17/2021
S100.3	BE1	PARKING GARAGE (EAST)- FOUNDATION PLAN	3/17/2021
S101.0	BE1	GARAGE FIRST LEVEL SLAB SLOPING PLAN	3/17/2021
S101.1	BE1	PUBLIC SAFETY BLDG & PLAZA SOG PLAN	3/17/2021
S101.2	BE1	PARKING GARAGE (WEST)- SOG PLAN	3/17/2021
S101.3	BE1	PARKING GARAGE (EAST)- SOG PLAN	3/17/2021
S102.0	BE1	OVERALL FRAMING PLAN- SECOND LEVEL	3/17/2021
S102.1	BE1	GARAGE SECOND LEVEL SLAB SLOPING PLAN	3/17/2021
S102.2	BE1	SECOND LEVEL PUBLIC SAFETY BLDG & PLAZA FRAMING PLAN	3/17/2021
S102.3	BE1	PARKING GARAGE (WEST) SECOND LEVEL FRAMING & PT/ REINFORCING PLAN	3/17/2021
S102.4	BE1	PARKING GARAGE (EAST) SECOND LEVEL FRAMING & PT / REINFORCING PLAN	3/17/2021
S103.0	BE1	OVERALL THIRD LEVEL FRAMING PLAN	3/17/2021
S103.1	BE1	GARAGE THIRD LEVEL SLAB SLOPING PLAN	3/17/2021
S103.2	BE1	THIRD LEVEL PUBLIC SAFETY BLDG FRAMING PLAN	3/17/2021
S103.3	BE1	PARKING GARAGE (WEST) THIRD LEVEL FRAMING & PT/ REINFORCING PLAN	3/17/2021
S103.4	BE1	PARKING GARAGE (EAST) THIRD LEVEL FRAMING & PT/ REINFORCING PLAN	3/17/2021
S104.0	BE1	OVERALL FOURTH LEVEL FRAMING PLAN	3/17/2021
S104.1	BE1	GARAGE FOURTH LEVEL SLAB SLOPING PLAN	3/17/2021
S104.2	BE1	FOURTH LEVEL PUBLIC SAFETY BLDG FRAMING PLAN	3/17/2021
S104.3	BE1	PARKING GARAGE (WEST) FOURTH LEVEL FRAMING & PT/ REINFORCING PLAN	3/17/2021



S104.4	BE1	PARKING GARAGE (EAST) FOURTH LEVEL FRAMING & PT / REINFORCING PLAN	3/17/2021
S105.1	BE1	PUBLIC SAFETY BLDG ROOF FRAMING PLAN	3/17/2021
S201	BE1	ENLARGED PLANS - BUILDING	3/17/2021
S202	BE1	ENLARGED PLANS - BUILDING	3/17/2021
S203	BE1	ENLARGED PLANS - GARAGE	3/17/2021
S211	BE1	BUILDING SECTIONS - GARAGE	3/17/2021
S212	BE1	BUILDING SECTIONS - PLAZA	3/17/2021
S213	BE1	EXTERIOR ELEVATIONS - GARAGE	3/17/2021
S214	BE1	STAIR TOWER ELEVATIONS	3/17/2021
S215	BE1	PARKING GARAGE STAIR SECTIONS	3/17/2021
S221	BE1	NORTH EXTERIOR STAIR PLANS, SECTIONS, AND ELEVATIONS	3/17/2021
S222	BE1	NORTH EXTERIOR STAIR PLANS, SECTIONS, AND ELEVATIONS	3/17/2021
S301	BE1	FOUNDATION SCHEDULES, SECTIONS, AND DETAILS	3/17/2021
S302	BE1	FOUNDATION SCHEDULES, SECTIONS AND DETAILS	3/17/2021
S303	BE1	FOUNDATION SECTIONS AND DETAILS	3/17/2021
S304	BE1	FOUNDATION SECTIONS AND DETAILS	3/17/2021
S305	BE1	FOUNDATION SECTIONS AND DETAILS	3/17/2021
S321	BE1	CONCRETE COLUMN SCHEDULES, SECTIONS, AND DETAILS	3/17/2021
S322	BE1	CONCRETE COLUMN DETAILS	3/17/2021
S323	BE1	CONCRETE DETAILS	3/17/2021
S324	BE1	CONCRETE DETAILS	3/17/2021
S325	BE1	CONCRETE DETAILS	3/17/2021
S326	BE1	CONCRETE DETAILS	3/17/2021
S331	BE1	CONCRETE WALL SECTIONS AND DETAILS	3/17/2021
S341	BE1	PARKING GARAGE POST-TENSIONED CONCRETE BEAM SCHEDULES	3/17/2021
S342	BE1	PARKING GARAGE POST-TENSIONED CONCRETE BEAM SCHEDULES	3/17/2021
S343	BE1	PARKING GARAGE POST-TENSIONED CONCRETE BEAM SCHEDULES	3/17/2021
S344	BE1	PARKING GARAGE MILD REINFORCED BEAM SCHEDULE	3/17/2021
S351	BE1	POST-TENSIONED CONCRETE SECTIONS AND DETAILS	3/17/2021
S352	BE1	POST-TENSIONED CONCRETE SECTIONS AND DETAILS	3/17/2021
S380	BE1	SHEARWALL SCHEDULES, NOTES AND ELEVATIONS	3/17/2021
S381	BE1	SHEARWALL DETAILS	3/17/2021
S401	BE1	CMU SCHEDULES, SECTIONS, AND DETAILS	3/17/2021
S402	BE1	CMU SECTIONS AND DETAILS	3/17/2021
S403	BE1	CMU SECTIONS AND DETAILS	3/17/2021
S501	BE1	STEEL FLOOR SCHEDULES, SECTIONS, AND DETAILS	3/17/2021
S502	BE1	STEEL FLOOR SECTIONS AND DETAILS	3/17/2021
S503	BE1	STEEL FLOOR SECTIONS AND DETAILS	3/17/2021



S511	BE1	STEEL ROOF SCHEUDLES, SECTIONS, AND DETAILS	3/17/2021
S521	BE1	STEEL COLUMN AND BASE PLATE SCHEDULES	3/17/2021
S522	BE1	STEEL COLUMN SECTIONS AND DETAILS	3/17/2021
S523	BE1	TYPICAL STEEL CONNECTIONS	3/17/2021
S524	BE1	TYPICAL STEEL CONNECTIONS	3/17/2021
S525	BE1	STEEL FRAME ELEVATIONS	3/17/2021
S526	BE1	STEEL FRAME SECTIONS AND DETAILS	3/17/2021
T-000	BE1	TECHNOLOGY LEGEND, NOTES AND ABBREVIATIONS	3/17/2021
T-010	BE1	TECHNOLOGY- SITE PLAN	3/17/2021
V1 Cover	BE1	Volume 1 Cover Sheet	3/17/2021

- Bid Phase 1 Project Manual dated March 17, 2020
- Addendum No. 1 dated April 7, 2021
- Addendum No. 2 dated April 9, 2021
- Addendum No. 3 dated April 26, 2021
- Addendum No. 4 dated April 30, 2021

Our firm's GMP for Bid Phase 1 Construction Cost is based upon the following clarifications:

General Items

1. The GMP is considered to be whole by all elements included within the GMP. No single line item or trade bid package where provided is considered to be independent as all line items comprise the GMP. Where savings may be realized in any one line item, that savings shall be re-allocated to limit exposure in any other category of work which shall be tracked within the construction contingency.
2. The GMP includes a CMc contingency of 2.5% of the cost of work.
3. The GMP does not include an Owner or design contingency
4. Sales tax is not included in this GMP.
5. The GMP includes only those costs for work shown.
6. We have included a Payment & Performance Bond for the GMP #1 amount.
7. Builder's risk insurance is to be carried by the Owner. Deductibles for this insurance have not been included nor is Kettelhut responsible for payment of Builder's Risk Insurance deductible.
8. The GMP assumes a twelve month warranty for all work by the subcontractors that begins on the day of Substantial Completion of the entire project (BP 1, 2 and 3) unless more is specified in the contract documents.
9. The GMP does not include soft costs, such a land acquisition, financing, developer costs, FF&E, design fees, design consultant fees, police equipment, equipment, office furniture, appliances etc.
10. The GMP does not include State permit fees, costs for local building permits and utility tap fees.
11. It is understood that rough-in requirements and sizes for all Owner-provided equipment will be provided to the CMc and will be incorporated into the Construction Documents. The delivery, installation and final setting of Owner provided equipment shall be coordinated and installed as required to meet the project construction schedule.
12. We have excluded testing or removal of existing hazardous materials. Including underground utility tanks and/or contaminated soil.
13. The GMP specifically excludes retention of a qualified testing laboratory for sub-surface soils investigation, testing and inspection of soils, concrete, steel, roofing, caulking or other testing required by the specifications, including required re-testing. These services will be a direct contract with the Owner and Testing Firm.
14. Cost for background electronic files for Contractors, Subcontractors, or vendors for use in preparation of shop and record drawings related to the Project are not included and assumed to be provided by the Design Team.



15. It is understood that any design activities required to meet performance requirements included within the contract documents will be provided by engineering firms licensed in the state of Indiana hired by the appropriate Trade Contractor as part of their Work. The Guaranteed Maximum Price does not include an independent review of any design activity by the Trade Contractors by the Construction Manager. All design information supplied by the Trade Contractors will be reviewed and approved by the Architect as part of the normal shop drawing review process, to the extent requested by the architect. It is further understood that overall design responsibility for the project shall remain with the Architect / Engineer.
16. The GMP does not include costs for the Duke Utility relocations and the traffic cabinet or signal relocation.
17. The Construction Manager will use the existing Tempest Homes office at the corner of 7th/ South Street as a construction office. Water, Electrical, Gas Utilities will be paid by the City of Lafayette and reimbursed by the CMc on a monthly basis.

BP No. 01 – Demolition

1. BE1 includes salvaging the front of building masonry façade at 625 Columbia St. This includes removal of masonry and limestone units – remove, clean limestone/brick, palletize neatly and securely for transfer.
2. The remainder of items – Entry columns, metal cover trims, door and windows will be demoed. New material in a future bid event will replace these items.
3. Includes hauling salvaged material to a location determined by the City, but assumed to be within City of Lafayette limits

BP No. 02 – Site Earthwork and Utilities Excavation & Sitework – REBID PACKAGE

1. Lime stabilization of the site is excluded.
2. Utility tap fees are excluded, assuming the Owner will pay or negotiate these charges.
3. Demolition of underground foundations are included as indicated. If other unforeseen obstructions are found these would be handled in a change order or future bid event.

BP No. 03 – Earth Retention

1. Includes +/- 230 wall foot of earth retention system comprised of cantilevered soldier piles and untreated timber lagging. At the end of construction it will be left in place.
2. Includes stamped ERS design by an Indiana licensed PE.

BP No. 04 – Impact Piers

1. GeoPiers are included under foundations and slabs. There is no over digging of unsuitable soil material as shown in the Geotechnical report and outlined in Addendum #3.
2. Includes delegated design requirements.

BP No. 05 – Structural Cast in Place Concrete

1. The GMP is based on normal weight concrete for slabs on metal deck as no lightweight concrete is included.
2. Vertical waterproofing is not included, as xypex is specified as an admixture in its place.

BP No. 06 – Structural/ Misc. Steel

1. There is no Architectural exposed structural steel shown or indicated and is not included.
2. Miscellaneous metals shown have been included as detailed within the structural documents. It is anticipated as the design finalizes, more miscellaneous metal will be shown which will be awarded in a future bid event.
3. Ornamental metals will be bid in a future package.

BP No. 07 – Plumbing/ HVAC – Early Site Utilities

1. Bid Event #1 includes make safe and sleeves for cast in place concrete.

BP No. 08 – Electrical/ Communications/ Security – Early Site Utilities



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1. Bid Event #1 includes temporary power service to meet OSHA requirements. Future bid event will include temporary lighting for construction.
2. Includes underground rough-in at garage.

BP No. 09 – Elevators

1. Elevators are priced as standard traction elevators.
2. Elevator cab finishes are based on standard manufacturer selections. Custom cab sizes are specifically excluded.
3. Elevator sump pumps have been excluded.
4. The elevator machine rooms are assumed to be large enough for traction elevator equipment.

We appreciate this opportunity to assist you with your construction needs and offer our continued assistance as you may require. Please contact us at your convenience if you should have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Alex Gonzalez', written over a white background.

D. Alex Gonzalez
Executive Vice President
Kettelhut Construction, Inc.

DAG: jas

cc: M. Hoopingarner – ASP
D. Kunce – Core Planning Strategies



AIA Document A133™ – 2019 Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated the ___ day of May in the year 2021, 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 23rd day of May in the year 2021 (the "Agreement")

(In words, indicate day, month, and year.)

for the following **PROJECT:**

(Name and address or location)

City of Lafayette New Municipal Building
6th and Columbia Street
Lafayette, Indiana 47901

THE OWNER:

(Name, legal status, and address)

City of Lafayette
20 N 6th Street
Lafayette, Indiana 47901-1412

THE CONSTRUCTION MANAGER:

(Name, legal status, and address)

Kettelhut Construction, Inc.
740 Sagamore Parkway South
Lafayette, Indiana 47905

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 fourteen million two hundred fifty thousand nine hundred thirty three dollars

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™–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.

(\$14,250,933.00), 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 Attachment 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
N/A	N/A

§ 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
N/A	N/A	N/A

§ 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)
N/A	N/A	N/A

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.)

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.

[X] By the following date: January 31, 2023

§ 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	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
See Attachment 1			

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

Section	Title	Date	Pages
See Attachment 1			

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

Number	Title	Date
See Attachment 1		

§ 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
N/A	N/A	N/A

Other identifying information:

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

Item	Price
See Attachment 1	

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

See Attachment 1

§ 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.)

See Attachment 1

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.)

See Attachment 1

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

OWNER (Signature)

(Printed name and title)



CONSTRUCTION MANAGER (Signature)

D. Alex Gonzalez, Executive Vice President

(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 10:32:22 ET on 05/08/2021.

PAGE 1

This Amendment dated the day of May in the year ~~2021~~, 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 23rd day of May in the year 2021 (the "Agreement")

...

City of Lafayette New Municipal Building
6th and Columbia Street
Lafayette, Indiana 47901

...

City of Lafayette
20 N 6th Street
Lafayette, Indiana 47901-1412

...

Kettelhut Construction, Inc.
740 Sagamore Parkway South
Lafayette, Indiana 47905

...

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed (~~\$—~~), fourteen million two hundred fifty thousand nine hundred thirty three dollars (\$14,250,933.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

PAGE 2

See Attachment 1

...

N/A

N/A

...

N/A

N/A

N/A

...

N/A

N/A

N/A

...

[X] The date of execution of this Amendment.

PAGE 3

[X] By the following date: January 31, 2023

...

N/A

N/A

...

See Attachment 1

...

See Attachment 1

...

See Attachment 1

...

N/A

N/A

N/A

...

See Attachment 1

...

See Attachment 1

PAGE 4

See Attachment 1

...

See Attachment 1

...

D. Alex Gonzalez, Executive Vice President

Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, _____, 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 10:32:22 ET on 05/08/2021 under Order No. 4089712230 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, as published by the AIA in its software, other than those additions and deletions shown in the associated Additions and Deletions Report.

(Signed)

(Title)

(Dated)

ADOPTED AND PASSED by the Lafayette Redevelopment Commission this 11th day of May, 2021.

LAFAYETTE REDEVELOPMENT COMMISSION

Jos Holman, President

Shelly Henriott, Vice President

T.J. Thieme, Secretary

Jim Terry

ATTEST:

Dave Moulton

Josh Loggins