



AIA Document G701™ – 2017

Change Order

PROJECT: *(Name and address)*
City of Lafayette New Municipal Building
6th and Columbia Street
Lafayette, Indiana 47901

CONTRACT INFORMATION:
Contract For: Complete Construction

Date: July 23, 2020

CHANGE ORDER INFORMATION:
Change Order Number: 003

Date: September 16, 2021

OWNER: *(Name and address)*
City of Lafayette
20 North 6th Street
Lafayette, Indiana 47901

ARCHITECT: *(Name and address)*
American Structurepoint
9025 River Road, Suite 200
Indianapolis, Indiana 46240

CONTRACTOR: *(Name and address)*
Kettelhut Construction, Inc.
740 Sagamore Parkway South
Lafayette, Indiana 47905

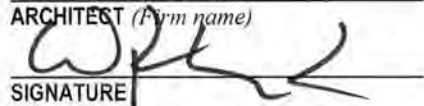
THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)
Bid Event #3 - Mechanical, Electrical, Plumbing, Fire Protection, Interior Finishes, Exterior Finishes - See attached Kettelhut Construction, Inc. letter dated September 14, 2021

The original Contract Sum was	\$ 14,250,933.00
The net change by previously authorized Change Orders	\$ 6,089,312.00
The Contract Sum prior to this Change Order was	\$ 20,340,245.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 19,612,121.00
The new Contract Sum including this Change Order will be	\$ 39,952,366.00
The Contract Time will be increased by Zero (0) days.	
The new date of Substantial Completion will be unchanged	

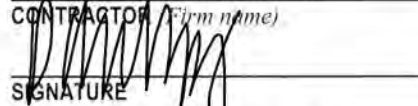
NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

American StructurePoint
ARCHITECT *(Firm name)*

SIGNATURE
 Willis R. Conner, President

PRINTED NAME AND TITLE
 September 16, 2021

DATE

Kettelhut Construction, Inc.
CONTRACTOR *(Firm name)*

SIGNATURE
 D. Alex Gonzalez, Executive VP

PRINTED NAME AND TITLE
 September 16, 2021

DATE

City of Lafayette - Redevelopment
OWNER *(Firm name)*

SIGNATURE
 Dennis Carson, Economic Development
 Director

PRINTED NAME AND TITLE
 September 16, 2021

DATE



September 14, 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 July 30, 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 #3 MEPF and Finishes:

Bid Event #3 MEPF and Finishes: \$19,612,121.00 (Nineteen Million Six Hundred Twelve Thousand One Hundred Twenty One 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 and activity.

Bid Package	Bid Package Description	Contractor	Phase 3
15	Fabric Façade Systems	Flex Façade/ Spohn	\$317,556
16	Frames/Doors/Hardware- Supply Only	Mulhaupt	\$505,930
17	Building General Construction	Kettelhut Construction	\$840,644
18	Finish Carpentry	Lee Company	\$379,700
19	OH Doors	OH Door of Lafayette	\$111,950
20	Interior Aluminum Storefront Walls & Aluminum Entrance	AGM	\$164,380
21	Interior Framing/Drywall/Ceilings/Ballistic/STC Partitions	Bouma Betten of Indiana	\$2,488,000
22	Tile	Chance Brothers	\$229,495
23	Carpet/VCT	New Concept Flooring	\$325,557
24	Epoxy Flooring	New Concept Flooring	\$36,066
25	Painting	Anthony Anderson	\$284,848
26	Decorative Metals	Spohn Associates	\$264,860
27	Parking Controls	Light & Breuning	\$130,216
28	Operable Partitions	Hufcor	\$20,510
29	Site Finishes	Garmong	\$2,216,000
30	Fire Protection	RSQ Fire Protection	\$398,845
31	Plumbing, Mechanical, & HVAC	Commercial Air	\$2,841,498
32	Electrical, Communications & Security	Huston Electric	\$5,421,340
33	Solar	Huston Electric	w/Above
SUBTOTAL BE3 Contractors			\$16,977,395



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Bid Package	Bid Package Description	Contractor	Phase 3
	MEPF Underslab drainage Fill, move to early bid package		\$49,898
	MEPF Garage Sleeves, move to early bid package		\$36,355
	Elevator Access during construction		\$98,862
	Temp Office Repurpose after construction	Allowance	\$245,000
	Material Escalation Allowance	Allowance	\$131,879
.003	West Site Unforeseen Debris	Siteworx	\$24,177
.012	Xypex in Amenity Deck Concrete	FAW	\$17,606
.013	Remobilization of Specialty Fnd Contractors for Duke	Thatcher Foundations	\$29,685
.015	Pearl River Modification (Temp Pole, Lean Fill, GeoPier)		\$15,591
.010	Proposal Request #2 (010) - Footing modification, additional structural steel		\$59,752
.014	Proposal Request #3 (014) - Bid Event 3 Changes		\$84,933
.016	Proposal Request #4 (016) - Beam Revisions, Elevator Update		\$6,050
.021	Proposal Request #5 (021) - Grounding Ring		\$0
SUBTOTAL Changes			\$799,788

Contingency, Fee, Bonds, Insurance, Taxes		
Sales Tax		exempt
CM Site Services	LS	\$0
General Conditions	LS	\$0
Preconstruction Services	LS	\$0
CM Contingency	2.50%	\$444,430
Estimate Contingency	5.00%	\$0
Permits	LS	by owner
Builder's Risk Insurance	by owner	BE2
CM Fee	2.50%	\$455,540
Payment & Performance Bond	0.575%	\$107,394
SUBTOTAL		\$1,007,364

Public Safety Building & Garage Alternates		
Alt - Historic Facade	\$	451,067.00
Alt - Access Control	\$	263,534.00
Alt - Graphics on Fabric Facade	\$	16,563.00
Alt - Vision Glass	\$	96,410.00
	\$	827,574.00



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Bid Event 3 (BP15 – 33) Contractors	\$ 16,977,395.00
Proposal Requests and Changes	\$ 799,788.00
Contingency, Fees, Bonds	\$ 1,007,364.00
Public Safety Building Alternates	\$ 827,574.00
GMP 3 Total	\$ 19,612,121.00

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

- Bid Phase 3 Project Drawings dated July 30, 2021
- Bid Phase 3 Project Manual dated July 30, 2021
- Addendum No. 1 dated August 12, 2021
- Addendum No. 2 dated August 20, 2021
- Addendum No. 3 dated August 25, 2021
- KCI Clarification dated August 30, 2021

Our firm's GMP for Bid Phase 3 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 #3 amount.
7. 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.
8. The GMP does not include soft costs, such as land acquisition, financing, developer costs, FF&E, design fees, design consultant fees, police equipment, equipment, office furniture, appliances etc.
9. The GMP does not include State permit fees, costs for local building permits and utility tap fees.
10. 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.
11. This budget assumes that the Generator and ATS are Owner Furnished and contractor installed.



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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 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.

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', is written over a faint, larger version of the same signature.

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

DAG: jas

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

ADOPTED AND PASSED by the Lafayette Redevelopment Commission this 16th day of September, 2021.

LAFAYETTE REDEVELOPMENT COMMISSION

Jos Holman, President

Shelly Henriott, Vice President

T.J. Thieme, Secretary

Jim Terry, Commissioner

James Foster, Commissioner

ATTEST:

Dave Moulton

Josh Loggins