



November 17, 2022

Mr. William Kovach
Executive Director
Central Nine Career Center
1999 US 31
Greenwood, IN
Sent via email

Re: PR01 Variance Change/Notice of Delay
Central Nine Career Center Project

Dear Bill,

To assist in not furthering the delay the commencement of this project, Pepper Construction agrees to absorb \$10,070 of PR01's cost through the project contingency. Note, this is approximately 25% of the value of the request.

With that, \$10,070 will be absorbed through the contractor's contingency in the GMP. However, please understand that Pepper's willingness to absorb this cost from the contractor's contingency is done out of good faith and not out of an obligation of responsibility. This change is undisputedly a change of scope which is reimbursable under the terms of our contract agreement.

In addition, the delay in starting this project from the original start date of July 11, 2022, is also an undisputable change to our contract agreement. If there are any cost implications to this delay, we will present them to Central Nine promptly as we understand that they should also be reimbursable under the terms of our contract agreement. Note to date, the only cost that we have identified is that our staff costs will likely be slightly higher (due to the anticipated labor rate increases for our staff in 2023) as this project will occur almost entirely in 2023 now in lieu of partially in 2022 and partially in 2023. However, this will likely be a small cost (+/- \$5,000), that we are anticipating can be reconciled within the GMP with potential savings in construction reimbursables, management reimbursables or contractor's contingency. Lastly, we will also work diligently to attempt to limit and hopefully, eliminate any other potential costs due to this delay for Central Nine

If you have any questions regarding these matters, please do not hesitate to contact me.

Thank you,
Pepper Construction Company


Ty Williams
Project Manager II

Enc: PR #01 Variance Changes

CC: Bob Eckl
Project File



TITLE: PR #01 Variance Changes
PROJECT: Central Nine Career Center Expansion
TO: Central Nine Career Center
1999 US 31 South
Phone: 317-888-4401
ISSUE DATE: 11/15/2022
JOB: 2100221
CONTRACT: 2100221

Description	Bill Amount
PR#1 Variance Changes	30,211.50

The Original Contract Sum was	4,594,456.00
Net Change by Previously Authorized Requests and Changes	0.00
The Contract Sum Prior to This Change Order was	4,594,456.00
The Contract Sum will be Increased	30,211.50
The New Contract Sum Including This Change Order	4,624,667.50
The Contract Time Will Not Be Changed	
The Date of Substantial Completion as of This Change Order therefore is	Sep/30/2023

ACCEPTED:

Pepper Construction Company of Indiana, LLC

Central Nine Career Center

By: _____

By: _____

Date: _____

Date: _____

Amendment to AIA Document B133-2019

Standard Form of Agreement Between Owner and Architect, Construction Manager
as Constructor Edition.

This Agreement shall modify the terms and conditions of AIA Document B133 – 2019 Standard Form Agreement Between Owner and Architect, Construction Manager as Constructor Edition for the Central Nine Career Center – Additions and Renovations dated June 17, 2021. This document will modify the terms and conditions of that Document to the extent that it shall supplement and supersede all conditions of that document as set forth below. Any conflict between this amendment and AIA B133-2019 shall be resolved in favor of this amendment. At all points where the paragraph number is set forth below, it is to correspond and supplement a similarly numbered paragraph in AIA Document B133-2019. The document is to be considered part of the Contract as if fully set forth in the Agreement.

11.1.2 This paragraph shall read as follows:

Percentage Basis

(Insert percentage value)

Four-and one-half percent (4.5%) less \$30,212.00 of the Owner's budget for the Cost of the Work, as calculated in accordance with Section 11.6

CENTRAL NINE CAREER CENTER

LANCER ASSOCIATES, INC

William E Kovach, Director

Dated: _____

Terry Lancer

Terry Lancer, CEO

Dated: 12-16-2022

End of Amendment to AIA B133-2019



UPDATED 12/02/22

Central Nine Career Center

Re: PR #1 Variance Change

Work Summary: This cost change is associated with variance changes issued per PR#1 and described below:

Cost Break Out:

1. **PCI = \$9,428:** Extend exterior wall assembly "E1" for additional brick veneer on West elevation of Building A per PR01.
 - a. PCI: \$9,428
2. **Runnebohm = \$7,920:** Add three (3) additional canopies at Unit B and alter metal siding and insulation at Unit A to receive additional brick per PR01.
 - a. Runnebohm: \$7,920
3. **Broady- Campbell = \$20,695:** Add additional brick veneer per wall type E-1 per PR01.
 - a. Broady-Campbell: \$20,695
4. **Pepper Markup = \$2,239:**
 - a. General Liability Insurance (.845%): \$321
 - b. Fee (5%): \$1,918
5. **25% Cost Reduction = (\$10,070.50)**

GRAND TOTAL: \$30,211.50

Change Request Time: 0 working days potential to be added to the critical path of Pepper's schedule.

Recommendation: Pepper has reviewed the costs and recommend acceptance.





November 4, 2022

PROPOSAL REQUEST: PR #001
PROJECT: Expansion and Renovation
OWNER: Central Nine Career Center
GENERAL CONTRACTOR:
ARCHITECT: LANCER+BEEBE, LLC
PROJECT # 21104

Please submit a proposal for changes as described herein in the next 7 days. Do not proceed with changes until approved by the Owner and Construction Manager.

Description: Extend brick wall and back up higher on one side of Building B as indicated.
Add louvers over doors and windows on Building A as indicated.

Adjust dimensions to fit manufacturer's standard sizes.

Attachments:

Gary Fisher, Project Manager.
Lancer Associates
gfisher@lancerarchitects.com
317-432-4832



9810 Mayflower Park Drive
Suite 100
Carmel, IN 46032
Ph. 317-872-4812 Fax 317-334-5872

CHANGE ORDER REQUEST

To: Pepper Construction
Attention: Ty Williams
Phone: 317-681-1000

Date: 11/15/2022
Project: Central Nine Career Center
Project #: 22-06142
COR No: 002

Performance Contracting, Inc. hereinafter designated as PCI, proposed to furnish all materials and labor required for the application of the following (hereinafter designated as "the work")

Description:

Extend exterior wall assembly "E1" for brick veneer on West elevation of Building A per PR#01
Details: 1/A111A, 1/A003 'E1-Alternate', 4/A201

Clarifications & Exclusions:

Excludes: overtime, all caulking, window/door flashing and window/door blocking

		Cost
Labor Breakdown		\$3,965
Material Breakdown		\$3,062
Equipment/Other		\$1,544
Sub-Total		\$8,571
Overhead & Profit Labor	10.00%	\$397
Overhead & Profit Materials	10.00%	\$306
Equipment	10.00%	\$154
Total		\$9,428

This proposal is subject to change and may be withdrawn if not accepted within 30 days of the above date. It is subject to all terms and conditions outlined. Issuance of a change order/notice to proceed is required prior to PCI proceeding with this work.

Approved By: _____

Prepared By: Donnie Dulaney

Title: _____

Title: Project Engineer

Date: _____

Date: 11/15/2022

GENERAL NOTES - FLOOR PLAN

[illegible]

○ FLOOR PLAN NOTES

- [illegible]

CENTRAL NINE CAREER CENTER
EXPANSION & RENOVATION
1999 US HIGHWAY 31 SOUTH
GREENWOOD, IN 46143



2

1655 CONSTRUCTION
DOCUMENTS
PROJECT # 15104
DATE: 02-14-2013
DRAWN BY: MJC
FLOOR PLAN -
FIRST FLOOR -
UNIT A

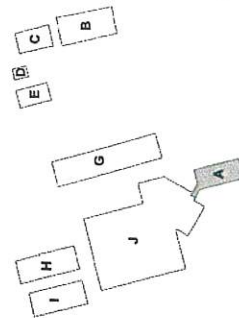
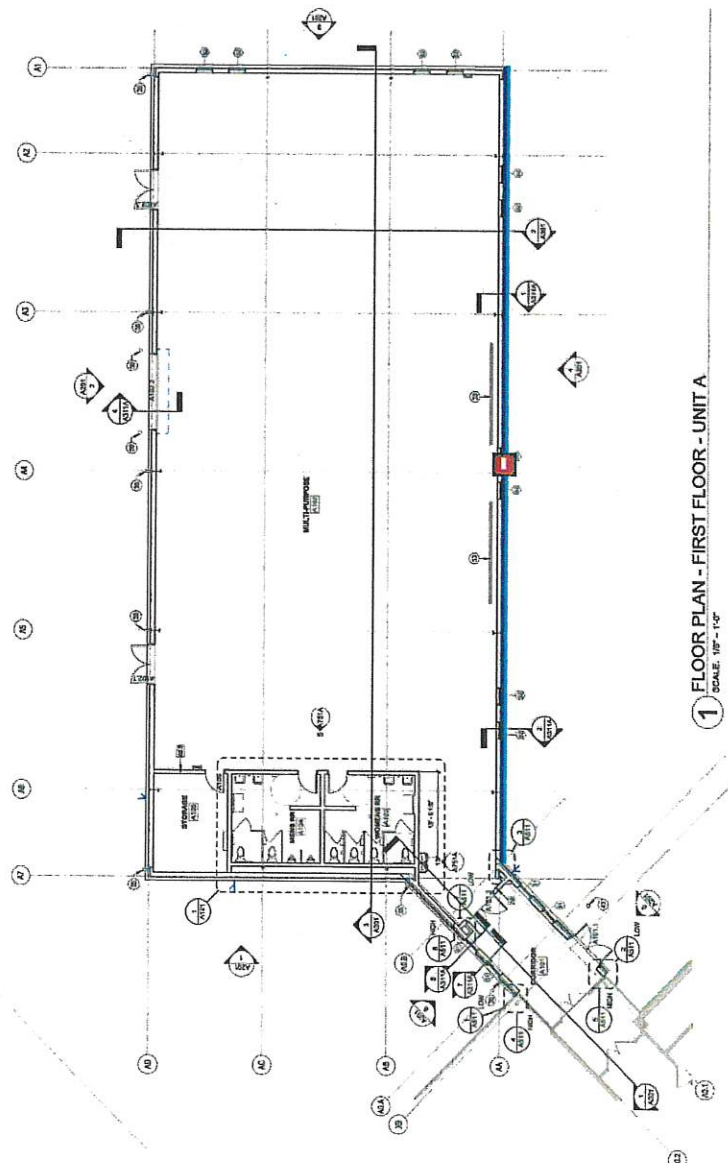
A111A



1 FLOOR PLAN - FIRST FLOOR - UNIT A

1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

1 - Brick Veneer Backup - -125 LF
2 - Extended Brick Veneer Backup - 125 LF





November 10, 2022

Ty Williams
Pepper Construction
1850 W. 15th Street
Indianapolis, IN 46202

RE: Central Nine Career Center – PR #01

Dear Ty,

Please see the following pricing for PR #01:

PROPOSAL REQUEST #1: \$7,920.00

- Add one (1) canopy to Unit B that is 4'-6" wide x 3' projection
- Add two (2) canopies to Unit B that are 7'-6" wide x 3' projection
- Deduct for labor and insulation for reduced metal siding on Unit A
 - o Metal siding is already on site for Unit A, no deduct for siding material

Please call with any questions. Thank you.

Sincerely,

Kristopher M. Lasure, LEED AP
Project Manager
RUNNEBOHM CONSTRUCTION CO., INC.

BROADY-CAMPBELL, INC.

Masonry Contractors

2115 ANDREW BROWN AVENUE
INDIANAPOLIS, INDIANA 46202
PHONE 925-4261 - FAX 925-4263
broadycampbell@aol.com

PROPOSAL

Pepper Construction Co.

1850 W. 15th St.

Indianapolis, IN 46202

November 10, 2022

Atten: Ty Williams

Re: PR-01

We hereby propose to furnish all material and perform the necessary labor to complete the:

Added brick veneer per wall type E-1 Alternate:

	Labor	Material	Equipment
Cost	9,538.00	5,141.00	1,050.00
Ins & Taxes	2,193.00	xxx	73.00
Subtotal	11,732.00	5,141.00	1,123.00
O/H & Profit	1,760.00	771.00	168.00
Total	13,492.00	5,912.00	1,291.00

for building located at 1999 US 31 South

in Greenwood

and owned by Central Nine Career Center

all in accordance with the plans and specifications prepared by Lancer & Beebe, LLC

, for the sum of

ADD Twenty Thousand Six Hundred & Ninety Five 00/100----- DOLLARS (\$ 20,695.00)

This proposal is good for thirty (30) days from the date, and acceptance is subject to further conditions set forth herein. The details must conform to the scale drawings on which this proposal is based.

All agreements are contingent upon strikes, lockouts, accidents, or delays beyond our control. We also agree to comply with the city ordinances, remove all surplus material and clean up all debris caused by the work, included in this proposal. No work included other than clearly defined herein.

Monthly estimates (invoices) are due by the 12th of month following the month the work is performed. Payments not paid within twenty (20) days following the initial estimates (invoices) will bear interest of the rate of 12 percent (1 %) per month in addition to the costs of collection and attorney fees.

Respectfully submitted,

Broady-Campbell, Inc.

Accepted: _____

Title: _____

Firm: _____

Date of Acceptance: _____

Signed: Greg Broadly

Name: Greg Broadly

Title: Vice President