

**PUNTA GORDA AIRPORT
CHARLOTTE COUNTY AIRPORT AUTHORITY**
28000 Airport Road Suite A-1
Punta Gorda, Florida 33982

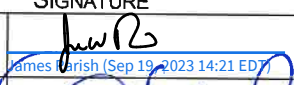
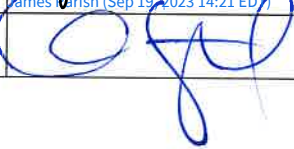
CHANGE ORDER			
Project Title:	New 600 Series T-Hangars and Building 207	Date Prepared:	September 6, 2023
Project Description:	Construction of Aircraft Hangars	AIP No.	N/A
Contractor:	Stellar Development, Inc.	FDOT Fin. Proj No.	N/A
Address:	59 Sarasota Center Blvd. Sarasota, FL 34240	AECOM Project No.	60609269, 60591730
		Acct. No.	
Change Order #			007
ORIGINAL CONTRACT AMOUNT:		\$	6,078,920.00
AMOUNT OF PREVIOUS CHANGE ORDERS:		\$	1,559,894.03
COST OF THIS CHANGE ORDER:		\$	3,237,617.59
REVISED CONTRACT AMOUNT:		\$	10,876,431.62
DESCRIPTION OF CHANGE	QUANTITY	UNIT PRICE	TOTAL AMOUNT
See Attached Exhibit "A" - Bid Schedule			
See Attached Exhibit "B" - Project Schedule			
Reason for Change Order: Construct 6 New 60'x60' Box Hangars (Building 611)			
Subject to the conditions set forth below, an equitable adjustment is established as follows:			
Contract Amount		Contract Time	
	Not Changed		Not Changed
X	Increased \$3,237,617.59	X	The contract time to reach substantial completion for the new building 611 shall be 406 CD's from NTP, or October 29, 2024.
The foregoing is in accordance with your contract dated May 20, 2021 and as listed below:			
<ul style="list-style-type: none"> A. The aforementioned change and work affected thereby are subject to all contract stipulations and covenants. B. The rights of the Owner are not prejudiced; and C. All claims against the Owner which are incidental to or as a consequence of the aforementioned change are satisfied. 			
	SIGNATURE	TITLE	DATE
Owner:	 <small>James Parish (Sep 19, 2023 14:21 EDT)</small>	CEO	Sep 19, 2023
Contractor:		PRESIDENT	9.12.23

Exhibit "A" - Bid Schedule

BID SCHEDULE

BIDDER: STELLAR DEVELOPMENT DATE: 8/31/2023
 AIRPORT NAME: PUNTA GORDA AIRPORT FDOT No.: TBD
 PROJECT DESCRIPTION: CONSTRUCT REPLACEMENT HANGAR BUILDING B611 FAA AIP No: N/A

BID NO.	ITEM NO.	ITEM DESCRIPTION	UNITS	BID QUANTITY	UNIT PRICE (NUMBERS)	TOTAL PRICE
BID SCHEDULE 1 - NEW 600 SERIES T-HANGARS						
1	C-105-1	MOBILIZATION (NOT TO EXCEED 10%)	L.S.	1	\$ 310,000.00	\$ 310,000.00
2	C-100-1	CONTRACTORS QUALITY CONTROL PROGRAM	L.S.	1	\$ 2,671.67	\$ 2,671.67
3	SPECIAL PROVISIONS	SAFETY, SECURITY AND MAINTENANCE OF AIRFIELD OPERATIONS	L.S.	1	\$ 5,343.35	\$ 5,343.35
4a	P-101-5.1	Pavement Removal (Asphalt)	SY	82	\$ 32.06	\$ 2,628.92
4	P-103-5.1	MISC. DEMOLITION	L.S.	1	\$ 2,049.71	\$ 2,049.71
5	FDOT 104	TEMPORARY EROSION CONTROL	L.S.	1	\$ 657.23	\$ 657.23
6	FDOT 104-10-3	STAKED SILT FENCE	L.F.	2000	\$ 3.29	\$ 6,580.00
7	FDOT 110-1-1	CLEARING AND GRUBBING	ACRES	4	\$ 5,860.18	\$ 23,440.72
8	FDOT 120-1	EXCAVATION AND EMBANKMENT	L.S.	1	\$ 343,093.21	\$ 343,093.21
9	P-160-8.1	SUBGRADE STABILIZATION (12" THICK) (LBR = 40)	S.Y.	2300	\$ 7.89	\$ 18,147.00
10	P-211-5.1	LIMEROCK BASE COURSE (6" THICK) (LBR = 125)	S.Y.	2100	\$ 24.38	\$ 51,198.00
11	P-401-8.1	BITUMINOUS SURFACE COURSE (2" THICK)	TON	243.5	\$ 502.07	\$ 122,254.05
12	P-610-6.1	CONCRETE FOR SIDEWALKS AND LANDINGS	S.Y.	366	\$ 76.90	\$ 28,145.40
13	P-610-6.2	CONCRETE PROTECTION SLAB INCLUDING REBAR (40'Lx6'Wx8"Thick)	S.Y.	134	\$ 143.21	\$ 19,190.14

BID NO.	ITEM NO.	ITEM DESCRIPTION	UNITS	BID QUANTITY	UNIT PRICE (NUMBERS)	TOTAL PRICE
14	P-620-5.1	TAXIWAY PAINTING, REFLECTIVE (YELLOW)	LS	1	\$ 5,625.90	\$ 5,625.90
15	P-620-5.2	TAXIWAY PAINTING, NON-REFLECTIVE (BLACK)			\$	
16	FDOT 425-1-521	TYPE 'C' INLETS	EA	4	\$ 12,245.91	\$ 48,983.64
17	FDOT 425-2-41	MANHOLES, P.T., <10'	EA	2	\$ 9,384.99	\$ 18,769.98
18	FDOT 430-17-41118	18" HDPE Drainage Pipe	LF	500	\$ 116.91	\$ 58,455.00
19	FDOT 430-17-41124	24" HDPE Drainage Pipe	LF	215	\$ 152.99	\$ 32,892.85
20	T-904-5.1	SODDING (BAHIA GRASS)	S.Y.	7387	\$ 3.78	\$ 27,922.86
21	16000 SERIES	PURCHASE AND INSTALL - ELECTRICAL RACK & EQUIPMENT - CONSISTS OF EQUIPMENT RACK, ELECTRICAL PANEL, AND NETWORK CABINET	LS	1	\$ 25,113.72	\$ 25,113.72
22	16000 SERIES	PURCHASE AND INSTALL - CONDUIT-PVC SCH 40 1.25"	LF	100	\$ 6.41	\$ 641.00
23	16000 SERIES	PURCHASE AND INSTALL - CONDUIT-PVC SCH 40 1"	LF	25	\$ 5.34	\$ 133.50
24	16000 SERIES	PURCHASE AND INSTALL - CONDUCTORS POWER #8 AWG	LF	500	\$ 1.07	\$ 535.00
25	16000 SERIES	TRENCHING FOR ELECTRICAL CONDUITS	LF	125	\$ 6.80	\$ 850.00
26	16000 SERIES	CONCRETE FOR ACCESS EQUIP	EA	1	\$	\$
27	16000 SERIES	MISC. ELECTRICAL WORK	LS	1	\$	\$
28	13125-1	HANGAR BUILDING - 6 BOX HANGARS (COMPLETE IN PLACE)	LS	1	\$ 1,929,097.48	\$ 1,929,097.48
29	2530	CONNECT 6" PIPE TO SANITARY MANHOLE	LS	1	\$ 10,510.18	\$ 10,510.18
30	2530	6" SANITARY PIPE, SDR-26, DIRECT BURIED	LF	475	\$ 58.67	\$ 27,869.25

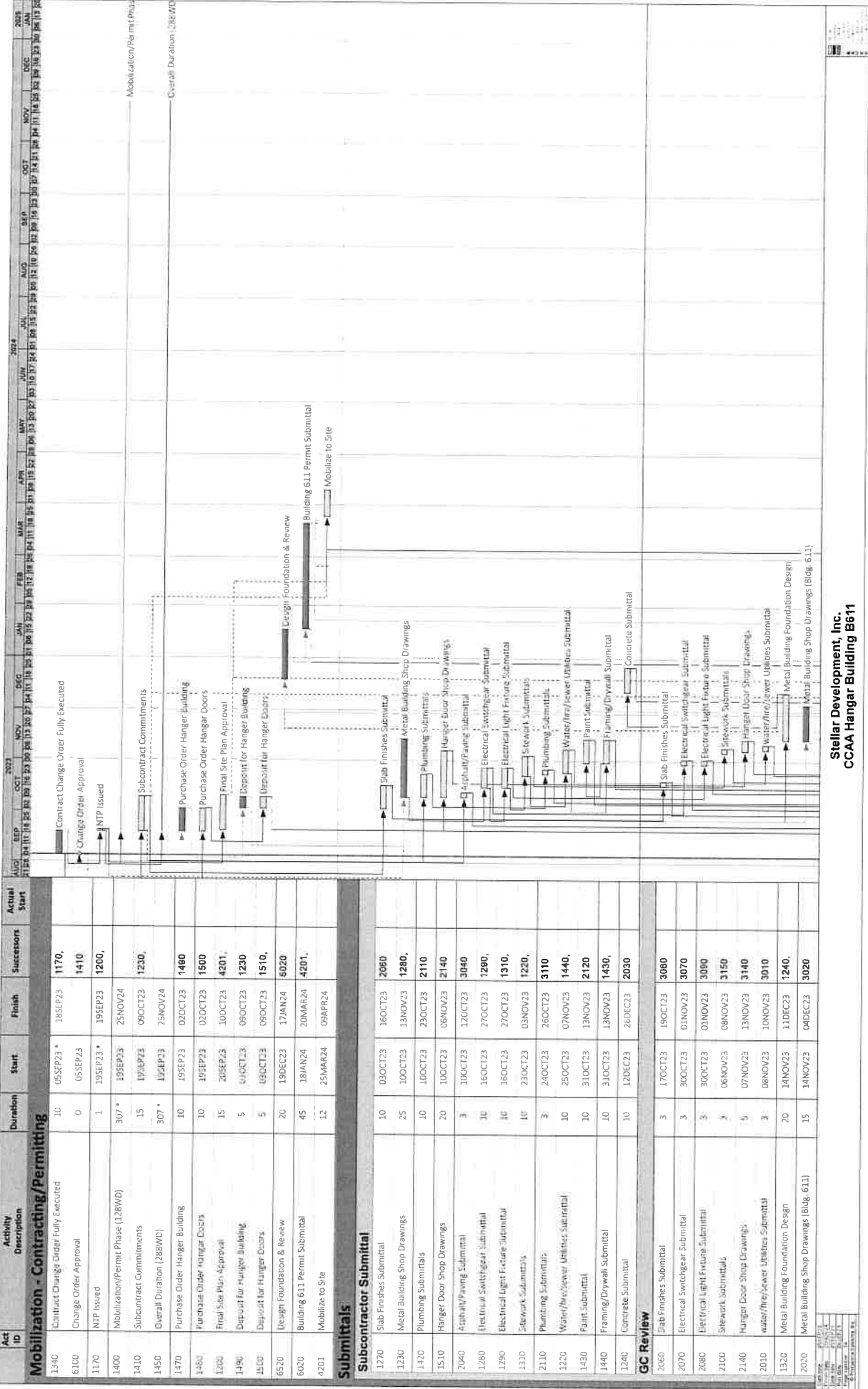
BID SCHEDULE ADDENDUM #4 BIDDER (PRINT NAME OF COMPANY): STELLAR DEVELOPMENT

BID NO.	ITEM NO.	ITEM DESCRIPTION	UNITS	BID QUANTITY	UNIT PRICE (NUMBERS)	TOTAL PRICE
31	2530	6" SANITARY CLEAN-OUT	EA	5	\$ 764.15	\$ 3,820.75
32	2623	GATE VALVE - 2"	EA	2	\$ 1,803.19	\$ 3,606.38
33	2623	2" WATER SERVICE - PE PIPE, AWWA C-901	EA	540	\$ 37.07	\$ 20,017.80
34	2623	WATER METER BOX AND LID w/ HOSE BIB CONNECTION	EA	6	\$ 1,979.70	\$ 11,878.20
35	16010-1	ELECTRICAL DISTRIBUTION SYSTEM (FROM EXISTING PAD MOUNTED TRANSFORMER) INCLUDING ALL APPURTENANCES	L.S.	1	\$ 15,495.70	\$ 15,495.70
36	16010-2	COORDINATION WITH FPL ALLOWANCE	L.S.	1	\$ 10,000.00	\$ 10,000.00
37	1210	ALLOWANCE NO. 1: ADDITIONAL UNFORESEEN	L.S.	1	\$ 50,000.00	\$ 50,000.00

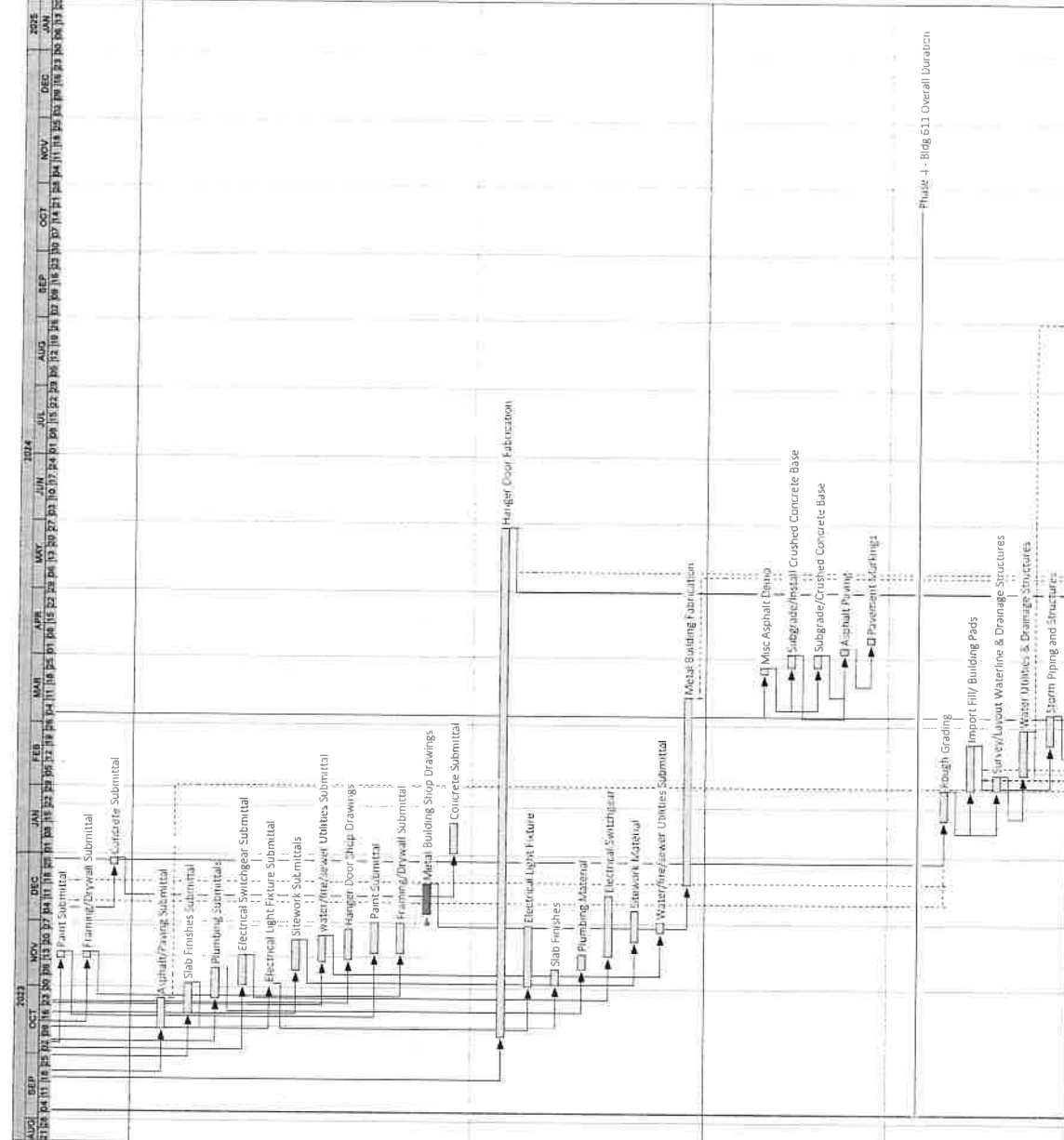
BID SCHEDULE 1 TOTAL (NUMBERS) \$ 3,237,617.59

BID SCHEDULE 1 TOTAL (WORDS) three million two hundred thirty seven thousand six hundred seventeen and 59/100 dollars

Exhibit "B" - Project Schedule



Stellar Development, Inc.
CCAA Hanger Building B611



Act ID	Activity Description	Duration	Start	Finish	Successors	Actual Start
2120	Paint Submittal	3	14NOV23	16NOV23	3120	
2130	Framing/Drywall Submittal	3	14NOV23	16NOV23	3130	
2030	Concrete Submittal	3	27DEC23	29DEC23	3030	
Engineer/Owner Review						
3040	Asphalt/Paving Submittal	10	13OCT23	26OCT23	4680	
3050	Slab Finishes Submittal	10	20OCT23	02NOV23	4060	
3110	Plumbing Submittals	10	27OCT23	06NOV23	4110	
3070	Electrical Switchgear Submittal	10	02NOV23	12NOV23	4070	
3090	Electrical Light Fixture Submittal	10	03NOV23	13NOV23	4080	
3150	Slework Submittals	10	09NOV23	19NOV23	4080	
3010	Water/Fire/Sewer Utilities Submittal	10	13NOV23	23NOV23	4010	
3140	Hanger Door Shop Drawings	10	14NOV23	24NOV23	4010	
3120	Paint Submittal	10	17NOV23	27NOV23	3030	
3130	Framing/Drywall Submittal	10	17NOV23	27NOV23	3030	
3020	Metal Building Shop Drawings	10	05DEC23	15DEC23	4020	
3030	Concrete Submittal	10	02JAN24	12JAN24		
Fabrication/Procurement						
4140	Hanger Door Fabrication	165	10OCT23	29MAR24	6240	
4080	Electrical Light Fixture	20	02NOV23	22NOV23		
4060	Slab Finishes	5	03NOV23	08NOV23		
4110	Plumbing Material	5	10NOV23	15NOV23		
4070	Electrical Switchgear	20	16NOV23	16DEC23		
4090	Slework Material	10	23NOV23	03DEC23		
4010	Water/Fire/Sewer Utilities Submittal	5	27NOV23	01DEC23		
4020	Metal Building Fabrication	60	19DEC23	18MAR24	6230	
Construction Phases						
Phase 4A - Hangar Drives 611 Taxi Way Tie In						
4660	Misc Asphalt Demo	3	25MAR24	27MAR24	4500	
4500	Subgrade/Install Crushed Concrete Base	4	28MAR24	02APR24	4550	
4540	Subgrade/Crushed Concrete Base	4	28MAR24	02APR24	4550	
4550	Asphalt Paving	3	03APR24	05APR24	4560	
4560	Pavement Markings	3	08APR24	10APR24		
Phase 4 Building 611 & Unit Box Hangar						
6120	Phase 4 - Bldg 611 Overall Duration	292	05SEP23	21OCT24	6390	
6140	Rough Grading	10	18JAN24	31JAN24	6150	
6150	Import Fill/Building Pads	15	01FEB24	21FEB24	6160	
6250	Survey/Layout Waterline & Drainage Structures	5	01FEB24	07FEB24	6260	
6260	Water Utilities & Drainage Structures	15	08FEB24	28FEB24	6280	
6190	Storm Piping and Structures	10	22FEB24	06MAR24	6170	

Phase 4 - Bldg 611 Overall Duration

Stellar Development, Inc.
CCAA Hangar Building B611

1. SHEET NO. B611-01
 2. DATE 01/23/24
 3. DRAWN BY: [Name]
 4. CHECKED BY: [Name]
 5. APPROVED BY: [Name]





Change Order 7 - Bldg B611

Final Audit Report

2023-09-19

Created:	2023-09-19 (Eastern Daylight Time)
By:	Cory Elijah (CElijah@flypgd.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAVFgO2malkCRpKqAaxjsFGDnabB4sm5RD

"Change Order 7 - Bldg B611" History

-  Document created by Cory Elijah (CElijah@flypgd.com)
2023-09-19 - 1:55:09 PM EDT
-  Document emailed to James Parish (jparish@flypgd.com) for signature
2023-09-19 - 1:56:13 PM EDT
-  Email viewed by James Parish (jparish@flypgd.com)
2023-09-19 - 2:21:17 PM EDT
-  Document e-signed by James Parish (jparish@flypgd.com)
Signature Date: 2023-09-19 - 2:21:37 PM EDT - Time Source: server
-  Agreement completed.
2023-09-19 - 2:21:37 PM EDT