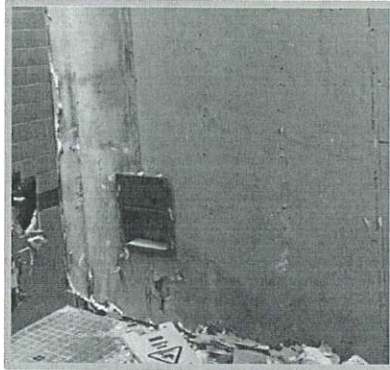
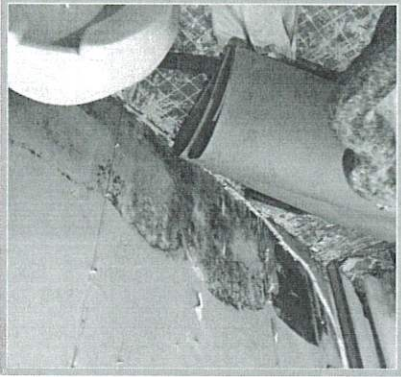


Additional Costs of Unforeseen Existing Conditions					
ADA Restrooms & Common Areas Improvements Project					
March 28, 2022					
Item	Description	Facility			Costs
		Slaton Courthouse	Carnes Building	PSB	
Plumbing Issues	Install New Main Shut Off Valves • Install New Hammer Arrestors • Install New Pressure Reducing Valves • Unforeseen piping adjustments required to install new lavatories & urinals	\$118,977.02	\$ 56,329.95	\$ 50,000.00	\$ 225,306.97
Electrical Issues	Fixture and sensor changes required in response to unforeseen existing conditions	\$ 15,200.00	\$ 6,100.00	\$ 2,400.00	\$ 23,700.00
Setting Bed Below Existing Tile Floor	Exposed under the existing floor tile in restrooms and common areas, required to provide setting bed below new floor tile	\$ -	\$ -	\$ 19,379.43	\$ 19,379.43
Miscellaneous Modifications	Install New Volume & Fire Dampers not known during design • New soffits installed in response to existing conditions and soffit repairs in common areas needed due to existing water leaks • Additional Toilet Partition Pilasters mounted to the floor to stabilize ceiling mounted partitions due to congestion in ceiling • Additional Wood Furring Strips in Elevator Lobby due to insufficient support behind fabric walls	\$ 47,984.91	\$ 17,853.26	\$ 15,000.00	\$ 80,838.17
Metal Studs Deterioration	Install New Metal Studs due to widespread deteriorating metal to the point of failure	\$ 32,000.00	\$ 30,000.00	\$ 5,002.05	\$ 67,002.05
Support Steel for Toilet Partitions	Install metal supports for toilet partitions due to inadequacy of existing steel	\$ -	\$ 25,000.00	\$ 5,000.00	\$ 30,000.00
COVID driven Changes	Replace specified touch point soap dispensers with touchless	\$ 8,700.00	\$ 6,950.00	\$ 3,555.00	\$ 19,205.00
<b>Subtotal</b>		\$222,861.93	\$142,233.21	\$100,336.48	\$ 465,431.63
Contingency /Materials Costs Escalation		\$ 14,223.32	\$ 22,286.19	\$ 10,033.65	\$ 46,543.16
H J Russell CM Fee					\$ -
Ins & Bond		\$ 7,809.22	\$ 7,809.22	\$ 7,809.22	\$ 23,427.67
General Conditions		\$ 41,500.00	\$ 41,500.00	\$ 41,500.00	\$ 124,500.00
<b>Additional Cost Per Facility</b>		<b>\$294,457.35</b>	<b>\$205,765.75</b>	<b>\$159,679.35</b>	
		Credit: GCT4 Scope		\$ (123,092.00)	
		Credit: MRB Scope		\$ (63,046.00)	
		<b>Total BOC Request</b>		<b>\$ 473,764.45</b>	

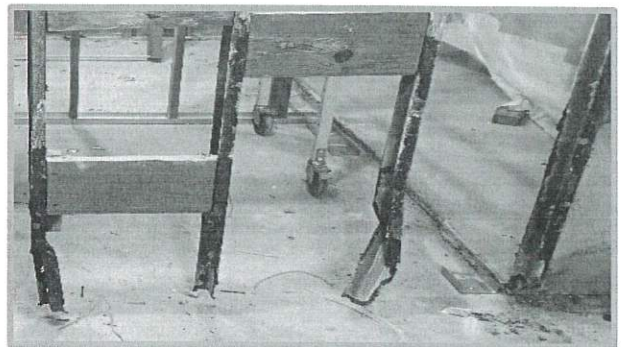
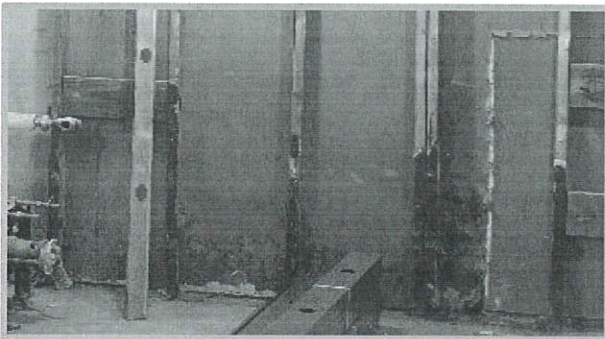
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## Photographs of Unforeseen Conditions:

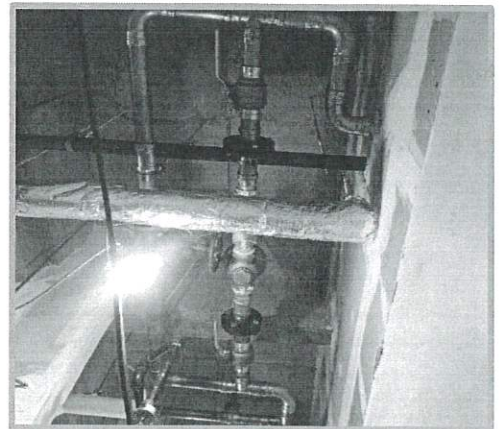
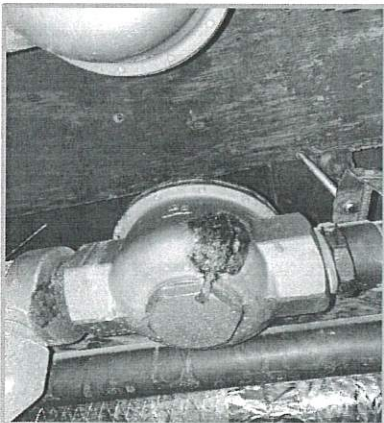
### Mold Discovery



### Deteriorated Metal Studs



### Unforeseen Plumbing Issues





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Unforeseen Setting Bed Below Existing Tile Floor



Unforeseen Deteriorating or Insufficient Toilet Partitions Steel

