



Juan Archila <juanarchila@theglobeacademy.net>

GLOBE Narrative

1 message

Killen, Adam <AKillen@hoganconstructiongroup.com>

Fri, Mar 22, 2019 at 4:38 PM

To: Juan Archila <juanarchila@theglobeacademy.net>

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Juan,

As discussed, below is a list of the items that contributed to the cost difference from the bridging documents to today. I know you have your board meeting Monday so feel free to buzz me over the weekend if you need anything.

1. The elevator shaft had to be moved at least two feet away from the building to avoid the existing building footings. This increased our work area accordingly and added to site work, shoring and underpinning of the building footing, demo, and we have to of course build that portion of the building at all levels, foundation to roof.
2. Asbestos Abatement: in addition to what we've already added for the abatement we'll be adding a little more cost for air monitoring and clearance and a separate mobilization during spring break.
3. Addition of a rated door to gym to address egress issue. This also has abatement impact.
4. Treatment of the peeling paint found to contain lead on the basement level, 5 classrooms south wall. (moisture blocking paint)
5. Added flooring and base to one carpeted classroom, this also affects demo and abatement. (shown on the bridging documents as having VCT that would be stripped and waxed)
6. The amount of work to rework the air handling unit and move the cooling tower in the basement was much more than originally anticipated. In addition to reworking the air handler we are having to move electrical and fire sprinklers to accomplish the air handler rework. Additional concrete work is also required to increase the size of the cooling tower base.
7. An increase in what we had estimated to upgrade the corridor walls to smoke walls. We have had a subcontractor who specializes in sealing for fire barriers look at the job and give us a cost proposal.
8. A sink was added in Nurse office.
9. The elevator cost increased to move to a machine room less unit to keep interior square footage for classrooms.

10. Subcontractor participation was low on some of the larger trades. We are already pushing for more quotes.

Thanks,

Adam Killen | Vice President

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