TURCO GOLF
GOLF COURSE DEVELOPMENT

212 Orange Avenue
Suffern, New York 10901
Phone: (845) 357-9300 | Fax: (845) 357-0966

August 15, 2018

Luke McCoy
PLA, LEED
Kaestle Boos Associates, Inc.
416 Slater Road
New Britain, CT 06050-2590
PH: 860-259-1750
lmccoy@kba-architects.com

RE: Athletic Facilities Renovation Project - Derby High School, Derby, CT
City Project No. COD 2018-02 (B)
Delay due to Land Acquisition revised

Dear Mr. McCoy,

I am writing you today in regards to the above mentioned delays caused by not owning the property and delays with building demolition are having an impact on our project schedule. We cannot perform earthwork operations, materials submissions or subcontractor work until the property is purchased. Please review the following items:

1. Earthwork Operations: All earthwork operations have been delayed. We have been working with a reduced workforce. To date we have idle equipment and downtime , lack of productivity, and opportunity loss.

2. Material Submission and Approvals: We are behind schedule with our submittals due to owners not owning the adjacent property. The submittal process and deferred design or the retaining walls also put on hold for two weeks while the adjacent project soils issue was being considered. Engineered drawings for segmental block wall will take up to 2 weeks to produce for your submission and review. Based on your direction we are proceeding with the base bid design as bid. We need your assistance with moving forward on all the submittal and appreciated your cooperation due to the extended lead time required with material submissions.

3. Land Acquisition - Work has stopped and we cannot clear or do any demolition work in the area adjacent to the existing field house.(Due to land acquisitions) This area is part of our cut/fills operation requiring deep fills up to 10' depth. We are anxious to install the concrete pad, relocate visitors bleachers, segmental block wall installation, and removal of existing field lighting. This scope of work is a critical part of our earth moving operations and has caused us to handle earth materials multiple times because it cannot be placed in proposed fill areas.

4. Impact on Project Schedule- The project schedule has been submitted for your review and the completion date has changed. Most critically effected are the earth moving operations and scheduling subcontracts such as asphalt paving and synthetic track surfacing. This work is weather sensitive and cannot be done after October 15th, 2018. Synthetic Track Surfacing will not be installed due to temperature issues and installation. This work will be completed in the spring of 2019. Our schedule for turf installation has also been affected pushing installation to be completed on or about 11/14/2018, weather and schedule permitting.

5. Loss of Time and Productivity - When bidding this project, we are not aware the land we would be working on was not purchased. The majority of the delays are due to not owning the property where the purposed work is taken place. This has set back the submittal process and engineering work that can be done. After the contract was signed, we were made aware of the mitigating circumstances regarding the land purchase. Turco Golf, Inc. fully mobilized in the expectation of performing work per the plans and specifications that was bid. These issues need to be discussed at tomorrow's meeting. We have lost time, productivity, and these delays are going to prevent us from doing other jobs in the near future. We fully mobilized the equipment fleet and it has been idle for some time.

Attached is our revised project schedule reflecting project delays as described above. We will be submitting and lost time change order and the list of equipment costs that we have incurred due to the delays. We are hopeful that we will be able to move forward soon after the property is purchased so the team of professionals hired to do the job can move forward from a construction standpoint and get the job started. Feel free to contact me directly at anytime if you should have any questions or with to discuss this in greater detail.

Best regards,

Adam S. Horton

Adam Horton
Estimator/ Project Manager
Turco Golf, Inc.
430 Montclair avenue
Pompton Lakes, New Jersey 07442
PH: 201-373-2385
CELL: 607-437-4672
ahorton@grasskeepers.net

OWNER/PROJECT:
DERBY HIGH SCHOOL
ATHLETIC FACILITY RENOVATION PROJECT
DERBY, CT 06418

CHANGE ORDER NUMBER: 1

DATE: 08/15/2018

ARCHITECT PROJECT NO:

CONTRACTOR:
TURCO GOLF INC
P.O. BOX 627
212 ORANGE AVENUE
SUFFERN, NY 10901

The Contract is changed as follows:

SEE ATTACHED SCHEDULE	$ 55,764.60

Not valid until signed by the Owner and Contractor.

The original (Contract Sum) (Guaranteed Maximum Price was	$ 2,645,048.00
Net change by previously authorized Change Orders	$ 0.00
The (Contract Sum) Guaranteed Maximum Price will be increased (decreased) by this Change Order in the amount of	$ 55,764.60
The new (Contract Sum) (Guaranteed Maximum Price) including this Change Order will be	$ 2,700,812.60

The Contract Time will be increased by 210 calendar days.
The date of Substantial Completion as of the date of this change Order therefore is 5/31/2019

NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive.

CONTRACTOR	OWNER	ARCHITECT
Turco Golf Inc	City of Derby	Kaestle Boos Associates, Inc
212 Orange Ave.	1 Elizabeth Street	416 Slater Road
Suffern, New York 10901	Derby, Connecticut 06418	New Britain, Connecticut 06050
BY _____	BY _____	BY _____
DATE: _____	DATE: _____	DATE: _____

CAUTION: You should sign an original AIA document which has this caution printed in red.
An original assures that changes will not be obscured as may occur when documents are reproduced.

Derby High School - Daily Rate for Equipment

8/10/2018

based on the use of Blue Book Rental Rates - 2017

From: 7/2/2018 ***To: 8/9/2018*** ***Working Days: 27 EA***

Description	Daily Rate	Est. Operation Cost	Daily Total	Downtime due to delay	Total Loss
JD 750 LGP	$600.00	$50.75 x 8hr = $406.00	$1,006.00	13 days	$13,078.00
CAT 320 Excavator	$570.00	$48.25 x 8hr = $386.00	$956.00	4 days	$3,824.00
CAT 315 Excavator	$510.00	$38.75 x 8hr = $310.00	$820.00	21 days	$17,220.00
Hitachi EX 80 Excavator	$360.00	$22.70 x 8hr = $181.60	$541.60	15 days	$8,124.00
Dirt Roller	$400.00	$32.65 x 8hr = $261.20	$661.20	13 days	$8,595.60
Articulating Rear Dump	$475.00	$29.50 x 8hr = $236.00	$711.00	3 days	$2,133.00
John Deere Loader	$544.00	$48.25 x 8hr = $386.00	$930.00	3 days	$2,790.00
				Total Loss	**$55,764.60**