

DOCUMENTATION OF ADDITIONAL COSTS

Total Cost**Description of Work**

\$139,939.04 Re-route existing drains from beneath slabs to above floor so as to meet drainage requirements

\$41,800.00 Replace original drains with elliptical pipe, drop inlet, manhole & two catch basins to accommodate new drainage system

\$3,000.00 CityMark supervision for required modifications to the storm drain system. (estimated amount of time).

\$184,739.04 TOTAL COST INCURRED AS A RESULT OF NOT HAVING THE ANTICIPATED STORM DRAIN INSTALLED BY THE CITY OF LAS VEGAS



Mr. Rick Wilczak
CityMark Development
701 B St. #1100
San Diego, CA 92101

RE: JUHL Condominiums
618 S. Casino Center
Las Vegas, NV 89101
Project #: 12576B0
Change Order Request Number 331

8/8/2008

Squash Pipe

440' x 1/4"

GRG DESIGN

15K - C/M SUPERVISOR & ARCHT.

CONC. F.I.I
included (4) Locations

Dear Mr. Wilczak,

We have finalized the required quotations for the additional work outlined below. Please see the attached supporting documentation for a complete labor, material and equipment estimate of the work.

PCO No	Description	Amount
359.3	Storm and Landscape Drainage	\$152,099.48

This potential change is for the landscape and the civil drains. This price includes all of the material and labor to install the drains found in ASI 103 and/or the Civil Plans Delta 3. The cost for the concrete patch work, \$1965.00, is an allowance and will need to be detailed by Glotman Simpson.

Total Amount

~~\$152,099.48~~

139,129.57

We have reviewed the scopes of work and have verified that they are in compliance with our contract agreement. See the attached for a detailed breakdown of the costs included in this Change Order Request.

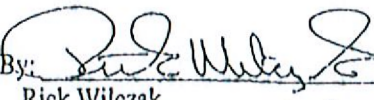
Please return one (1) copy of this letter indicating your approval of this Change Order Request which increases (decreases) our Contract by One hundred fifty two thousand ninety nine and 48/100 (\$152,099.48). This approval will also authorize us to issue Subcontract Change Orders accordingly.

This change will also result in a possible schedule impact of 0 days to the project. Please note that Turner will refund the owner the unused, if any, Extended Turner General Condition Day(s) at a daily rate of \$6,401 for this change of 0 calendar days to the project.

This change order request is valid for 15 calendar days from the above date and subject to change thereafter. If you have any questions regarding this Change Order Request, please call me at your earliest convenience.

Sincerely,

Shane Rensmon
Project Engineer

Approved By:  Date: 8/14/08
Rick Wilczak
Owner's Representative "As Revised"

cc: PCO 359.3

and the civics,

PCO 359.3 Worksheet

\$ 152,099.48 \$ 6,574.91 \$ 152,099.49 \$ 152,099.48

Item #	DESCRIPTION OF WORK	Subcontractor	Cost	CCIP Breakout	Total For Sub Change Order	Enter to Prolog
5	Concrete Patching	Preferred Underground	\$ 1,965.00	\$ 93.02	\$ 2,058.02	\$ 2,058.02
33	Mechanical & Plumbing	Interstate	\$ 134,620.00	\$ 6,372.88	\$ 140,992.88	\$ 140,992.88
100		Direct Work Subtotal	\$ 136,585.00	\$ 6,465.90	\$ 143,050.90	\$ 143,050.90
101		Subguard 1.15%	\$ 1,570.73	\$ 74.36	\$ 1,645.09	\$ 1,570.73
102		Subguard Subtotal	\$ 138,155.73	\$ 6,540.26	\$ 144,695.99	\$ 144,621.63
103	General Conditions	908.12 Turner	\$ 2,109.44	\$ 99.86	\$ 2,209.30	\$ 2,200.30
104	General Requirements	General Requirements	\$ -	\$ -	\$ -	\$ -
105		Directs, Subguard, GC & GR Subtotal	\$ 140,265.17	\$ 6,640.12	\$ 146,905.29	\$ 146,830.93
106		TCCO Builders Risk Insurance 0.33%	\$ 604.96	\$ 23.77	\$ 525.70	\$ 501.93
107		DIC Insurance 0.02%	\$ 27.46	\$ 1.30	\$ 28.70	\$ 27.40
108		CCIP / GL 4.52%	\$ 6,874.00	\$ -	\$ -	\$ 309.14
109		Directs & Indirects Subtotal	\$ 147,669.49	\$ 6,665.19	\$ 147,459.69	\$ 147,669.40
110		TCCO Fee 3.00%	\$ 4,430.00	\$ 209.72	\$ 4,639.80	\$ 4,430.08
111		Total	\$ 152,099.48	\$ 6,574.91	\$ 152,099.49	\$ 152,099.48

Sum of Items; #3 through #49

% multiplied to Item #100

Summed Items; #100 through #101

Summed Items; #102 through #104

% multiplied to Item #111

% multiplied to Item #111

% multiplied to Item #111

Summed Items; #105 through #108

% multiplied to Item #109

Added Items; #109 through #110

\$ 139,129.57

\$ 139,951.04

Juhl Condominium Project

Turner Construction Company
Change Order General Condition Study

Date: 11/18/8/2008

Potential Change Order 422

Staff	Unit	Rate	Cost
Project Executive	0.50 hr	\$133.33	\$66.67 0
Project Manager	1.00 hr	\$98.15	\$98.15 0
Project Superintendent	0.00 hr	\$88.14	\$0.00
Project Engineer	1.00 hr	\$78.45	\$78.45 0
Superintendent - Interior	0.00 hr	\$78.37	\$0.00
Superintendent - Site	10 20.00 hr	\$78.37	\$1,567.33 783.70
Superintendent - MEFP	0.00 hr	\$78.37	\$0.00
Logistic Superintendent	0.00 hr	\$75.18	\$0.00
Engineer Document Control	0.00 hr	\$82.21	\$0.00
Engineer	2 4.00 hr	\$62.21	\$248.84 124.42
Project Safety	0.00 hr	\$59.62	\$0.00
Other	hr	\$0.00	\$0.00
	hr	\$0.00	\$0.00
	hr	\$0.00	\$0.00

Material / Equipment

Office Supplies	0 ls	\$50.00	\$0.00
Equipment			
Copier	1 ls	\$25.00	\$25.00 0
Computer	1 ls	\$25.00	\$25.00 0

Total Change Order GC's \$2,109.14

908.12

Concrete Patch for Revised Roof Drains Allowance					
# of Locations	# of Men	# of Hours Per Opening	Cost per Hour	Cost Per Opening	Total Cost
3	2	5	\$ 65.50	\$ 655.00	\$ 1,965.00

Inclusions:

This allowance includes all material and labor associated with patching the holes left by the original roof drains and is not limited to concrete, rebar, epoxying, and/or special inspections.

INTERSTATE

PLUMBING & AIR CONDITIONING, INC.

Date: 25-Jul-08
 Company: Turner Construction
 Attention: Steve Roy
 Project: Juhl Condominiums IPAC # 9093
 Subject: Interstate Plumbing & Air Conditioning - Change Order Request # COR-183R1

Description: Storm Piping Revisions for Site Storm Changes

To Whom It May Concern:

Our Cost to perform the above subject work is as follows:

Material					\$ 36,304.76	
Sales Tax					\$ 2,813.62	
Labor	Hours	278.822.0	Rate	\$ 57.98	\$ 16,080.24	45,108.44
Foreman	Hours	17.8.022	Rate	\$ 62.45	\$ 1,111.00	4,858.61
Equipment Rentals						\$ 7,173.00
					Subtotal	\$ 405,500.34 96,258.43
Overhead & Profit				15%	\$ 60,825.10	\$ 46,826.25 114,387.76
					Subtotal	\$ 124,334.50 110,697.19
Subcontractor Cost					\$ 12,653.00	
Overhead & Profit on Subcontractor				5.0%	\$ 632.65	
					Subtotal	\$ 134,620.24 123,982.84
Bond Fees				0.0%	\$ -	
					Subtotal	\$ -
						124,721.43
					TOTAL	\$ 134,620.24 123,982.84
					Say	\$ 134,620.24 124,721.43

Additional Time: 115.25 Day(s)
 Detailed Estimate is attached for your reference

Exclusions:

- (1) Any Concrete Removal or Replacement.
- (2) Any Site plumbing not shown on the P2.00 Drawing.
- (3)
- (4)

We reserve the rights to additional time and compensation for delays should it be determined at a later date that this change impacted our completion.
 If you have any questions, please do not hesitate to contact the undersigned.

This proposal is for acceptance within 7 days and is subject to escalation thereafter or subject to voidance.

Sincerely,
 Interstate Plumbing & Air Conditioning, Inc.

Samuel J. Ricchiazzi Sr.
 Samuel J. Ricchiazzi Sr.
 Commercial Division Manager

*OK w/Interstate
 8/13/08*

INTERSTATE PLUMBING & AIR CONDITIONING, INC.

Change Order Breakdown

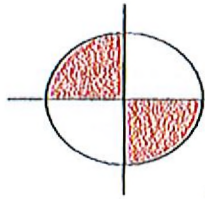
Storm Piping Revisions for Site Storm Changes

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Storm Piping Revisions for Site Storm Changes

Civil

Subcontractors / Rentals	
Core Drilling	\$ 2,280.00
X-Ray - 3 Locations	\$ 3,200.00
Backhoe	\$ 7,173.00
Air Balance	\$ -
Crane	\$ -
Subcontractor Totals:	\$ 12,653.00



PREFERRED Underground

4852 Cecile Ave. Las Vegas NV, 89115

Office-702.433.7383 Fax-702.227.7383

NV Lic.# 0051856

December 12, 2008

Re: Juhl Project
Storm Drain Conflicts at Bonneville St

Due to elevations of the existing 30" storm drain previously installed by others, we were unable to achieve a sufficient amount of cover per City of Las Vegas standards. In order to achieve these standards we were required to remove and replace the existing storm drain with Elliptical pipe.

The costs incurred to do this are as follows:

200 lf	Elliptical Storm Drain Pipe	\$ 22,000
2 ea	3x3 Precast Catch Basins & sidewalk drains	\$ 4,800
1 ea	NDOT Man Hole	\$ 8,000
1 ea	4' DI	\$ 7,000
	Total Cost	\$ 41,800

Johnny Batiste
Estimator