



May 8, 2026

Mr. Kelly Peterich  
Dept. of Public Works  
Construction Services  
100 S. Myrtle Avenue  
Clearwater, FL 33756

Re: S. Osceola Parking Garage – Unforeseen Conditions

Dear Kelly,

It has been approximately one month since our previous formal notice regarding the unforeseen subsurface conditions impacting drilled shaft installation and the overall project. Unfortunately, conditions have not improved and the associated cost and schedule impacts on the South Osceola Parking Garage project continue to escalate. On May 5th, Geo-Solutions provided a significant update regarding the projected cost and schedule impacts associated with these ongoing conditions.

Concrete overages and schedule delays remain the primary cost drivers. As of the end of April, 34 of the 59 drilled shafts have been installed, with approximately 650 CY of additional concrete placed beyond the 150% theoretical quantities included within the contract documents. Based on current trends and remaining shaft conditions, we are conservatively projecting an additional 500 CY of concrete overage for the remaining work. In addition, approximately 470 CY of concrete has been returned to the supplier due to field conditions preventing successful placement.

The schedule impact has also become substantial. Drilled shaft installation is currently projected to extend approximately 12 weeks beyond the original planned duration, resulting in an estimated overall project delay of approximately seven weeks. We are also expecting an

Outlined below is a summary of known and projected costs associated with these unforeseen subsurface conditions, currently estimated at approximately \$2.0 million.

**Geo-Solutions Unforeseen Conditions**

Geo - COR#01 - Shaft 28 Obstruction	\$58,335.03
Geo - COR#02 - Shaft #56 Permanent Casing	\$27,981.35
Geo - COR#03 - Shaft #33 Flowable Fill	\$3,038.00
Geo - COR#04 - Drilled Shaft Tip Adjustments	CA#07
Geo - COR#05 - Concrete Overage #1 632CY to 4/24/26	\$269,611.20
Geo - Concrete Overage #2 Projection 500CY	\$213,300.00
Geo - Shaft #23 - Lost Bucket in Shaft	No Cost
Geo - Shaft #23A - Cold Joint Prep & Permanent Casing	\$12,096.00
Geo - Shaft #52 & #53 - Extended Casings 55FT Each	\$26,730.00

Geo - Shaft #26 Prep for Grade Beam		\$4,320.00	
Geo - Missing P1 Shaft Install (Shaft #57)	CA#07		
Geo - Shaft #14, #15 and #40		\$36,450.00	
Geo - 75CY of Flowable Fill - Shaft Stabilization & Backfill to 4/24/26		\$28,350.00	
Geo - 471CY of Returned Concrete Unforeseen Conditions to 4/24/26		\$114,453.00	
Geo - Contingency for Remaining Shaft Locations		\$50,000.00	
Geo – Projected 12wk Time Adjustment - Unforeseen Conditions		\$918,604.80	
Core Slab & CCI – Projected 7-wk Overall Schedule Impact - Unforeseen Conditions		\$327,500.00	
		<b>Total</b>	<b>\$2,990,769.37</b>

As discussed in the OAC meetings we are making every effort to adapt to the highly variable and unfavorable subsurface conditions being encountered. Installation methods are being modified on a location-by-location basis in response to the soil conditions and field results. These efforts include the use of flowable fill, installation and extension of permanent steel casing, adjustments to drilling methods, and extended work hours including six-day work weeks. While necessary to progress, these measures significantly impact production, schedule, and project cost. We will continue to evaluate the full extent of both material cost and schedule impacts and provide additional updates as information becomes available.

Regards,

*Rob Wilson*

Rob Wilson  
Senior Project Manager