

EXHIBIT E

CHANGE ORDER 16210820

CHANGE ORDER NO. 002

CONTRACT NO. 167-0496-NC (SS)

TO: J. Michael Miller
Manhattan Construction (Florida), Inc.
5405 Cypress Center Drive
Suite 200
Tampa, FL 33609

DATE: September 25, 2025

PROJECT NAME: St. Petersburg Justice Center Courts Consolidation

PROJECT NO.: 167-0496-NC (SS)

Under our AGREEMENT dated June 19th, 2018.

You hereby are authorized and directed to make the following change(s) in accordance with terms and conditions of the Agreement:

For the Deductive Sum of: <u>One Hundred and Forty-Nine Thousand Two Hundred Thirty-Three Dollars and 00/hundredths</u>	\$ (149,233.00)
Original Award Phase One (Design)	\$ 633,147.00
Original Agreement Amount Phase 2 (Construction)	\$ 11,770,576.00
Sum of Previous Changes	\$ 375,000.00
Change Order No. 2 (Decrease)	\$ (149,233.00)
Total Agreement Amount	\$ 12,629,490.00

You hereby are authorized and directed to make the following change(s) in accordance with terms and conditions of the Agreement:

This is the **Final Owner Change Order** that specifically includes the following:

Item # 1 Time Extension:

Change Order #1 revised the Substantial Completion Date to 03/28/2022. Change Order #2 pertains to the Final Substantial Completion of the Project, as of the Date the Test and Balance report was approved by the EOR and the County, which is 06/16/2025.

The 545 Building has been complete occupied since 05/27/2022, which all parties have agreed is the commencement of warranties, except for the corrective work provided as per SLAM Report "Ceiling Plan

Renovation for levels 2,3,4" dated January 31, 2025. This Change Order #2 includes 1,176 non compensatory days.

Item # 2 Reconciliation of Owner's Contingency and Project Allowances

Refer to attached Owner Contingency Log dated 09/3/2025 for detail of contingency use and balance to be returned to Owner.

Contingency savings returned to Owner: **\$ (149,233.00)**

Item # 3 Change Manhattan Construction (Florida), Inc. corporate address:

From: 5840 W. Cypress Street, Suite A
Tampa, Florida 33607

To: 5405 Cypress Center Drive unit 200
Tampa, FL 33609

Change Order # 2 Total credit to Owner **\$ (149,233.00)**

The time for completion shall be increased by One Thousand One Hundred Seventy-Six (1,176) calendar days due to this Change Order. Accordingly, the Contract Time is now Two Thousand One Hundred Twenty (2,120) calendar days and the Substantial Completion date is **June 16, 2025**. Your acceptance of this Change Order shall constitute a modification to our Agreement and will be performed subject to all the same terms and conditions as contained in our Agreement indicated above, as fully as if the same were repeated in this acceptance. The adjustment, if any, to the Agreement shall constitute a full and final settlement of any and all claims arising out of or related to the change set forth herein, including claims for impact and delay costs.

Your acceptance of this Change Order shall constitute a modification to our Agreement and will be performed subject to all the same terms and conditions as contained in our Agreement indicated above, as fully as if the same were repeated in this acceptance. The adjustment, if any, to the Agreement shall constitute a full and final settlement of any and all claims arising out of or related to the change set forth herein, including claims for impact and delay costs.

Both the Design Builder Manhattan Contractors Inc, and the Pinellas County Board of County Commissioners (Owner) agree this is the Final Change Order for this Project and neither has any claims remaining against the other party.

Accepted:  _____

Date: 9/25/2025

Print Name: Carl Giovenco _____

Manhattan Construction (Florida), Inc.

 _____

Date: October 24, 2025

Print Name: Barry Burton _____

County Administrator

APPROVED AS TO FORM

By:  _____
Office of the County Attorney

Contingency Report

Cost Event Detail By Items

Project # 7651
St Petersburg Courts Consolidation Project

Description	Approximate	Pending	Approved	Totals
Owner Contingency	Original CM Contingency			289,387
800-019100-0001-M	Approved Expenditures		(289,387) =	(289,387)
	Balance (with Approved Items)			0
	Anticipated Expenditures	0	0 =	0
	Balance (with Approx/Pending Items)			0

* indicates multiple alloc codes

AR	CE	Date	CE Title	Item	CE Item Description	Approximate	Pending	Approved	Reason
001	001	3/6/2019	CE#001: Additional Design Service	003	OWNER CONTINGENCY	0	0	(16,930)	Owner Directive
002	003	7/30/2019	CE#3 - Asbestos Survey	002	OWNER CONTINGENCY	0	0	(9,290)	Field Condition
005	005	3/17/2020	CE #5 - COVID-19 Response	003	OWNER CONTINGENCY	0	0	(19,204)	Unforeseen Conditions
	012	4/16/2020	CANCELLED - RFI #002 - 4th Floor Existing Ceilings Conflict with Ductwork	003	OWNER CONTINGENCY (Temporarily) Pulling from Owner Contingency to cover costs	0	0	0	Architect Directive
	013	4/16/2020	CANCELLED - RFI #009 - 3rd Floor Men's Toilet - Missing Light Fixtures	002	OWNER CONTINGENCY (Temporarily) Pulling funds from Owner's Contingency	0	0	0	Architect Directive
004	019	5/7/2020	CE #19 - Project Delay	002	OWNER CONTINGENCY	0	0	(103,500)	Owner Directive
005	020	5/8/2020	CE #20 - KoolDuct	002	OWNER CONTINGENCY - add to Owner Contingency to utilize the Engineer Approved Koolduct system in lieu of the metal duct.	0	0	60,300	Owner Directive
009	030	6/10/2020	CE #30 - Addendum #03 & #04	005	OWNER CONTINGENCY	0	0	(51,266)	Field Condition
	038	6/26/2020	CANCELLED - CE #38 - RFI #043 - Shut Off Valves for Floors 2, 3, & 4	002	OWNER CONTINGENCY	0	0	0	Owner Directive
	040	7/6/2020	CANCELLED - CE #40 - Elevator Lobby Pew Removal	002	OWNER CONTINGENCY	0	0	0	
	041	7/8/2020	CANCELLED - CE #41 - Addendum #1,#2 (A/V Scope)	002	OWNER CONTINGENCY	0	0	0	Change Condition
010	044	7/17/2020	CE #44 - Distribution Switches						Allowance Reconciliation

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010	044	7/17/2020	CE #44 - Distribution Switches	003	OWNER CONTINGENCY	0	0	144,155	Allowance Reconciliation
					Funding Owner's Contingency via the Wireless Access Points and Distribution Switches.				
011	046	7/20/2020	CE #46 - Additional Building Permit Fees	003	OWNER CONTINGENCY	0	0	(26,875)	Field Condition
019	059	8/28/2020	CE #59 - RFI #063: New AV Credenzas	002	OWNER CONTINGENCY	0	0	(7,335)	Owner Directive
013	060	9/1/2020	CE #60 - Medix Staff Through October 31	002	OWNER CONTINGENCY	0	0	(7,500)	Change Condition
	062	9/2/2020	CANCELLED - CE #62 - 4th Fl. - Electrical Overhead Code Compliance Update T&M	001	OWNER CONTINGENCY	0	0	0	Unforeseen Conditions
026	068	9/18/2020	CE #68 - RFI #084: Electrical Sleeve Specifications Clarification	002	OWNER CONTINGENCY	0	0	2,567	Consultant Directive
					Deduct issued for sleeves deleted from scope per specifications.				
017	078	9/28/2020	CE #78 - Signage Contract Budget Transfer	003	OWNER CONTINGENCY	0	0	(71)	Allowance Reconciliation
					Budget transferred to fund the Signage Contractor.				
020	083	10/19/2020	CE #83 - Motorized Window Shades Deduct	007	OWNER CONTINGENCY	0	0	8,663	Missed Scope
021	087	10/23/2020	CE #87 - RFI #099 - Added Tempered Water at 2nd, 3rd, and 4th Floor Public Restrooms						Unforeseen Conditions

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021	087	10/23/2020	CE #87 - RFI #099 - Added Tempered Water at 2nd, 3rd, and 4th Floor Public Restrooms	002	OWNER CONTINGENCY Cost funded by Owner Contingency includes: Randall Mechanical to provide a new tempered water loop to the Men's and Women's Public restrooms on levels 2, 3, and 4 as identified in RFI #099. Cornerstone Lathing to remove and replace the previously installed drywall at the Men & Women's public bathrooms for plumbers to install hot water loop	0	0	(22,661)	Unforeseen Conditions
075	089	10/23/2020	CE #89 - RFI #105 - Added Telecom Grounding from 5th Floor IT Closet	002	OWNER CONTINGENCY	0	0	(4,137)	Field Condition
	102	11/12/2020	CANCELLED - CE #102 - Swapping 2nd Floor Data Jacks and Faceplates for Color Change	002	OWNER CONTINGENCY	0	0	0	Owner Directive
	103	11/12/2020	CANCELLED - CE #103 - Swapping 3rd & 4th Floor Data Jacks & Faceplates for Color Change	002	OWNER CONTINGENCY	0	0	0	Owner Directive
	104	11/12/2020	CE #104 - FRP Added to Mop Sink at Janitor Closets	002	OWNER CONTINGENCY	0	0	(362)	Inspection Result
022	107	11/12/2020	CE #107 - Replacing Clocks in Courtrooms	002	OWNER CONTINGENCY Cost is for electrician to provide labor, material, and equipment to install a transmitter on the 2nd floor and clocks at courtrooms C, E, F, G, & H.	0	0	(2,460)	Field Condition
024	109	11/12/2020	CE #109 - Repainting Stucco at Loading Dock	003	OWNER CONTINGENCY Southern Plains to pressure wash, prime, and paint the balance of the loading dock not removed during abatement.	0	0	(1,227)	Field Condition

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020	110	11/13/2020	CE #110 - Additional Cost for Building Permits	002	OWNER CONTINGENCY	0	0	(92)	Contingency
	113	11/23/2020	CE #113 - Koolduct Specification	002	CONTRACTOR CONTINGENCY	0	0	0	Contract Option
					Zero dollar change for Kool Duct Spec Incorporation in Randall Mechanical Contract.				
023	121	12/8/2020	CE #121 - 2nd Floor Temporary Signage	002	OWNER CONTINGENCY	0	0	(764)	Owner Directive
					Creative Signs to provide and deliver temporary signage as revised and selected by Owner. Install by others.				
080	123	12/9/2020	CE #123 - New UPS for Switches	002	OWNER CONTINGENCY	0	0	(1,833)	Owner Directive
027	128	12/14/2020	CE #128 - Ordering Doors for 203A & 203BA	002	OWNER CONTINGENCY	0	0	(2,794)	Owner Directive
	131	12/14/2020	CANCELLED - CE #131 - Wireless Access Points Mounts	002	OWNER CONTINGENCY	0	0	0	Field Condition
066	137	12/17/2020	CE #137 - Skimming Walls @ 4th Floor	003	OWNER CONTINGENCY	0	0	(14,896)	Field Condition
	138	12/17/2020	CANCELLED - CE #138 - Removing 3rd Floor VCT Below Carpet	002	OWNER CONTINGENCY	0	0	0	Field Condition
					COST EVENT #138 HAS BEEN CANCELLED AS NO VCT HAS BEEN DISCOVERED ON THE 3RD FLOOR.				
	139	12/17/2020	CANCELLED - CE #139 - Removing 4th Floor VCT Below Carpet	002	OWNER CONTINGENCY	0	0	0	Field Condition
	141	12/18/2020	CANCELLED - CE #141 - Monthly cost for TCO	002	OWNER CONTINGENCY	0	0	0	Inspection Result
					Cost is for 8 months of paying the \$200 fee for the TCO.				

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	146	12/31/2020	CANCELLED - CE #146 - Patch and Paint 2nd Floor Electrical Room	004	OWNER CONTINGENCY	0	0	0	Field Condition
055	150	12/31/2020	CE #150 - Art Rails at Judge's Suites	003	OWNER CONTINGENCY	0	0	(25,883)	Owner Directive
028	154	1/11/2021	CE #154 - COVID-19 Cost Through December	003	OWNER CONTINGENCY	0	0	(5,270)	Unforeseen Conditions
042	156	1/15/2021	CE #156 - Mechanical Permit Changes - Added CO2 Monitoring	003	OWNER CONTINGENCY Randall Mechanical to provide material, labor, and equipment necessary for the following scope: Provide Co2 sensors in all courtrooms as per the revised mechanical drawings received 01/21/2021.	0	0	(11,000)	Missed Scope
045	162	1/25/2021	CE #162 - Replacing CI Group Lecterns with Custom Lecterns	003	OWNER CONTINGENCY CE #162 CI Group to provide material, labor, and equipment necessary to replace the lectern in Courtroom G on level 2, provide 3 larger lecterns than originally scheduled on level 3 and provide 3 larger lecterns than originally scheduled on level 4.	0	0	(1,520)	Owner Directive
	168	2/1/2021	CANCELLED - CE #168 - Credit for Missing Hangers at Kool Duct	003	OWNER CONTINGENCY	0	0	0	Field Condition
	169	2/5/2021	CANCELLED - CE #169 - Installing Card Readers at all Elevator Landings	003	OWNER CONTINGENCY	0	0	0	Owner Directive
054	170	2/5/2021	CE #170 - Replacing Existing Base at Room 216	003	OWNER CONTINGENCY	0	0	(628)	Owner Directive
043	171	2/5/2021	CE #171 - RFI #125 - Replacing Fostex Speakers						Owner Directive

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043	171	2/5/2021	CE #171 - RFI #125 - Replacing Fostex Speakers	003	OWNER CONTINGENCY CE #171 LC Electric to provide material, labor, and equipment necessary for the following scope of work: remove and return fostex speakers originally scheduled for the judge's benches in the courtrooms. Provide new ceiling mounted speakers in accordance with RFI #125 in all courtrooms.	0	0	(7,672)	Owner Directive
038	172	2/5/2021	CE #172 - Matching Existing Duress System on 1st Floor	004	OWNER CONTINGENCY ACCI to provide material, equipment, and labor necessary for the following scope of work: Provide new wireless duress buttons on the 2nd through 5th floors to match the existing WAVE system located on the 1st floor. New Duress buttons to communicate with the existing system and operate as the wireless buttons on the 1st floor. All associated programming and configuring is included.	0	0	(24,149)	Owner Directive
032	177	2/16/2021	CE #177 - Big C Steel Subcontract	004	OWNER CONTINGENCY Steel scope budget transfer: \$2,350 transferred to Steel Subcontractor and 2986.91 transferred to the framing subcontractor.	0	0	(5,417)	Contract Option
031	179	2/19/2021	CE #179 - 3rd Floor In Wall Encapsulation	006	OWNER CONTINGENCY	0	0	(16,643)	Owner Directive
	179a	4/28/2021	CANCELLED - CE #179A - 3rd Floor In Wall Encapsulation (GENERAL CONDITIONS)						Owner Directive

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	179a	4/28/2021	CANCELLED - CE #179A - 3rd Floor In Wall Encapsulation (GENERAL CONDITIONS)	002	OWNER CONTINGENCY CE #179a Additional GC's requested at \$2300/Day for 7 days: \$11,500	0	0	0	Owner Directive
037	181	2/25/2021	CE #181 - 4th Floor In Wall Encapsulation	007	OWNER CONTINGENCY	0	0	(21,464)	Owner Directive
039	182	2/25/2021	CE #182 - 3rd Floor Ductwork Mastic Abatement	009	OWNER CONTINGENCY	0	0	(17,601)	Field Condition
064	183	2/25/2021	CE #183 - 4th Floor Ductwork Mastic Abatement	004	OWNER CONTINGENCY	0	0	(20,059)	Field Condition
	184	3/2/2021	CANCELLED - CE #184 - WinPAK Upgrade	003	OWNER CONTINGENCY	0	0	0	Unforeseen Conditions
035	185	3/2/2021	CE #185 - Mechanical Sleeves Credit	003	OWNER CONTINGENCY Credit for removal of sleeves from subcontractor's scope of work.	0	0	658	Unforeseen Conditions
040	187	3/5/2021	CE #187 - Patch Drywall in Room 209	004	OWNER CONTINGENCY	0	0	(470)	Owner Directive
	191	3/23/2021	CE #191 - 2nd Floor Duct Abatement	003d	OWNER CONTINGENCY	0	0	(22,658)	Owner Directive
044	191.A	3/23/2021	CE #191.A - 2nd Floor Duct Abatement	003d	OWNER CONTINGENCY	0	0	(19,893)	Missed Scope
	191.B	3/23/2021	CE #191.B - 2nd Floor Duct Abatement	003d	OWNER CONTINGENCY	0	0	22,632	Field Condition
046	196	3/23/2021	CE #196 - Floating Floor at 2nd Floor Courtroom H						Owner Directive

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046	196	3/23/2021	CE #196 - Floating Floor at 2nd Floor Courtroom H	003	OWNER CONTINGENCY	0	0	(609)	Owner Directive
					CE #196				
					Spectra to provide labor, material, and equipment necessary for the following scope: Removing the previously installed flooring in courtroom H, floating the floor to gradually slope down from the upheaval in the existing floor, and replace the carpet removed.				
041	198	3/23/2021	CE #198 - 501 Building Temporary Furniture Relocation	003	OWNER CONTINGENCY	0	0	(990)	Owner Directive
					CI Group to provide material, labor, and equipment necessary for the following scope: Relocate furniture from storage on the 7th floor of the 501 building to 3 offices on the same level.				
	201	4/23/2021	CANCELLED - CE #201 - VMS Upgrade to Version 10.0	003	OWNER CONTINGENCY	0	0	0	Owner Directive
050	205	5/10/2021	CE #205 - Allowance Reconciliation at Owner's Request	005	OWNER CONTINGENCY	0	0	82,494	Owner Directive
052	207	5/26/2021	CE #207 - Unforseen Condition Allowance Reconciliation	002	OWNER CONTINGENCY	0	0	(11,870)	Allowance Reconciliation
058	225	8/17/2021	CE #225 - Conduit for WAVE System Repeaters	003	OWNER CONTINGENCY	0	0	(776)	MCC Directive
057	228	8/27/2021	CE #228 - WINPAK Upgrade	003	OWNER CONTINGENCY	0	0	(3,568)	Document Discrepancy
061	233	9/20/2021	CE #233 - Additional Temporary Protection at Elevator #02	003	OWNER CONTINGENCY	0	0	(2,585)	Owner Directive
059	236	9/23/2021	CE #236 - Moving Clerk's and Jury Tables from Long Term Storage	003	OWNER CONTINGENCY	0	0	(533)	Owner Directive

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060	241	9/28/2021	CE #241 - Moving Furniture from STAR Center to Temporary Location	003	OWNER CONTINGENCY	0	0	(7,531)	Owner Directive
	242	9/28/2021	CANCELLED - CE #242 - Modifications to Fabricated Screens	003	OWNER CONTINGENCY	0	0	0	Field Condition
069	243	1/27/2022	CE #243 - Modification to Existing Elevator Openings	009	OWNER CONTINGENCY	0	0	(46,372)	Field Condition
059	246	10/4/2021	CE #246 - New Clerk Furniture	003	OWNER CONTINGENCY	0	0	(4,670)	Owner Directive
	248	10/5/2021	CANCELLED - CE #248 - New Fire Alarm Notifier Panel	003	OWNER CONTINGENCY	0	0	0	Owner Directive
076	249.A	10/7/2021	CE #249.A - Paint T&M: Art Rail	009	OWNER CONTINGENCY	0	0	(1,322)	Field Condition
	250	10/20/2021	CANCELLED - CE #250 - Elevator Openings Fill-In	005	OWNER CONTINGENCY	0	0	0	Field Condition
	251	10/20/2021	CANCELLED - CE #251 - Replacing 5th Floor Roof Pitch Pocket with Vault	004	OWNER CONTINGENCY	0	0	0	Field Condition
	256	10/28/2021	CANCELLED - CE #256 - Existing 5th Floor Exhaust Fan Relocation	004	OWNER CONTINGENCY	0	0	0	Owner Directive
062	257	10/28/2021	CE #257 - Increasing Counsel Tables from 6' to 8'	003	OWNER CONTINGENCY	0	0	(12,648)	Owner Directive
065	258	10/28/2021	CE #258 - Negative Air Machines to Remain on the Floor After Abatement	003	OWNER CONTINGENCY	0	0	(10,099)	Owner Directive
	261	10/28/2021	CANCELLED - CE #261 - Concealed Closers at Existing Frames	003	CONTRACTOR CONTINGENCY	0	0	0	Field Condition
	265	12/2/2021	CANCELLED - CE #265 - Insulating Existing Rain Leads	003	OWNER CONTINGENCY	0	0	0	Field Condition
063	269	12/10/2021	CE #269 - 4th Floor Firestopping	003	OWNER CONTINGENCY	0	0	(2,753)	Owner Directive
068	270	12/10/2021	CE #270 - Abating 4th Floor Travertine Base	003	OWNER CONTINGENCY	0	0	(6,300)	Contract Option
067	273	12/10/2021	CE #273 - Fourth Floor VCT Abatement	003	OWNER CONTINGENCY	0	0	(3,561)	Contract Option

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067	273	12/10/2021	CE #273 - Fourth Floor VCT Abatement						Contract Option
077	281	12/30/2021	CE #281 - 4th Floor Courtroom A VAV Relocation	005	OWNER CONTINGENCY	0	0	(12,789)	Owner Directive
072	286	1/3/2022	CE #286 - Existing High Roof Repairs	006	OWNER CONTINGENCY	0	0	(3,639)	Field Condition
070	288	1/3/2022	CANCELLED - CE #288 - Removal and Replacement of AHU Sensors	004	OWNER CONTINGENCY	0	0	0	Change Condition
	295	2/3/2022	CANCELLED - CE #295 - Elevator Use for Forming Columns	003	OWNER CONTINGENCY	0	0	0	Field Condition
071	298	2/8/2022	CANCELLED - CE #298 - Missing Closers for 2nd, 3rd & 4th Floor	002	OWNER CONTINGENCY	0	0	0	Field Condition
	304	2/18/2022	CANCELLED - CE #304 - Additional Closers for 2nd, 3rd & 4th Floors	002	OWNER CONTINGENCY	0	0	0	Field Condition
	313	3/1/2022	CANCELLED - CE #313 - Relocate Sprinkler Head in Elevator Shaft	003	OWNER CONTINGENCY	0	0	0	Field Condition
	318	3/2/2022	CANCELLED - CE #318 - Universal Engineering Cost	002	OWNER CONTINGENCY	0	0	0	Unforeseen Conditions
074	319	3/7/2022	CE #319 - Steel Changes (Beams, Mesh, and Scaffolding)	003	OWNER CONTINGENCY	0	0	(3,553)	Field Condition
079	324	4/5/2022	CE #324 - Angled Drywall Ledges in Elevator Shaft	003	OWNER CONTINGENCY	0	0	(2,185)	Unforeseen Conditions
078	329	4/14/2022	CE #329 - Stairwell Signage	002	OWNER CONTINGENCY	0	0	(1,074)	Field Condition
	339	7/14/2022	CE #339 - Temp funding of Universal Contract Balance	002	OWNER CONTINGENCY	0	0	(3,625)	
	346	8/16/2022	CE #346 - Credits Requested By Pinellas County	010	OWNER CONTINGENCY	0	0	0	Missed Scope
082	347	9/12/2022	CE #347 - Additional Judge's Move	003	OWNER CONTINGENCY	0	0	(3,908)	Owner Directive
084	354	12/6/2022	CE #354 - AV Equipment Replacement Credit	001	OWNER CONTINGENCY	0	0	183,141	Damage to Work

Contingency Report
Cost Event Detail By Items

Project # 7651
St Petersburg Courts Consolidation Project

Description	Approximate	Pending	Approved	Totals
Owner Contingency				289,387
800-019100-0001-M				
Original CM Contingency				289,387
Approved Expenditures			(289,387) =	(289,387)
Balance (with Approved Items)				0
Anticipated Expenditures	0	0	=	0
Balance (with Approx/Pending Items)				0

* indicates multiple alloc codes

AR	CE	Date	CE Title	Item	CE Item Description	Approximate	Pending	Approved	Reason
	371	3/24/2025	Owner Contingency Giveback Reconciliation	001	OWNER CONTINGENCY	0	0	(149,233)	
					Deductive amount reduces Owner Contingency to \$0.00 and satisfies the Contractor's Obligations to refund the Owner remaining Owner Contingency budget.				
087	373	8/6/2025	CE #373 - Additional Courtroom Seals	001	OWNER CONTINGENCY	0	0	(4,279)	Change Condition

Owner Change Order #2 deduct

Any value listed in the Approximate column is a Rough Order of Magnitude estimate only, and does not constitute a proposed value.