



November 8, 2023

Ms. Kate Thunstrom
City Administrator
City of St. Francis
23340 Cree Street NW
St. Francis, MN 55070

Sent via Electronic Mail

Re: St. Francis Fire and City Hall
Plumbing Permit Delay

Kate:

I am sending this letter to follow up on the conversations we have had at the last two on-site project meetings regarding the delays associated with not having the plumbing permit issued. Until the permit is issued, we can only speculate and plan to a certain point. We anticipate that the result could be a delay impact of two to three weeks to the overall project schedule based on the information provided that the permit should be issued next week. Should there be further delays, that amount of time could, and will, change respectively.

In accordance with our Agreement (Paragraph 8.3 and Paragraph 15.1.3 of the AIA A201), Stahl is to notify the Owner within 21 days of an event if there are delays or extensions of time required as the result of a condition that is outside of the contractor's control. We were made aware of the delay on October 19, 2023.

Upon issuance of the plumbing permit, an update will be provided to the master schedule which will reflect any known changes to the date. The extent of time and cost impacts relating to these matters, including those affecting subcontractors, will need to be determined and addressed at appropriate times by change order if / as needed. Stahl has reviewed the project schedule and collaborated closely with the affected trades to mitigate the impact as much as possible.

It is in everyone's best interest to remain transparent in our communications and we thank you in advance for your understanding of this matter.

Sincerely,

Deborah J. Aldrich
Senior Project Manager
Stahl Construction

c: Cathy Schmidt, Lane Schoening, Jeremy Belsheim, Tom Surprenant – Stahl Construction
Paul Carpenter – City of St. Francis
Ginnie Schneider – Brunton Architects & Engineers

