

REQUEST FOR EQUITABLE ADJUSTMENT

Differing site condition — sealed eastern delivery opening

TO: Contracting Officer, 713th Contracting Squadron (713 CONS)

FROM: Outer Heaven Builders, LLC

DATE: 7 May 2027

CONTRACT: SM-SABER-01, Task Order 27-041

SUBJECT: \$21,600 price adjustment - Recreation Center HVAC

Basis of request

Outer Heaven Builders, LLC requests a \$21,600 price increase under FAR 52.236-2, Differing Site Conditions. During scheduled delivery of the prefabricated air-handling unit, Zanzibar Mechanical and Controls, LLC found that the vehicle-sized eastern opening shown on the Government-furnished Recreation Center floor plan was sealed by masonry. Outer Heaven characterizes that condition as a latent physical condition materially different from the 12-foot bay indicated in the contract drawing.

Outer Heaven gave the Contracting Officer prompt written notice on 3 May 2027 before the wall was disturbed or delivery mitigation began, preserved the condition for Government inspection, and requested direction. To protect the equipment and maintain the required completion date, Zanzibar separated the unit into transportable assemblies, moved them through personnel doors, and reassembled, connected, and retested the unit inside. This effort was not included in the awarded price. Outer Heaven asserts that the timely noticed condition and resulting mitigation entitle it to an equitable adjustment.

Cost summary

Cost element	Contractor's stated basis	Amount
Zanzibar labor	Foreman, HVAC mechanics, and controls technician for disassembly, interior movement, reassembly, and testing	\$15,420
Equipment / delivery	Interior handling equipment, rigging, and protected movement	\$2,180
Materials	Gaskets, sealants, fasteners, wrapping, and protection consumables	\$720
Subcontractor O&P	Applied to Zanzibar's added direct work	\$1,280
Prime field support	Outer Heaven field coordination and supervision	\$900
Prime O&P	Applied to the added subcontracted work	\$1,100
	TOTAL REQUESTED	\$21,600

Supporting payroll, equipment, and subcontractor records are available upon request.

Schedule mitigation

The delivery and setting activity was on the controlling mechanical sequence. By beginning protected disassembly and interior movement after its written notice, Outer Heaven states that it preserved the 15 September 2027 completion date. No time extension is requested.

REQUESTED ACTION: Increase the task-order price by \$21,600. The contractual completion date remains unchanged.

This is an REA, not a claim or request for a contracting officer's final decision.

/s/ Robin Hale

Project Manager, Outer Heaven Builders, LLC