

Building Inspections - Re: 7/29/13 UPDATED FILES, 223 Western Promenade

From: Ford Reiche <ford@fordreiche.com>
To: Building Inspections <buildinginspections@portlandmaine.gov>
Date: 7/30/2013 2:39 PM
Subject: Re: 7/29/13 UPDATED FILES, 223 Western Promenade

Thank you...the renovation number is so big that I felt like I was including the purchase price, but sadly not so. The amount I put on the permit application is my full cost, but now that you raise the question, I may have overstated the cost to you by \$200,000.

Here is my math generally with respect to your question, and I will be pleased to provide all the details upon request:

Total project cost estimate (not counting purchase): \$1,800,000

To arrive at the \$1,200,000 figure for permit purposes, I deducted:

Plumber and HVAC because that is a separate permit (\$225,000)
 Electrical because that is a separate permit (\$135,000 based on current bid..may go down)
 Landscape/hardscape and a small amount of sitework: (\$128,000)
 Fixtures and appliances we will purchase for kitchens/baths: (\$104,000)

That got me to the \$1,200,000 reported on the permit application, but maybe I should have also excluded my soft costs: \$215,000 as follows: cost of money @ \$75,000; design @ \$30,000; contingency for unknown bummers that lay ahead \$75,000 and leasing construction equipment @ \$35,000.

Please let me know if any change to this aspect of the permit application is appropriate.

Thank you,
Ford

Ford@FordReiche.com
 207-740-6099

Ford Reiche
 100 Middle Road
 Cumberland, Maine 04021

Ford@FordReiche.com

On Jul 30, 2013, at 10:18 AM, "Building Inspections" <buildinginspections@portlandmaine.gov> wrote:

Ford, what is your **total cost of work** that would be included in this change of use application? Do NOT include your purchase price or anything dealing with that cost.

>>> Ford Reiche <ford@fordreiche.com> 7/29/2013 12:30 PM >>>
Portland Building Inspections Dept,

Attached above please find a complete Level I permit application with all required attachments. We have made an effort to make this complete and responsive. Your help in getting us through this process will be appreciated. The required fee will be delivered to your office tomorrow.

Many thanks,
Ford Reiche

Ford@FordReiche.com
740-6099

From: Joe Waltman <jwaltman15@gmail.com>
Date: Monday, July 29, 2013 12:01 PM
To: FSR <ford@fordreiche.com>
Subject: 7/29/13 UPDATED FILES

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.