

MEMORANDUM



TO: Barbara Barhydt
FROM: Lauren Swett
DATE: February 9, 2007
RE: 1039 Riverside Street, Second Tee Condominium Business Park – Inspection for Reduction in Performance Guarantee

This memo documents the results of an inspection of the Second Tee Condominium Business Park site located at 1039 Riverside Street in Portland. On February 6, 2007, a site visit and meeting with the owner, Bob Gaudreau, was conducted by Lauren Swett from Woodard & Curran. A site plan dated July 2005 was used for the inspection.

The following items were observed at the site:

1. The road through the site has been completed. Sidewalks, parking lots, loading areas and entrances around the future locations of buildings 1, 2, 10, 11, and 14 have not yet been completed.
2. Granite curbing installed within the site could not be seen because of snow and ice.
3. Completed earthwork was not observed. Based on the grading plan, most of the grade changes will be made around building 14 which has not been constructed yet.
4. From the conversation with Bob Gaudreau, all underground utilities, including sewer, water, and stormwater, have been installed. Connections to future buildings 1, 2, 10, 11, and 14 remain to be installed following the buildings' construction. In addition, the site's four water quality units have been installed.
5. A lighting plan was not included with the site plan provided for inspection. 14 installed lights were observed throughout the whole site.
6. None of the erosion control measures were observed at the site. Any erosion control measures in place were covered with snow, and a majority of the silt fence specified on the plans is located around the buildings that have not yet been constructed.
7. White Pine and Crabapple trees were observed throughout the site. The number of trees shown on the plans and given in the performance guarantee cost estimate are not the same. There is also a discrepancy in the total cost of white pines. In the cost estimate, \$15,625 was allotted for 29 trees at \$125 each.

In 2005, the original site was reduced by an amount of \$368,889.78. Following this reduction, an additional area was added to the site. The recommended amount for a second reduction, including both the original and added site, is \$375,927.87. This reduction is for only the private portion of the project. A spreadsheet showing the breakdown of expenses for the reduction is included.

If you have any questions about the information listed above, please don't hesitate to contact me.

LJS
203939

Attachments: Cost Estimate Spreadsheet

**Original Plan
Private**

	Quantity	Unit Cost	Subtotal	Reduce (both reductions)
1 Street/Sidewalk				
				Remain: 25300sf parking/entry/loading buildings 1 & 2; 13000sf parking/loading buildings 10 & 11
Road (SF)	127000	\$2.37	\$301,436.00	\$210,665.00
Granite Curbing (LF)				
Sidewalks (SF)				
Esplanades				
Monuments				
Street Lighting				
Street Opening Repairs (EA)				
Other				
2 Earth Work				
Cut				
Fill				
3 Sanitary Sewer				
Manholes (EA)	8	\$3,000.00	\$24,000.00	\$24,000.00 All underground installed
Piping (LF)	1781	\$27.15	\$49,575.00	\$49,575.00 All underground installed
Connections				
Main Line Piping				
House Sewer Service Piping				
Pump Stations				
Other				
4 Water Mains (LF)	2200	\$42.98	\$95,000.00	\$95,000.00 All underground installed
5 Storm Drainage				
Manholes (EA)	6	\$2,136.30	\$12,818.00	\$12,818.00 All underground installed
Catchbasins (EA)	16	\$2,136.30	\$34,181.00	\$34,181.00 All underground installed
Piping (LF)	2011	\$26.54	\$53,340.00	\$53,340.00 All underground installed
Detention Basin (EA)				
Stormwater Quality Units(EA)	3	\$22,666.00	\$68,000.00	\$68,000.00
Other				
6 Lighting (EA)	24	\$1,100.00	\$26,400.00	\$11,000.00 Found 10 lights
7 Erosion Control				
Silt fence (LF)	2600	\$1.50	\$1,300.00	Site's silt fence is mostly around Buildings 1,2,10, & 11 - still to be constructed
Check Dams (EA)				
Pipe Inlet/Outlet Protection(EA)				
Level Lip Spreader (EA)	1	\$2,000.00	\$2,000.00	Not seen - covered in snow/not installed yet
Slope Stabilization				
Geotextile				
Hay Bale Barriers (EA)	100	\$3.00	\$300.00	Not seen - covered in snow/not installed yet
Catchbasin Inlet Protection (EA)	20	\$50.00	\$1,000.00	Not seen - covered in snow/not installed yet
8 Recreation and Open Space Amenities				
9 Landscaping				
White Pine (EA)	29	\$125.00	\$15,625.00	\$2,500.00 9 pines to be planted around buildings 1 & 2
Crabapple (EA)	4	\$250.00	\$1,000.00	\$1,000.00 More than 4 planted, 13 remain to be planted
Loam and Seed (SF)	40000	\$0.50	\$20,000.00	Not seen - covered in snow/not installed yet
Burn (EA)				
10 Miscellaneous			\$30,000.00	Unknown what includes
Cost Estimate Private Total:			\$745,575.00	
Cost Estimate Public Total:			\$22,000.00	
Cost Estimate Total:			\$767,575.00	
Recommended Reduction (total):			\$562,079.00	(only for original site; includes first reduction, and suggested second reduction)
First Reduction:			\$368,889.78	(from Alexander Jaegerman letter dated May 27,2005)
Recommended Second Reduction:			\$193,189.22	(only for original site; see next sheet for added site)

Total Recommended Reduction Including Original and Added areas of the site:	\$375,927.87
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Additional Site

	Quantity	Unit Cost	Subtotal	Reduction	
1 Street/Sidewalk					
Road (SF)	33000	\$2.91	\$96,200.00	\$49,101.65	3500 sf parking/loading around building 15, surface pave area (1 1/2" of 3 1/2" total, 43%)
Granite Curbing (LF)	850	\$7.00	\$6,000.00		can't see curb - snow and ice
Sidewalks (SF)	2250	\$4.00	\$9,000.00	\$4,500.00	building 15 sidewalk
Esplanades					
Monuments					
Street Lighting					
Street Opening Repairs (EA)					
Other					
2 Earth Work					
Cut	1750	\$6.00	\$10,500.00		Grading areas on plans covered in snow - majority of grading around building 15 - not completed yet
Fill	900	\$12.00	\$10,800.00		
3 Sanitary Sewer					
Manholes (EA)					
Piping (LF)	40	\$50.00	\$2,000.00	\$2,000.00	Underground complete
Connections					
Main Line Piping					
House Sewer Service Piping					
Pump Stations					
Other					
4 Water Mains (LF)					
	400	\$63.75	\$25,500.00	\$25,500.00	Underground complete
5 Storm Drainage					
Manholes (EA)	1	\$2,500.00	\$2,500.00		Couldn't find on plans
Catchbasins (EA)	8	\$2,500.00	\$20,000.00	\$20,000.00	Underground complete
Piping (LF)	917	\$55.33	\$50,737.00	\$50,737.00	Underground complete
Detention Basin (EA)					
Stormwater Quality Units(EA)	1	\$25,000.00	\$25,000.00	\$25,000.00	Installed
Other					
6 Lighting (EA)					
	6	\$1,100.00	\$6,600.00	\$4,400.00	Found 4 installed
7 Erosion Control					
Silt fence (LF)	1000	\$1.00	\$1,000.00		Not seen - covered in snow/not installed yet for building 15 installation
Check Dams (EA)	10	\$50.00	\$500.00		Not seen - covered in snow/not installed yet
Pipe Inlet/Outlet Protection(EA)					
Level Lip Spreader (EA)	1	\$2,000.00	\$2,000.00		Not seen - covered in snow/not installed yet
Slope Stabilization					
Geotextile					
Hay Bale Barriers (EA)					
Catchbasin Inlet Protection (EA)	10	\$50.00	\$500.00		Not seen - covered in snow/not installed yet
8 Recreation and Open Space Amenities					
9 Landscaping					
White Pine (EA)	14	\$150.00	\$2,100.00	\$1,500.00	4 White pines still to be planted at building 14
Crabapple (EA)	2	\$320.00	\$640.00		2 crab apple trees still to be planted at building 14
Loam and Seed (SF)	20000	\$0.50	\$10,000.00		Not seen - covered in snow/not installed yet
Burm (EA)	1	\$3,000.00	\$3,000.00		Not seen - covered in snow/not installed yet
10 Miscellaneous					
			\$5,000.00		Unknown what includes
Cost Estimate Private Total:			\$289,577.00		
Recommended Reduction:				\$182,738.65	(only for additional site)