

**SITE OBSERVATION NUMBER THIRTEEN
CBP PROJECT NUMBER 000000**

I. SCOPE OF THE PROJECT

A. SITE DESCRIPTION

This project is located at _____ . It is bounded on the north and south by residential parcels; on the east by Bay Lane and on the West by Biscayne Bay. The lot contains 0.91 acres, more or less. Access to the site is via three driveways off of Bay Lane.

Stormwater run off is to be contained on site.

PROJECT DESCRIPTION

The project consists of the construction of a three level residence including a pool.

C. BUILDING DESCRIPTION

The project consists of the construction of six bedrooms, eight full and two half-baths, library, grand living room, formal dining, kitchen, family room, game room, grand foyer, storage and service spaces. Total enclosed area commutes to 24,970 s.f.

D. PARKING

The basement services as a parking garage that could house approximately twenty automobiles.

E. BUILDING DIMENSIONS

Building Dimensions are as follows:

<u>Length</u>		<u>Width</u>		<u>Height</u>
120'	x	100'		35'-0"

F. DESCRIPTION OF BUILDING SYSTEMS

1. Foundation

The building is founded on a matrix of augercast piling that support continuous concrete grade beams.

2. Superstructure

The building above ground consists of reinforced concrete masonry and concrete columns that transfer live and dead loads to the foundation system.

3. Building Exterior

Exterior walls are finished in 5/8" cement plaster (stucco) over 8" thick concrete masonry.

4. Roof Assembly

All roofed areas consist of pre-engineered wood trusses sheathed in 5/8" thick exterior grade plywood sheathing and weathered by a multi-layer roofing system clad in clay barrel tile.

5. Plumbing System:

Solid and fluid organic matters are discharged from the residence into an existing sewer system. The plans show six full and two, half-bathrooms, each containing at least one toilet and one lavatory. The master bath contains both a tub and a separate shower. The kitchen consists of a single and a double sink with disposal and two dishwashers.

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6. Air Conditioning, Heating and Ventilation

Air conditioning and heating is provided by a closed loop chilled water system that serves ten heat pumps.

7. Electrical System

Primary electrical service of 120/208 volt, 1,200 ampere single phase, three wire is supplied by Florida Power & Light from an unspecified transformer. Cable TV and telephone systems are indicated. An emergency back-up generator is also provided through manual transfer switches.

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GENERAL

The site was active and the general contractor, _____ was working. I walked the site to review the construction effort.

The weather was sunny and 82 degrees.

DOCUMENTS RECEIVED AND/OR REVIEWED ON SITE

request for payment number eighteen (18), dated March 31, 2007.

Change Orders Thirty-Five (35) through Forty-Five (45).

WORK UNDERWAY

SITE

Clearing appears complete.

Rough grading appears complete.

Sheet pile installation appears complete.

Dewatering equipment installation appears complete.

Site wall erection appears complete.

Drainage structure installation appears complete.

Sea wall construction appears complete.

Pool concrete placement appears complete.

Pool deck concrete placement appears complete.

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STRUCTURE

Basement Level

Piling placement appears complete.

Grade beam concrete placement appears complete.

Concrete slab-on-grade concrete placement appears complete.

Masonry wall erection appears complete.

Concrete wall formwork appears complete.

Concrete wall concrete placement appears complete.

FIRST LEVEL

Elevated slab concrete placement appears complete.

Masonry wall erection appears complete.

Concrete beam and column formwork and concrete placement appears complete.

Interior partition framing appears complete.

Window and exterior door installations appear substantially complete.

Exterior marble veneer installation is underway.

Stucco application is underway.

SECOND LEVEL

Elevated slab concrete placement appears complete.

Masonry wall erection appears complete.

Concrete beam and column formwork and concrete placement appears complete.

Roof truss erection appears complete.

Roof sheathing appears complete.

Roof insulation appears complete.

Interior partition framing continues.

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Stucco application is underway.

Roof dry-in appears complete.

Window and exterior door installations appear substantially complete.

STORED MATERIAL

Plywood

Lumber

Window and Door Trim

Doors

CHANGE ORDERS

We are in receipt of Change Orders 35 through 45. They include additional roof tile caulking, pool equipment, permit fees, general conditions, window installation, copper door pans, piling, electrical devices and a concrete viewing deck. They increase the contract by \$183,608.33. The owners representative has signed them all.

COMMENTS

1. The site was relatively neat and free of debris.
2. We cannot make a favorable recommendation for payment as presented. The request against drywall and framing (\$50,000.00) as no additional work has been accomplished since last period. Therefore we have reduced the current voucher by like amount. Contractor's fee and insurance have been adjusted accordingly.

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RECAPITULATION

Original Contract Sum		\$ 11,558,326.77
Change Orders		1,417,680.58
Contact Sum to Date		12,926,006.85
Total Completed to Date	(48.7%)	6,312,117.39
Retainage		328,910.90
Total Earned Less Retainage		5,983,206.89
Previous Payments		5,769,945.15
Current Recommended Payment		213,261.74
Balance		\$ 6,992,799.96

Since we have no control over the cost of labor, materials or competitive bidding, we cannot guarantee the accuracy of any statement or estimate of probable construction costs.

PROGRESS AND SCHEDULE

We have not been supplied with a copy of the general contractor's anticipated construction schedule. A project of this scope should normally require 15 to 20 months to complete, placing completion before May, 2007. Based on the current site observation, we continue to project completion in March, 2008. Progress is very slow due to the hiring of a new interior designer.

Working today was carpenters, tile setters, laborers and a supervisor for a total of 7+/- personal.

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SUMMARY AND CONCLUSION

Based on our thirteenth Site Observation on April 19, 2007 we estimate the project to be approximately 48.7% complete, which is an increase of 1.7% since our last report.

Based on the percentage of work completed (and material stored) to date and the revised budgeted hard cost of \$12,976,006.85, construction has progressed to a point to allow funds of \$6,312,117.39 to be advanced. This amount does not take into consideration any land advances, retainages or other soft costs, the amount may include funds, advanced by others not suggested for payment by consultant.

The material and workmanship on the site are of average quality.

This report is intended solely for the use of _____, its employees and agents. The Consultant shall have no obligation to the Owner and/or Developer and agents thereof. In addition, this report is in no way intended for utilization, reliance or otherwise by Owner and/or Developer and agents thereof.

Sincerely,
CBP SERVICES CORP

M. Stephen Krysowaty
Senior Vice President

MSK/jv