

I. PROJECT DESCRIPTION

The project is located at _____ . The site consists of approximately a 1.6 acre parcel of the 55 acre Midtown Miami Development project. The site is located on “Track F” of Buena Vista yard east, is trapezoidal in shape; is bounded by proposed Midtown Boulevard on the west, N.E. 34 Street on the north, East Coast Avenue on the east and vacant property to the south.

A. PROJECT DESCRIPTION

1. Water

Water service is provided by Miami-Dade Water and Sewer Authority from an existing 12" water main within the right-of-way of East Coast Avenue. An existing 8" tap from the 12" water main is designated for the fireline, an existing 6" tap will be used for domestic water use.

2. Sanitary Service

Sanitary sewer service is provided by Miami-Dade Water and Sewer Authority from an existing sewer main within the right-of-way of N.E. 34 Street, Midtown Boulevard an extension of an existing sewer line along the south side of the project.

3. Storm Sewer

Stormwater runoff from roofed and other impervious surfaces is discharged into three drainage well structures providing for sand and oil separation and discharge of storm water via 24" deep wells.

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4. **Electric**

Electric service is provided by Florida Power and Light Company from a transformer vault located on the ground floor level at the east side of the building.

B. **PARKING**

Parking for 477 automobiles is provided on site in a six level parking garage. Twelve spaces are designated for use by the physically handicapped two per floors, one space on the ground floor measures 12'-0" wide by 18'-0" long for van accessibility. The 465 parking spaces for standard size automobiles and measure 8'-6" wide by 18'-0" long.

C. **TRAFFIC CONTROL**

Vehicular access to the project is via one, one way means of ingress/egress off of East Coast Avenue., to the garage and valet parking. A separate entrance to the truck loading area is provided off of East Coast Avenue.

II. BUILDING DESCRIPTION

This multi use building rises thirty-three stories. The seven story podium level occupies most of the site. Lower podium levels contain parking, offices, retail space, and building systems. Upper podium levels house residential units and parking. Level seven houses residential units, pool, pool deck and landscaping. Floors eighth through thirty-three contain residential condominiums. The ground floor (level one) contains parking garage, retail spaces, office space, truck loading berths, restaurant-bar establishments, fire control room, emergency generator, electrical vault, electrical switch gear, fire pumps, domestic water pumps, trash and mail rooms, elevator lobby's and workspace units. Level two envelopes additional parking, employee offices, office space, storage, bike storage, residential units and the main telecommunications room. The third level contains more parking, and residential units. Levels four, and six house more parking, and residential units. Level five houses additional H.V.A.C. equipment. Intermediate level 650 provides for structural transitions to accommodate the pool, pool deck and adjacent amenities. Pool equipment is housed on level six. Level seven houses the pool, pool deck, spa, gym, residential lounge, planters and eight residential units. The residential tower begins on level eight. Level eight contains fourteen residential units. Level nine through twelve and fourteen through twenty-nine envelopes fourteen residential units per floor. Level thirty houses fourteen residential units. Lower penthouse units begin on level thirty-one. There are seven penthouse units on level thirty-one. Level thirty-two and thirty-three envelopes seven lofted penthouse units. The roof level contains the elevator machine room and cooling tower equipment. In total, the building contains, three-hundred-ninety-

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two residential units, nine rental suits, one office suit and six work space suits, enveloping approximately 965,995 gross square feet broken down as follows:

Parking	217,592 s.f.+/-
Retail	17,853 s.f.+/-
Office	4,688 s.f.+/-
Common Elements	72,269 s.f.+/-
Residential	493,266 s.f.+/-
Exterior Terrace	82,433 s.f.+/-
Exterior Deck	38,535 s.f.+/-
Mechanical/Shaft Areas	<u>39,359 s.f.+/-</u>
TOTAL	965,995 s.f.+/-

III. BUILDING SYSTEMS

A. Foundations

The building is founded on a matrix of 24” diameter augercast piling that supports cast in place concrete pile caps, grade beams and monolithic footings.

B. Framing System

The superstructure system for the podium structure consists of a matrix of cast in place concrete columns and shear walls that support cast-in-place post tensioned concrete beams and slabs. The superstructure for the tower consists of a matrix of cast-in-place concrete columns and shear walls that support the elevated decks.

C. Floor Structure

The first level of the garage consists of five inch thick slab-on-grade. Second level floor post tensioned slabs range from eight inch to ten inch in thickness. Cast-in-place ramp slabs are ten inches thick. Between shear walls, slabs are thickened to fourteen inch. Levels three through six are constructed using post tensioned slabs that range from eight inch to ten inch in thickness. Ramp slabs are ten inch thick. Slabs are thickened between shear walls. The seventh floor consists of eight inch and nine inch thick cast-in-place post tensioned concrete slabs, eight through twelve inch thick cast-in-place concrete slabs and thickened slabs between shear walls. The eighth levels consist of eight inch post tension slabs, and twelve and fourteen inch cast-in-place concrete decks. Levels nine through twelve and fourteen through thirty consist of eight inch post tension slabs with fourteen inch thickened slabs between shear walls. Levels thirty-one and thirty-two are constructed utilizing fourteen inch post-tensioned slabs and thickened slabs at shear walls. Level thirty-three consists of eight inch post-tensioned slabs and thickened slab portions.

D. Roof Structure

The main roof consists of 12” thick post-tensioned slabs, and 14” thickened portions. The machine room roof consists of 12” thick cast-in-place concrete slabs.

E. Roofing

The roofing system consists of a modified bitumen sheet roofing system that is applied over rigid tapered insulation that is to be mechanically fastened to the roof deck.

F. Exterior Walls

Exterior walls consist of stucco clad 8" thick concrete masonry units combined with reinforced concrete columns, beams, slabs and floor to ceiling glass.

G. Windows

Unit windows consists of a combination of fixed and project out sash in aluminum frames. Windows at the main entrance level, retail units and office suits consist of an aluminum and glass storefront system.

H. Exterior and Interior Doors

Exterior unit doors consist of sliding aluminum/glass doors set in aluminum frames. Unit entrances consist of MDF doors in metal frames. Unit interior door consists of a combination of solid and hollow core wood panels set in wood frames. Personnel doors consist of a combination of hollow metal panels set in steel frames. Ground level doors consist of hollow metal panels in metal frames, and aluminum and glass panels in aluminum frames.

I. Heating and Air Conditioning

Units and common areas are heated and cooled through a system of rigid and flexible metal fiberglass ductwork that supply heated or cooled air from water source heat pumps. Heat pumps are located in closets within each unit. Unit toilet rooms are vented to the outside. Two cooling towers are mounted on the

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roof. Stair towers are pressurized by roof mounted supply fans. Positive ventilation for parking levels one and two is provided by supply air ducted from level seven flowing to an exhaust fan at level one with a ducted intake to level two. Parking levels three through six are ventilated by propeller exhaust fans at each level. Supply air is provided by ducts from level seven and fresh air louvers on the east elevation.

J. Plumbing

The podium and residential tower are served by sanitary risers that range in size from 3" to 6". Piping is polyvinylchloride (PVC). Domestic water pumps supply pressurized water to domestic water risers that serve all units. Piping is copper and ranges in size from 1" to 6". Piping in each unit varies from 1½" to ½" diameter copper. Each unit is served by its own electric water heater.

K. Electrical

Electric service is provided from an FP & L transformer vault located on the first level of the garage to the adjacent main electrical room. Power to each unit is indicated to be 110/208 volt, three wire, single phase. Meter centers are located on levels 1, 3,5,7,9,11,14,16,18,20,22,24,26,28,30 and 31. Cable television, telephone and fire alarm risers are shown. A diesel fired emergency generator is also provided and is activated by automatic transfer switches.

L. Fire Protection

The entire garage and tower are protected by an automatic fire sprinkler system. Booster pumps are located in a pump room on the first level.

M. Elevators and Stairs

Elevators

Levels one through seven, are served by two elevator Lobby's. The main lobby contains three passenger elevators and one service elevator. The second lobby contains one passenger elevator and one service elevator. The tower is served by the main elevator lobby.

Stairs

There are six enclosed stairs serving levels one through seven. Stair well number seven serves level two through level six. Stair well number eight serves level three through level six. There are two enclosed stairs serving level eight through level thirty-three, continuing to the roof level.

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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 85 degrees.

DOCUMENTS RECEIVED AND/OR REVIEWED ON SITE

request for payment number seventeen (17), dated
April 25, 2007.

WORK UNDERWAY

SITE

Augercast concrete pile placement continues.

Temporary water lines are installed.

Contractor facilities have been placed on site.

Temporary electric service installation appears complete.

STRUCTURES

Pile cap formwork appears complete.

Pile cap concrete placement appears complete.

First Level

Column and shearwall reinforcing steel placement appears complete.

Column and shearwall formwork appears complete.

Fire sprinkler main installation appears complete.

Underslab utility installation appears complete.

Concrete slab-on-grade placement continues.

Second Through Ninth Levels

Elevated slab placement appears complete.

Column and shearwall concrete placement appears complete.

Sanitary riser installation appears complete.

Sanitary lateral installation appears complete.

Masonry wall erection appears complete.

Interior partition framing appears complete.

Ductwork installation appears complete.

Plumbing rough-in appears complete.

Electrical rough-in appears complete.

Fire sprinkler rough-in appears complete.

Window installation appears complete.

Drywall application appears complete.

Tenth through Seventeenth Levels

Elevated slab placement appears complete.

Column and shearwall concrete placement appears complete.

Sanitary riser installation appears complete.

Sanitary lateral installation appears complete.

Masonry wall erection appears complete.

Interior partition framing appears complete.

Ductwork installation appears complete.

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Plumbing rough-in appears complete.

Electrical rough-in appears complete.

Fire sprinkler rough-in appears complete.

Window installation appears complete.

Eighteenth through Twenty-Second Levels

Elevated slab placement appears complete.

Column and shearwall concrete placement appears complete.

Masonry wall erection appears complete.

Sanitary riser and lateral installation appears complete.

Interior partition framing appears complete.

Mechanical and electrical rough-in appears complete.

Window installation appears complete.

Twenty-Third through Twenty-Seventh Levels

Elevated slab placement appears complete.

Column and shearwall concrete placement appears complete.

Masonry wall erection appears complete.

Sanitary riser and lateral installation appears complete.

Interior partition framing appears complete.

Mechanical and electrical rough-ins are underway.

Twenty-Eighth through Thirtieth Levels

Elevated slab placement appears complete.

Column and shearwall concrete placement appears complete.

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Mechanical risers appears complete.

Interior partition framing is underway.

Thirty-First Through Thirty-Third Levels

Elevated slab placement appears complete.

Column and shearwall concrete placement appears complete.

Roof

Elevated slab concrete placement appears complete.

Parapet masonry installation is underway.

STORED MATERIALS

Reinforcing Steel

Forming Materials

P.V.C. Pipe

Iron Pipe

Studs

Drywall

Appliances (off site)

Ductwork

Ornamental Metals (off site)

Electrical Materials

The value of materials stored since our last report is \$418,210.00.

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CHANGE ORDERS

No new change orders were submitted for review. However, we learned that currently, the owner anticipates change orders of approximately one million dollars for the lobby.

COMMENTS

1. The site was neat and free of debris. Workmanship is good.
2. We can make a favorable recommendation for payment as presented. The current voucher is the result of our on-site negotiations.
3. Lobby design approval has been achieved and construction documents are complete. The general contractor is pricing same.

RECAPITULATION

Original Contract Sum		\$ 121,154,818.00
Change Orders		1,863,192.36
Contact Sum to Date		123,018,010.36
Total Completed to Date	(66.6%)	81,867,943.29
Retainage		3,228,457.73
Total Earned Less Retainage		78,639,485.56
Previous Payments		69,580,798.02
Current Recommended Payment		9,058,687.54
Balance		\$ 44,378,524.80

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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 been supplied with a copy of the contractor's anticipated construction schedule. It project completion in March, 2008. We believe this to be reasonable.

Working today were all major trades, laborers and supervisors for a total of 300+/- personnel.

SUMMARY AND CONCLUSION

Based on our seventeenth Site Observation on April 26, 2007 we estimate the project to be approximately 66.6% complete, which is an increase of 6.2% since our last report.

Based on the percentage of work completed (and material stored) to date and the revised budgeted hard costs of \$123,018,010.36 construction has progressed to a point to allow funds of \$81,867,943.29 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 other not suggested for payment by consultant.

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

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This report is not intended as and shall not be used by any third party as a certificate under Section 339-P of the Real Property Law of the State of New York or any statute, rule or regulation of the State of New York or any other state relating to condominiums.

This report is intended solely for the use of _____, its participants, its employees and agents. The consultants 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 or any agents thereof.

Sincerely,

CBP SERVICES CORP

M. Stephen Krysowaty
Senior Vice President

MSK/jv

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