

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

**I. SCOPE OF THE PROJECT**

**A. SITE DESCRIPTION**

The proposed high-rise project to be constructed at 804, 812, and 818 S.W. 1<sup>st</sup> Street, Miami Florida. The site is shown to have approximately 150 feet of frontage along S.W. 1<sup>st</sup> Street. The site is rectangular in shape. Planned site improvements will include construction of on-site utilities, driveways parking and landscaping, pool and pool deck.

**B. BUILDING DESCRIPTION**

The project consists of an eleven-story condominium tower. The ground floor houses parking garage, elevator vestibule, pool rest rooms, emergency generator, pump room, switch gear room, fire command room and trash room. Level two, three and four contains more parking and the elevator lobbies. Level five envelopes residential units, storage, electrical room and several private terraces. Levels six through eleven contain residential units, storage, and electrical rooms.

**C. PARKING**

The project will provide ninety-two parking spaces; three are designated for use by the physically handicapped. Handicap spaces are approximately 12' wide by 18' long with a five foot wide access aisle adjacent to each one. Spaces for regular automobiles are approximately 8'-6" wide by 18' long.

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**D. BUILDING HEIGHTS**

The height of the proposed building is 105'-6" measured from the ground floor level to the top of the concrete roof slab.

**E. BUILDING AREA**

The building will contain a gross area of approximately 106,783 square feet comprised of the following:

Vestibule	475 s.f.+/-
Corridors	5,078 s.f.+/-
Common Areas (Mechanical and Electrical)	2,152 s.f.+/-
Pool Deck	2,062 s.f.+/-
Toilets Pool Deck	289 s.f.+/-
Condominiums	37,810 s.f. +/-
Balconies/Terraces/ Stairs/Elevators	3,155 s.f. +/-
Enclosed Elevator Lobby	9,803 s.f. +/-
Storage	3,135 s.f. +/-
Parking Garage	<u>42,825 s.f. +/-</u>
<b>TOTAL</b>	<b>106,783 s.f. +/-</b>

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**F. DESCRIPTION OF BUILDING SYSTEMS**

**1. Foundation:**

The building will be founded on cast in place continuous spread concrete footings and isolated column plinths.

**2. Superstructure:**

The proposed building consists of reinforced masonry walls and cast in place concrete columns that support 8" post tensioned concrete slabs. The first level concrete slab is six inches thick.

**3. Roof Assembly:**

The flat roof of the building will consist of 4-ply modified bitumen membrane over light weight concrete sloped 1/4" per feet, over 2" rigid insulation on the concrete roof deck.

**4. Building Exterior:**

Exterior walls consist of stucco clad 8" thick concrete masonry units combined with reinforced concrete columns, beams, slabs, and floor to ceiling sliding doors. Single hung aluminum sash windows provide for bedroom egress.

**5. Building Interior:**

Common area interior partitions will typically be 1 hour rated concrete masonry units or gypsum wall board on metal studs. Bath rooms in each unit are finished in ceramic tile on floors with gypsum board walls and ceiling.

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**6. Stairs:**

The building is provided with two interior fire exit stairways serving all levels.

**7. Elevators:**

Two Otis Geared Elevonic passenger elevators will service the building.

**8. Plumbing System:**

The plumbing system will include domestic water supply and sanitary drain systems and a storm water disposal system. Domestic water will be provided by connecting to an existing water main. Sanitary sewer service will be provided by connecting to an existing main. Storm water runoff from the building's roof will be collected by roof drains and piped to the on-site storm water management system.

**9. Heating, Ventilation and A/C Systems:**

Heating, ventilation and air conditioning of all residential units and common areas will be provided by split D/X type systems. Condensing units are located at rooftop and at garage levels, and air handlers are mounted in mechanical closets. Stair wells and elevator shafts are ventilated by roof top mounted fans.

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10. **Electrical System:**

Electric service is to be provided from the FP&L pad mounted transformer to wall mounted switchgear. Power to each unit is indicated to be 120/208 volt, three wire, single phase. Meter centers are located on levels 5, 8 and 10. Cable television, telephone and fire alarm risers are shown. A diesel fired emergency Generator is also provided and is activated by automatic transfer switchers.

11. **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.

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**SITE OBSERVATION NUMBER THIRTEEN – MAY 4, 2007**

**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 80 degrees.

**DOCUMENTS RECEIVED AND /OR REVIEWED ON SITE**

revised request for payment number thirteen (13), dated April 25, 2007.

**WORK UNDERWAY**

**SITE**

Clearing appears complete.

Rough grading appears complete.

Foundation appears complete.

Storm drainage system installation appears complete.

Water service main installation appears complete.

**STRUCTURE**

**FIRST LEVEL**

Concrete column installation appears complete.

Rough electrical installation continues.

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Exterior masonry wall erection appears complete.

Fire sprinkler system installation appears complete.

Plumbing system installation continues.

Water system installation appears complete.

Floor slab installation continues.

**SECOND LEVEL**

Concrete floor slab is in place.

Electrical in-slab is in place.

Plumbing in-slab is in place.

HVAC in-slab is in place.

Plumbing system installation continues.

Water system installation appears complete.

Fire sprinkler system installation appears complete.

Exterior masonry wall erection appears complete.

**THIRD LEVEL**

Concrete floor slab is in place.

Electrical in-slab is in place.

Plumbing in-slab is in place.

HVAC in-slab is in place

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Plumbing system installation continues.

Water system installation appears complete.

Fire sprinkler system installation appears complete.

Exterior masonry wall erection appears complete.

Electrical rough-in continues.

**FOURTH LEVEL**

Concrete floor slab is in place.

Electrical in-slab is in place.

Electrical rough-in continues.

Plumbing in-slab is in place.

Plumbing system installation continues.

Water system installation appears complete.

Fire sprinkler system installation appears complete.

Exterior masonry wall erection appears complete.

**FIFTH LEVEL**

Concrete floor slab is in place.

Electrical in-slab is in place.

Plumbing in-slab is in place.

Exterior masonry wall erection appears complete.

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HVAC duct work appears complete.

Interior stud partition installation appears complete.

Rough-in plumbing appears complete.

Rough-in electrical appears complete.

Fire sprinkler system installation continues.

Aluminum window and installation continues.

Exterior masonry wall erection appears complete.

Exterior stucco application continues.

**SIXTH LEVEL**

Concrete floor slab is in place.

Electrical in-slab is in place.

Plumbing in-slab is in place.

Rough-in plumbing appears complete.

Rough-in electrical appears complete.

Interior stud partition installation appears complete.

Fire sprinkler system installation continues.

HVAC ductwork installation appears complete.

Aluminum window and door installation continues.

Exterior masonry wall erection appears complete.

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Exterior stucco application continues.

**SEVENTH LEVEL**

Concrete floor slab is in place

Electrical in-slab is in place.

Rough-in electrical appears complete.

Plumbing in-slab is in place.

Rough-in plumbing appears complete.

Interior stud partition installation appears complete.

Fire sprinkler system installation continues.

HVAC ductwork installation appears complete.

Aluminum window and door installation continues.

Exterior masonry wall erection appears complete.

Exterior stucco application continues.

**EIGHTH LEVEL**

Concrete floor slab is in place

Electrical in-slab is in place.

Rough-in electrical appears complete.

Plumbing in-slab is in place.

Rough-in plumbing appears complete.

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Interior stud partition installation appears complete.

Fire sprinkler system installation continues.

HVAC ductwork installation appears complete.

Window installation continues.

Exterior masonry wall erection appears complete.

Exterior stucco application continues.

**NINTH LEVEL**

Concrete floor slab is in place.

Interior stud partition installation appears complete.

Electrical in-slab is in place.

Rough-in electrical continues.

Plumbing in-slab is in place.

Rough-in plumbing appears complete.

Fire sprinkler system installation continues.

Exterior masonry wall erection appears complete.

Exterior stucco application continues.

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**TENTH LEVEL**

Concrete floor slab is in place

Electrical in-slab is in place.

Rough-in electrical continues.

HVAC ductwork installation continues.

Plumbing in-slab is in place.

Rough-in plumbing continues.

Fire sprinkler system installation continues.

Interior stud partition installation appears complete.

Exterior masonry wall erection appears complete.

Exterior stucco application continues.

**ELEVENTH LEVEL**

Concrete floor slab is in place.

Interior stud partition installation continues.

Electrical in-slab is in place.

Plumbing in-slab is in place.

Exterior masonry wall erection appears complete.

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**ROOF LEVEL**

Roof slab installation appears complete.

Machine room construction continues.

Mechanical equipment installation continues.

**STORED MATERIAL**

Metal Studs

Fire Sprinkler Piping

HVAC Ductwork

Elevator components

Stucco materials

Windows

**CHANGE ORDERS**

No change order were presented for our review.

**COMMENTS**

1. The site was neat and relatively free of debris.
2. We can make a favorable recommendation for payment as presented.

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**RECAPITULATION**

Original Contract Sum		\$ 8,279,649.38
Change Orders		0.00
Contract Sum to Date		8,279,649.38
Total Complete to Date	(70.4%)	5,828,748.73
Retainage 10%		198,807.00
Total Earned Less Retainage		5,629,941.72
Previous Payments		5,103,827.09
Current Recommended Payment		526,785.86
Balance		\$ 2,649,707.65

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**

The contractors construction schedule anticipates 14 months to complete the project, projecting completion in July, 2007. The project is approximately four (4) months behind scheduled.

Working today were electricians, equipment operators, carpenters, plumbers, plasters laborers and supervisor for a total of 28+/- personnel.

**SUMMARY AND CONCLUSION**

Based on our thirteenth site observation on May 4, 2007, we estimate the project to be approximately 70.4% complete, an increase of 6.5% from our previous site observation.

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Based on the percentage of work completed (and material stored) to date and the budgeted hard cost of \$8,279,649.38 construction has progressed to a point to allow funds of \$5,828,748.73 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 participants, 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 or any agents thereof.

Sincerely,  
**CBP SERVICES CORP**

Neil Greenspoon

NG/jv  
9205