

# ALLIANCE

Project Engineers and Construction Consultants

December 10, 2013

Matthew Frank Homeowners Association  
c/o: Ms. Candra Cole  
17700 SW Upper Boones Ferry Road  
Portland, OR 97224

Re: Matthew Frank Repairs Project Completion Letter

Dear Ms. Cole:

Alliance Project Engineers and Construction Consultants (Alliance) was engaged by The Matthew Frank Homeowners Association in December of 2012 to provide Third Party Observations and Construction Administration services for the condominiums located between North Central Street/ North Leavitt Avenue/North Kellogg Street/North Burlington Avenue in St Johns, Oregon.

Alliance produced design documents, dated January 28, 2013, to address; known construction defects related to the exterior envelope, resultant property damage and elevation weather exposure.

Repairs based on these design documents were competitively bid, subsequently awarded and performed by Sean Gores Construction and their subcontractors between February 2013 and December 2013. During these repairs, Alliance Project Manager Zachary Gollier, P.E. monitored the work performed by Sean Gores Construction and their subcontractors. A total of approximately 70 field observations were performed and 32 field reports prepared between February 12, 2013 and December 2, 2013. Issues identified during site observations and noted in field reports were corrected by the contractor and observed by Alliance to ensure the work was performed per the construction documents.

Alliance's scope of work, as approved by Matthew Frank HOA, was completed and subsequently observed defects to the exterior building envelope have been repaired. The repair work performed by Sean Gores Construction (and their subcontractors) was performed in a workman like fashion and meets current industry standard practices and current building codes.

With proper maintenance of the building envelope components moving forward, these components should perform to the end of their estimated useful life. Should you have any questions please contact our office.

Respectfully Submitted



Nick Dente, President  
Project Manager



Zack Gollier, PE  
Principal