

December 13, 2022

Pacific View Condominiums
c/o: Paul Tice
128 N Marion Ave
Gearhart, OR 97138

Sent Via Email: paul@gearhartresort.com

Re: Pacific View Condominiums /Building Envelope: J2 Contract Amendment #02
Property Address: 128 N Marion Ave, Gearhart, OR 97138

Dear Mr. Tice,

This letter serves to document an amendment to our original contract dated 7/19/22. Please see below for a description of the additional Scope of Services, Revised Budget, and clarification of Contract Terms:

ADDITIONAL SCOPE OF SERVICES

J2 will provide the following services to better review the underlying conditions of the building envelope:

- With the assistance of a contractor, observe invasive observations at a sampling of locations in the exterior envelope. The investigation will focus on rear decks, entryways, structural steel, as well as a random sampling of siding/windows. It is assumed that approximately **6-8 openings** will be made. **Contractor services will not be provided** by J2, but J2 will help coordinate. The intent of the invasive observations is to remove exterior components, document existing underlying conditions, and then to reinstall/replace the exterior components to a similar condition as existing. Does not include making permanent repairs and does not include paint.
- Perform additional on-site structural observations of the visible framing, framing at invasive opening locations, and guardrails.
- Facilitate nondestructive testing on structural steel columns at a random sampling of (20) locations for additional structural analysis.
- Provide contractor directives for temporary shoring or other interim structural repairs needed at opening locations or other areas of discovered life safety structural concerns.
- Document the condition of the observable materials including possible deterioration or defects.
- Note observed installation concerns or other issues not in compliance with original construction documents (if applicable), code, industry standards, and manufacturer's instructions.
- Provide a report that photo documents our observations, describes our findings and provides general recommendations for next steps. This will include any modifications to recommendations in previous J2 reports.
- Meeting/video conference with the Client to discuss our report.

REVISED BUDGET

Original Contract Amount (Lump Sum)	\$3,950
Amendment #01 (Time & Cost)	\$750
Amendment #02 (Time & Cost)	\$10,250
Updated Budget	\$14,950

TERMS

Except as set forth in this Amendment, the original Agreement is unaffected and shall continue in full force and effect in accordance with its terms. If there is conflict between this amendment and the Agreement or any earlier amendment, the terms of this amendment will prevail.

Please advise if clarification is required. Thank you for the opportunity to be of service.

Sincerely,

J2 BUILDING CONSULTANTS, INC.

James Jenkins, EIT

CLIENT CHANGE APPROVAL



SIGNATURE

Paul Tice

SIGNATURE:

PRINTED NAME:

TITLE:

DATE: