

November 7, 2011 - Second Re-Submittal for TEC2011-00016 and TEC2011-00017.

Drexel, Barrell & Co. and OZ Architecture: Response to City technical Document Review and Comments dated October 12, 2011.

Engineering Comments:

#1 – Based on discussions with Mr. Bob Vogely of Xcel Energy, we estimate that the approximate cost to underground the overhead electric adjacent to the site, from the pole just east of 14th to the pole at the northeast corner of Broadway and Violet will be approximately \$60,000. The approximate cost to underground the overhead electric from the southwest corner of our site to the next pole west across Broadway, which the City is considering doing, will be approximately \$15,000.

#2 – Owner to address

Plan Documents:

#1 – Wells Fargo Bank, National Association has been added to the Lender's Consent and the notary block.

#2 – The spelling error has been fixed and the signature line for Soterios Terry Palmos and Acknowledgement moved up to add room for the seal of the notary.

#3 – The requested heading has been added.

Transportation:

#1 – Owner to provide a copy of the geotechnical report. The sections shown on the detail sheets of the Civil plans is from the geotech report.

#2 – The location for the pole has been added to the plan for the case that the line is not put underground across Broadway. An estimate of the costs for the undergrounding have been included in the previous response under Engineering.

#3 – The utility boxes within the sidewalk have been noted to be removed. New telephone boxes have been added within the site based on preliminary locations based on anticipated Qwest / Century Link design.

#4 – The dimensions on sheet SP1.0 and the Horizontal control plan have been reconciled.

#5 – The trees in this area have been shifted to provide 10' separation.