

UNITED STATES BANKRUPTCY COURT Northern District of Texas (Dallas Division)		PROOF OF CLAIM
Name of Debtor: Erickson Retirement Communities, LLC		Case Number: 09-37010
NOTE: This form should not be used to make a claim for an administrative expense arising after the commencement of the case. A request for payment of an administrative expense may be filed pursuant to 11 U.S.C. § 503.		
Name of Creditor (the person or other entity to whom the debtor owes money or property):		<input type="checkbox"/> Check this box to indicate that this claim amends a previously filed claim. Court Claim Number: _____ (If known) Filed on: _____
Name and address where notices should be sent: <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> 20835747001542 STV INCORPORATED 7125 AMBASSADOR ROAD SUITE 200 BALTIMORE, MD 21244-2722 </div> <div style="width: 45%; font-size: small;"> YOUR CLAIM IS SCHEDULED AS: Schedule/Claim ID: s661 AMOUNT/CLASSIFICATION \$22,134.78 UNSECURED </div> </div>		
Name and address where payment should be sent (if different from above): <div style="text-align: center;"> RECEIVED FEB 10 2010 BMC GROUP </div>		<input type="checkbox"/> Check this box if you are aware that anyone else has filed a proof of claim relating to your claim. Attach copy of statement giving particulars. <input type="checkbox"/> Check this box if you are the debtor or trustee in this case.
Telephone number: (410) 944-9112 (Mary Giles)		
1. Amount of Claim as of Date Case Filed: \$ <u>22,134.78</u> If all or part of your claim is secured, complete item 4 below; however, if all of your claim is unsecured, do not complete item 4. If all or part of your claim is entitled to priority, complete item 5. <input type="checkbox"/> Check this box if claim includes interest or other charges in addition to the principal amount of claim. Attach itemized statement of interest or charges.		5. Amount of Claim Entitled to Priority under 11 U.S.C. §507(a). If any portion of your claim falls in one of the following categories, check the box and state the amount. Specify the priority of the claim. <input type="checkbox"/> Domestic support obligations under 11 U.S.C. §507(a)(1)(A) or (a)(1)(B). <input type="checkbox"/> Wages, salaries, or commissions (up to \$10,950*) earned within 180 days before filing of the bankruptcy petition or cessation of the debtor's business, whichever is earlier – 11 U.S.C. §507 (a)(4). <input type="checkbox"/> Contributions to an employee benefit plan – 11 U.S.C. §507 (a)(5). <input type="checkbox"/> Up to \$2,425* of deposits toward purchase, lease, or rental of property or services for personal, family, or household use – 11 U.S.C. §507 (a)(7). <input type="checkbox"/> Taxes or penalties owed to governmental units – 11 U.S.C. §507 (a)(8). <input type="checkbox"/> Other – Specify applicable paragraph of 11 U.S.C. §507 (a)(____). Amount entitled to priority: \$ _____ <small>*Amounts are subject to adjustment on 4/1/10 and every 3 years thereafter with respect to cases commenced on or after the date of adjustment.</small>
2. Basis for Claim: <u>Services Performed</u> (See instruction #2 on reverse side.)		
3. Last four digits of any number by which creditor identifies debtor: _____ 3a. Debtor may have scheduled account as: _____ (See instruction #3a on reverse side.)		
4. Secured Claim (See instruction #4 on reverse side.) Check the appropriate box if your claim is secured by a lien on property or a right of setoff and provide the requested information. Nature of property or right of setoff: <input type="checkbox"/> Real Estate <input type="checkbox"/> Motor Vehicle <input type="checkbox"/> Other Describe: Value of Property: \$ _____ Annual Interest Rate _____ % Amount of arrearage and other charges as of time case filed included in secured claim, if any: \$ _____ Basis for perfection: _____ Amount of Secured Claim: \$ _____ Amount Unsecured: \$ <u>22,134.78</u>		
6. Credits: The amount of all payments on this claim has been credited for the purpose of making this proof of claim.		
7. Documents: Attach redacted copies of any documents that support the claim, such as promissory notes, purchase orders, invoices, itemized statements of running accounts, contracts, judgments, mortgages, and security agreements. You may also attach a summary. Attach redacted copies of documents providing evidence of perfection of a security interest. You may also attach a summary. (See instruction 7 and definition of "redacted" on reverse side.) DO NOT SEND ORIGINAL DOCUMENTS. ATTACHED DOCUMENTS MAY BE DESTROYED AFTER SCANNING. If the documents are not available, please explain:		
Date: <div style="border: 1px solid black; padding: 2px; display: inline-block;">02/04/10</div>	Signature: The person filing this claim must sign it. Sign and print name and title, if any, of the creditor or other person authorized to file this claim and state address and telephone number if different from the notice address above. Attach copy of power of attorney, if any. <div style="text-align: center;"> Milo E. Riveroso, President </div>	
		FOR COURT USE ONLY Erickson Ret. Comm. LLC 00821

Mail original proof of claim form and copies of supporting documentation to:

If by regular mail:

BMC Group Inc
Attn: Erickson Retirement Communities, LLC
Claims Processing
PO Box 3020
Chanhassen, MN 55317-3020

If by messenger or overnight delivery:

BMC Group Inc
Attn: Erickson Retirement Communities, LLC
Claims Processing
18750 Lake Drive East
Chanhassen, MN 55317

Debtors

Erickson Retirement Communities, LLC
Ashburn Campus, LLC
Columbus Campus, LLC
Concord Campus GP, LLC
Concord Campus, LP
Dallas Campus GP, LLC
Dallas Campus, LP
Erickson Construction, LLC
Erickson Group, LLC
Houston Campus, LP
Kansas Campus, LLC
Littleton Campus, LLC
Novi Campus, LLC
Senior Campus Services, LLC
Warminster Campus GP, LLC
Warminster Campus, LP

Case Number

09-37010
09-37018
09-37019
09-27021
09-37020
09-37013
09-37012
09-37016
09-37015
09-37022
09-37024
09-37023
09-37025
09-37017
09-37027
09-37026

Once filed, a "**Filed**" stamped copy of the proof of claim will be returned to the claimant within three (3) business days of docketing **If** the claimant encloses a stamped, self-addressed envelope with a copy of the proof of claim.

UNITED STATES BANKRUPTCY COURT Northern District of Texas

**Notice of
Chapter 11 Bankruptcy Case, Meeting of Creditors, & Deadlines**

A chapter 11 bankruptcy case concerning the debtor(s) listed below was filed on 10/19/09.

You may be a creditor of the debtor. **This notice lists important deadlines.** You may want to consult an attorney to protect your rights. All documents filed in the case may be inspected at the bankruptcy clerk's office at the address listed below.
NOTE: The staff of the bankruptcy clerk's office cannot give legal advice.

See Reverse Side For Important Explanations

Debtor(s) (name(s) used by the debtor(s) in the last 8 years, including married, maiden, trade, and address):
Erickson Retirement Communities, LLC
701 Maiden Choice Lane
Baltimore, MD 21228

Case Number:
09-37010-sgj11

Social Security / Individual Taxpayer ID / Employer Tax ID / Other
nos:
52-2003375

Attorney for Debtor(s) (name and address):
Vincent P. Slusher
DLA Piper LLP US
1717 Main Street
Suite 4600
Dallas, TX 75201
Telephone number: (214) 743-4572

Meeting of Creditors

Date: **November 30, 2009**

Time: **02:00 PM**

Location: **Office of the U.S. Trustee, 1100 Commerce St., Room 752, Dallas, TX 75242**

Deadline to File a Proof of Claim

Proof of claim must be *received* by the bankruptcy clerk's office by the following deadline:

For all creditors (except a governmental unit): **2/28/10**

For a governmental unit:

Creditor with a Foreign Address:

A creditor to whom this notice is sent at a foreign address should read the information under "Claims" on the reverse side.

Deadline to File a Complaint to Determine Dischargeability of Certain Debts:**Creditors May Not Take Certain Actions:**

In most instances, the filing of the bankruptcy case automatically stays certain collection and other actions against the debtor and the debtor's property. Under certain circumstances, the stay may be limited to 30 days or not exist at all, although the debtor can request the court to extend or impose a stay. If you attempt to collect a debt or take other action in violation of the Bankruptcy Code, you may be penalized. Consult a lawyer to determine your rights in this case.

Address of the Bankruptcy Clerk's Office:
1100 Commerce Street
Room 1254
Dallas, TX 75242
Telephone number: 214-753-2000

For the Court:
Clerk of the Bankruptcy Court:
Tawana C. Marshall

Hours Open: Monday - Friday 8:30 AM - 4:30 PM

Date: 10/23/09

EXPLANATIONS

B9F (Official Form 9F) (12/08)

Filing of Chapter 11 Bankruptcy Case	A bankruptcy case under Chapter 11 of the Bankruptcy Code (title 11, United States Code) has been filed in this court by or against the debtor(s) listed on the front side, and an order for relief has been entered. Chapter 11 allows a debtor to reorganize or liquidate pursuant to a plan. A plan is not effective unless confirmed by the court. You may be sent a copy of the plan and a disclosure statement telling you about the plan, and you might have the opportunity to vote on the plan. You will be sent notice of the date of the confirmation hearing, and you may object to confirmation of the plan and attend the confirmation hearing. Unless a trustee is serving, the debtor will remain in possession of the debtor's property and may continue to operate any business.
Legal Advice	The staff of the bankruptcy clerk's office cannot give legal advice. Consult a lawyer to determine your rights in this case.
Creditors Generally May Not Take Certain Actions	Prohibited collection actions are listed in Bankruptcy Code § 362. Common examples of prohibited actions include contacting the debtor by telephone, mail or otherwise to demand repayment; taking actions to collect money or obtain property from the debtor; repossessing the debtor's property; and starting or continuing lawsuits or foreclosures. Under certain circumstances, the stay may be limited to 30 days or not exist at all, although the debtor can request the court to extend or impose a stay.
Meeting of Creditors	A meeting of creditors is scheduled for the date, time and location listed on the front side. <i>The debtor's representative must be present at the meeting to be questioned under oath by the trustee and by creditors.</i> Creditors are welcome to attend, but are not required to do so. The meeting may be continued and concluded at a later date without further notice. The court, after notice and a hearing, may order that the United States trustee not convene the meeting if the debtor has filed a plan for which the debtor solicited acceptances before filing the case.
Claims	A Proof of Claim is a signed statement describing a creditor's claim. If a Proof of Claim form is not included with this notice, you can obtain one at any bankruptcy clerk's office. You may look at the schedules that have been or will be filed at the bankruptcy clerk's office. If your claim is scheduled and is <i>not</i> listed as disputed, contingent, or unliquidated, it will be allowed in the amount scheduled unless you filed a Proof of Claim or you are sent further notice about the claim. Whether or not your claim is scheduled, you are permitted to file a Proof of Claim. If your claim is not listed at all <i>or</i> if your claim is listed as disputed, contingent, or unliquidated, then you must file a Proof of Claim or you might not be paid any money on your claim and may be unable to vote on the plan. A secured creditor retains rights in its collateral regardless of whether that creditor files a Proof of Claim. Filing a Proof of Claim submits the creditor to the jurisdiction of the bankruptcy court, with consequences a lawyer can explain. For example, a secured creditor who files a Proof of Claim may surrender important nonmonetary rights, including the right to a jury trial. Filing Deadline for a Creditor with a Foreign Address: The deadlines for filing claims set forth on the front of this notice apply to all creditors. If this notice has been mailed to a creditor at a foreign address, the creditor may file a motion requesting the court to extend the deadline.
Discharge of Debts	Confirmation of a chapter 11 plan may result in a discharge of debts, which may include all or part of your debt. See Bankruptcy Code § 1141(d). A discharge means that you may never try to collect the debt from the debtor, except as provided in the plan. If you believe that a debt owed to you is not dischargeable under Bankruptcy Code § 1141(d)(6)(A), you must start a lawsuit by filing a complaint in the bankruptcy clerk's office by the "Deadline to File a Complaint to Determine Dischargeability of Certain Debts" listed on the front side. The bankruptcy clerk's office must receive the complaint and any required filing fee by that Deadline.
Bankruptcy Clerk's Office	Any paper that you file in this bankruptcy case should be filed at the bankruptcy clerk's office at the address listed on the front side. You may inspect all papers filed, including the list of the debtor's property and debts and the list of the property claimed as exempt, at the bankruptcy clerk's office.
Creditor with a Foreign Address	Consult a lawyer familiar with United States bankruptcy law if you have any questions regarding your rights in this case.
Refer to Other Side for Important Deadlines and Notices	

UNITED STATES BANKRUPTCY COURT Northern District of Texas

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Refer to Other Side for Important Deadlines and Notices	

INSTRUCTIONS FOR PROOF OF CLAIM FORM

The instructions and definitions below are general explanations of the law. In certain circumstances, such as bankruptcy cases not filed voluntarily by the debtor, there may be exceptions to these general rules.

Items to be completed in Proof of Claim form**Court, Name of Debtor, and Case Number:**

Fill in the federal judicial district where the bankruptcy case was filed (for example, Central District of California), the bankruptcy debtor's name, and the bankruptcy case number. If the creditor received a notice of the case from the bankruptcy court, all of this information is located at the top of the notice.

Creditor's Name and Address:

Fill in the name of the person or entity asserting a claim and the name and address of the person who should receive notices issued during the bankruptcy case. A separate space is provided for the payment address if it differs from the notice address. The creditor has a continuing obligation to keep the court informed of its current address. See Federal Rule of Bankruptcy Procedure (FRBP) 2002(g).

1. Amount of Claim as of Date Case Filed:

State the total amount owed to the creditor on the date of the Bankruptcy filing. Follow the instructions concerning whether to complete items 4 and 5. Check the box if interest or other charges are included in the claim.

2. Basis for Claim:

State the type of debt or how it was incurred. Examples include goods sold, money loaned, services performed, personal injury/wrongful death, car loan, mortgage note, and credit card. If the claim is based on the delivery of health care goods or services, limit the disclosure of the goods or services so as to avoid embarrassment or the disclosure of confidential health care information. You may be required to provide additional disclosure if the trustee or another party in interest files an objection to your claim.

3. Last Four Digits of Any Number by Which Creditor Identifies Debtor:

State only the last four digits of the debtor's account or other number used by the creditor to identify the debtor.

3a. Debtor May Have Scheduled Account As:

Use this space to report a change in the creditor's name, a transferred claim, or any other information that clarifies a difference between this proof of claim and the claim as scheduled by the debtor.

4. Secured Claim:

Check the appropriate box and provide the requested information if the claim is fully or partially secured. Skip this section if the claim is entirely unsecured. (See DEFINITIONS, below.) State the type and the value of property that secures the claim, attach copies of lien documentation, and state annual interest rate and the amount past due on the claim as of the date of the bankruptcy filing.

5. Amount of Claim Entitled to Priority Under 11 U.S.C. §507(a).

If any portion of your claim falls in one or more of the listed categories, check the appropriate box(es) and state the amount entitled to priority. (See DEFINITIONS, below.) A claim may be partly priority and partly non-priority. For example, in some of the categories, the law limits the amount entitled to priority.

6. Credits:

An authorized signature on this proof of claim serves as an acknowledgment that when calculating the amount of the claim, the creditor gave the debtor credit for any payments received toward the debt.

7. Documents:

Attach to this proof of claim form redacted copies documenting the existence of the debt and of any lien securing the debt. You may also attach a summary. You must also attach copies of documents that evidence perfection of any security interest. You may also attach a summary. FRBP 3001(c) and (d). If the claim is based on the delivery of health care goods or services, see instruction 2. Do not send original documents, as attachments may be destroyed after scanning.

Date and Signature:

The person filing this proof of claim must sign and date it. FRBP 9011. If the claim is filed electronically, FRBP 5005(a)(2), authorizes courts to establish local rules specifying what constitutes a signature. Print the name and title, if any, of the creditor or other person authorized to file this claim. State the filer's address and telephone number if it differs from the address given on the top of the form for purposes of receiving notices. Attach a complete copy of any power of attorney. Criminal penalties apply for making a false statement on a proof of claim.

DEFINITIONS**Debtor**

A debtor is the person, corporation, or other entity that has filed a bankruptcy case.

Creditor

A creditor is a person, corporation, or other entity owed a debt by the debtor that arose on or before the date of the bankruptcy filing. See 11 U.S.C. §101 (10)

Claim

A claim is the creditor's right to receive payment on a debt owed by the debtor that arose on the date of the bankruptcy filing. See 11 U.S.C. §101 (5). A claim may be secured or unsecured.

Proof of Claim

A proof of claim is a form used by the creditor to indicate the amount of the debt owed by the debtor on the date of the bankruptcy filing. The creditor must file the form with the clerk of the same bankruptcy court in which the bankruptcy case was filed.

Secured Claim Under 11 U.S.C. §506(a)

A secured claim is one backed by a lien on property of the debtor. The claim is secured so long as the creditor has the right to be paid from the property prior to other creditors. The amount of the secured claim cannot exceed the value of the property. Any amount owed to the creditor in excess of the value of the property is an unsecured claim. Examples of liens on property include a mortgage on real estate or a security interest in a car.

A lien may be voluntarily granted by a debtor or may be obtained through a court proceeding. In some states, a court judgment is a lien. A claim also may be secured if the creditor owes the debtor money (has a right to setoff).

Unsecured Claim

An unsecured claim is one that does not meet the requirements of a secured claim. A claim may be partly unsecured if the amount of the claim exceeds the value of the property on which the creditor has a lien.

Claim Entitled to Priority Under 11 U.S.C. §507(a)

Priority claims are certain categories of unsecured claims that are paid from the available money or property in a bankruptcy case before other unsecured claims.

Redacted

A document has been redacted when the person filing it has masked, edited out, or otherwise deleted, certain information. A creditor should redact and use only the last four digits of any social-security, individual's tax-identification, or financial-account number, all but the initials of a minor's name and only the year of any person's date of birth.

Evidence of Perfection

Evidence of perfection may include a mortgage, lien, certificate of title, financing statement, or other document showing that the lien has been filed or recorded.

INFORMATION**Acknowledgment of Filing of Claim**

To receive acknowledgment of your filing, you may either enclose a stamped self-addressed envelope and a copy of this proof of claim or you may access the court's PACER system (www.pacer.psc.uscourts.gov) for a small fee to view your filed proof of claim.

Offers to Purchase a Claim

Certain entities are in the business of purchasing claims for an amount less than the face value of the claims. One or more of these entities may contact the creditor and offer to purchase the claim. Some of the written communications from these entities may easily be confused with official court documentation or communications from the debtor. These entities do not represent the bankruptcy court or the debtor. The creditor has no obligation to sell its claim. However, if the creditor decides to sell its claim, any transfer of such claim is subject to FRBP 3001(e), any applicable provisions of the Bankruptcy Code (11 U.S.C. § 101 *et seq.*), and any applicable orders of the bankruptcy court.

Mail original proof of claim form and copies of supporting documentation to:

If by regular mail:

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Attn: Erickson Retirement Communities, LLC
Claims Processing
PO Box 3020
Chanhassen, MN 55317-3020

If by messenger or overnight delivery:

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Debtors

Erickson Retirement Communities, LLC
Ashburn Campus, LLC
Columbus Campus, LLC
Concord Campus GP, LLC
Concord Campus, LP
Dallas Campus GP, LLC
Dallas Campus, LP
Erickson Construction, LLC
Erickson Group, LLC
Houston Campus, LP
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Case Number

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09-37026

Once filed, a **Filed** stamped copy of the proof of claim will be returned to the claimant within three (3) business days of docketing **If** the claimant encloses a stamped, self-addressed envelope with a copy of the proof of claim.

ENTERED

TAWANA C. MARSHALL, CLERK
THE DATE OF ENTRY IS
ON THE COURT'S DOCKET



The following constitutes the ruling of the court and has the force and effect therein described.

Henry H. C. Gammie
United States Bankruptcy Judge

Signed October 22, 2009

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE NORTHERN DISTRICT OF TEXAS
DALLAS DIVISION**

In re:	§	
ERICKSON RETIREMENT	§	Chapter 11
COMMUNITIES, LLC,	§	
	§	Case No. 09-37010
Debtor.	§	
In re:	§	
ASHBURN CAMPUS, LLC,	§	Chapter 11
	§	
Debtor.	§	Case No. 09-37018
In re:	§	
COLUMBUS CAMPUS, LLC,	§	Chapter 11
	§	
Debtor.	§	Case No. 09-37019
In re:	§	
CONCORD CAMPUS GP, LLC,	§	Chapter 11
	§	
Debtor.	§	Case No. 09-37021
In re:	§	
CONCORD CAMPUS, LP,	§	Chapter 11
	§	
Debtor.	§	Case No. 09-37020

In re:	§	
DALLAS CAMPUS GP, LLC,	§	Chapter 11
	§	
Debtor.	§	Case No. 09-37013
In re:	§	
DALLAS CAMPUS, LP	§	Chapter 11
	§	
Debtor.	§	Case No. 09-37012
In re:	§	
ERICKSON CONSTRUCTION, LLC,	§	Chapter 11
	§	
Debtor.	§	Case No. 09-37016
In re:	§	
ERICKSON GROUP, LLC,	§	Chapter 11
	§	
Debtor.	§	Case No. 09-37015
In re:	§	
HOUSTON CAMPUS, LP,	§	Chapter 11
	§	
Debtor.	§	Case No. 09-37022
In re:	§	
KANSAS CAMPUS, LLC,	§	Chapter 11
	§	
Debtor.	§	Case No. 09-37024
In re:	§	
LITTLETON CAMPUS, LLC,	§	Chapter 11
	§	
Debtor.	§	Case No. 09-37023
In re:	§	
NOVI CAMPUS, LLC,	§	Chapter 11
	§	
Debtor.	§	Case No. 09-37025
In re:	§	
SENIOR CAMPUS SERVICES, LLC,		Chapter 11
Debtor		Case No. 09-37017

In re:	§	
	§	Chapter 11
WARMINSTER CAMPUS, GP, LLC,	§	
	§	Case No. 09-37027
Debtor.	§	
In re:	§	
	§	Chapter 11
WARMINSTER CAMPUS, LP,	§	
	§	Case No. 09-37026
Debtor.	§	

**ORDER REGARDING FILING OF PLEADINGS AND
DIRECTING JOINT ADMINISTRATION OF CASES**

The Court, having considered the matter of administering the above captioned cases, makes these findings of facts and conclusions of law. This Court has jurisdiction over the subject matter pursuant to 28 U.S.C. §§ 1334 and 157, and 11 U.S.C. § 105. All parties-in-interest were provided adequate notice and opportunity for hearing. Joint administration of the Debtors' cases is appropriate pursuant to Rule 1015(b) and (c) of the Federal Rules of Bankruptcy Procedure. An order of joint administration would serve judicial economy. It is in the best interests and without prejudice to the rights of the Debtors' estates, creditors, and other parties-in-interest. It is hereby

ORDERED, that the above-captioned cases be and hereby are, jointly administrated by this Court for procedural purposes only and shall not be a substantive consolidation of the respective estates; and it is further

ORDERED, that in the event these cases have been assigned to separate judges, all cases shall be transferred to the judge assigned to the lead case; and it is further

ORDERED, that all orders, pleadings, papers and documents, except proofs of claims, shall be filed and docketed in case number 09-37010 (the "Lead Case"); and it is further

ORDERED, that all proofs of claims shall be filed and docketed under the case number representing the estate in which the claim is made, and a creditor of more than one estate shall

file and docket a proof of claim in each case to which a claim may be made, and only in the amount which the creditor may make a claim from that estate; and it is further

ORDERED, that all pleadings, papers, and documents, except proofs of claim, filed in the jointly administered cases shall bear the caption of the jointly administered cases and shall be listed as shown in Exhibit A (attached); and it is further

ORDERED, that if pleadings, papers, and documents have been filed in any of the above-captioned cases other than the Lead Case prior to the entry of this Order, and those matters have not yet been heard and decided, the party who filed the pleading, paper, or document shall (i) re-file that pleading, paper, or document in the Lead Case within three (3) business days of the entry of this Order, (ii) set the pleading, paper, or document for hearing before the judge assigned to the Lead Case, and (iii) notice the hearing to all appropriate parties; and it is further

ORDERED, that the above-captioned Debtors, shall serve a copy of this order on the United States Trustee, all creditors, persons filing Notices of Appearance, and other parties-in-interest, and shall file a certificate of service with the Clerk of Court after completing service of this; and it is further

ORDERED, that the above-captioned Debtors, shall file with the Clerk of Court in case number 09-37010 a master service list of all creditors, persons filing Notices of Appearance, and all parties-in-interest in the jointly administered cases in the form prescribed by Local Bankruptcy Rule 1007.2.

###End of Order###

EXHIBIT A

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE NORTHERN DISTRICT OF TEXAS
DALLAS DIVISION**

In re:

**ERICKSON RETIREMENT
COMMUNITIES, LLC, *et al.*¹**

Debtors.

§
§
§
§
§
§

CASE NO. 09-37010

**CHAPTER 11
Jointly Administered**

¹ The Debtors in these chapter 11 cases are Erickson Retirement Communities, LLC, Ashburn Campus, LLC, Columbus Campus, LLC, Concord Campus GP, LLC, Concord Campus, LP, Dallas Campus GP, LLC, Dallas Campus, LP, Erickson Construction, LLC, Erickson Group, LLC, Houston Campus, LP, Kansas Campus, LLC, Littleton Campus, LLC, Novi Campus, LLC, Senior Campus Services, LLC, Warminster Campus GP, LLC, Warminster Campus, LP.

RECEIVED

JAN 11 REC'D

Main Document Page 1 of 3

**ENTERED**TAWANA C. MARSHALL, CLERK
THE DATE OF ENTRY IS
ON THE COURT'S DOCKET

The following constitutes the ruling of the court and has the force and effect therein described.

Signed January 4, 2010

United States Bankruptcy Judge

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE NORTHERN DISTRICT OF TEXAS
DALLAS DIVISION

In re:

ERICKSON RETIREMENT
COMMUNITIES, LLC, *et al.*¹

Debtors.

§
§
§
§
§

CASE NO. 09-37010 (SGJ)

CHAPTER 11

Jointly Administered

ORDER SETTING HEARING AND DEADLINE TO OBJECT TO AMENDED
DISCLOSURE STATEMENT FOR JOINT PLAN OF REORGANIZATION FOR THE
DEBTORS PROPOSED BY ERICKSON RETIREMENT COMMUNITIES, LLC.

An Amended Disclosure Statement Having been filed by ERICKSON RETIREMENT COMMUNITIES, LLC on December 30, 2009 in connection with the Joint Plan of Reorganization for the Debtors Proposed by Erickson Retirement Communities, LLC ("Plan"); and the Court having set a time for consideration for the Amended Disclosure Statement and any objections thereto;

¹ The Debtors in these chapter 11 cases are Erickson Retirement Communities, LLC, Ashburn Campus, LLC, Columbus Campus, LLC, Concord Campus GP, LLC, Concord Campus, LP, Dallas Campus GP, LLC, Dallas Campus, LP, Erickson Construction, LLC, Erickson Group, LLC, Houston Campus, LP, Kansas Campus, LLC, Littleton Campus, LLC, Novi Campus, LLC, Senior Campus Services, LLC, Warminster Campus GP, LLC, Warminster Campus, LP.

IT IS HEREBY ORDERED AND NOTICE IS HEREBY GIVEN THAT:

1. A hearing on the approval of the Amended Disclosure Statement for Erickson Retirement Communities, LLC's Plan shall be held before the Honorable Stacey G. C. Jernigan in the United States Bankruptcy Court for the Northern District of Texas, Dallas Division, 1100 Commerce Street, Room 1428, Dallas, Texas 75242-1496 on **February 5, 2010 at 9:30 a.m.** (the "Disclosure Statement Hearing").

2. Any objection to the Amended Disclosure Statement shall be filed and served upon counsel for Erickson Retirement Communities, LLC, Vincent Slusher at DLA Piper (US) LLP, 1700 Main Street, Suit 4600, Dallas Texas 75201, and Thomas R. Califano at DLA Piper LLP (US), 1251 Avenue of the Americas, New York, New York 10020-1104, on or before February 2, 2010 at 5:00p.m.

3. Counsel for Erickson Retirement Communities, LLC shall mail a copy of this Order to all creditors and parties in interest and notice of the Disclosure Statement Hearing on or before January 5, 2010.

4. Any party requesting a copy of the Amended Disclosure Statement shall contact counsel for Erickson Retirement Communities, LLC, Vincent Slusher, at DLA Piper (US) LLP, 1700 Main Street, Suit 4600, Dallas Texas 75201.

###END OF ORDER###

Order Submitted By:

/s/ Vincent P. Slusher

Vincent P. Slusher

State Bar No. 00785480

vince.slusher@dlapiper.com

DLA Piper LLP (US)

1717 Main Street, Suite 4600

Dallas, Texas 75201

Telephone: (214) 743-4572

Facsimile: (972) 813-6267



7125 Ambassador Road, Suite 200
Baltimore, Maryland 21244-2708
(410) 944-9112 fax: (410) 298-2794

INVOICE

ERICKSON RETIREMENT COMMUNITIES
Mail Stop 103 P O Box 22000
Catonsville, MD 21228-0002
Attn: Mr. Steve Montgomery

Invoice # : 40107
Voucher # : 36
Project Org : 312
Project : 3012911
Invoice Group : **
Invoice Date : August 07, 2009

Re: UMBC Tech Park/Bldg. 5
Business Unit: 245CH10.16040.13210

For Professional Services Rendered from 6/27/2009 through 7/31/2009

Description	Contract Amount	% Complete	Earned to Date	Previously Invoiced	Current Invoice
Site Investigation Report	22,400.00	100.00	22,400.00	22,634.40	0.00
Survey (CA#1 & #3)	12,075.00	100.00	12,075.00	12,075.00	0.00
Hrly Plan/Eng (CA#2)	12,400.00	100.00	12,400.00	12,400.00	0.00
Amended Dev. Plan/DRC Process	51,820.00	100.00	51,820.00	51,820.00	0.00
Practice Field Topography	2,500.00	100.00	2,500.00	2,500.00	0.00
Design Review Board Coord.	14,500.00	100.00	14,500.00	14,500.00	0.00
Practice Field Grading Coord.	12,400.00	100.00	12,400.00	12,400.00	0.00
SWM Coordination	9,200.00	100.00	9,200.00	9,200.00	0.00
Construction Docs. (CA#4)	287,980.00	96.40	277,617.38	277,617.38	0.00
Bid Set Coordination Revisions ASI	41,700.00	100.00	41,700.00	41,700.00	0.00
Permitting & Plan Processing	17,100.00	68.42	11,700.00	11,700.00	0.00
Additional Coord w/UMBC	4,080.00	100.00	4,080.00	4,080.00	0.00
On-Site Conduit Profiles	5,220.00	100.00	5,220.00	5,220.00	0.00
BGE Route Survey	60,545.00	100.00	60,545.00	60,545.00	0.00
Conduit Plan and Profiles	34,880.00	100.00	34,880.00	34,880.00	0.00
Meetings & Conferences	75,760.00	94.35	71,478.61	71,478.61	0.00
Construction Administration	20,940.00	65.35	13,684.84	13,684.84	0.00
Post Award Services Parking Exp	10,000.00	93.15	9,314.93	9,314.93	0.00
Site Closeout Services	21,500.00	73.86	15,879.40	14,565.94	1,313.46
Updated ALTA Survey	7,455.00	100.00	7,455.00	7,455.00	0.00
Updated ALTA Survey 03-26-09	6,500.00	100.00	6,500.00	6,500.00	0.00



Direct Costs	12,000.00	74.50	8,939.78	8,939.78	0.00
	<u>742,955.00</u>		<u>706,289.94</u>	<u>704,976.48</u>	<u>1,313.46</u>
			Invoice Total		<u>1,313.46</u>

A handwritten signature in black ink, appearing to read 'Anthony J. Cortea, Jr.', written over a horizontal line.

Anthony J. Cortea, Jr.
Senior Vice President



7125 Ambassador Road, Suite 200
Baltimore, Maryland 21244-2708
(410) 944-9112 fax: (410) 298-2794

INVOICE

ERICKSON RETIREMENT COMMUNITIES

Mail Stop 103 P O Box 22000

Catonsville, MD 21228-0002

Attn: Mr. Steve Montgomery

Invoice # : 40978

Voucher # : 37

Project Org : 312

Project : 3012911

Invoice Group : **

Invoice Date : September 29, 2009

Re: UMBC Tech Park/Bldg. 5

Business Unit: 245CH10.16040.13210

For Professional Services Rendered from 8/1/2009 through 8/28/2009

Description	Contract Amount	% Complete	Earned to Date	Previously Invoiced	Current Invoice
Site Investigation Report	22,400.00	100.00	22,400.00	22,634.40	0.00
Survey (CA#1 & #3)	12,075.00	100.00	12,075.00	12,075.00	0.00
Hrly Plan/Eng (CA#2)	12,400.00	100.00	12,400.00	12,400.00	0.00
Amended Dev. Plan/DRC Process	51,820.00	100.00	51,820.00	51,820.00	0.00
Practice Field Topography	2,500.00	100.00	2,500.00	2,500.00	0.00
Design Review Board Coord.	14,500.00	100.00	14,500.00	14,500.00	0.00
Practice Field Grading Coord.	12,400.00	100.00	12,400.00	12,400.00	0.00
SWM Coordination	9,200.00	100.00	9,200.00	9,200.00	0.00
✓ Construction Docs. (CA#4)	287,980.00	98.60	283,948.28	277,617.38	6,330.90
Bid Set Coordination Revisions ASI	41,700.00	100.00	41,700.00	41,700.00	0.00
✓ Permitting & Plan Processing	17,100.00	89.50	15,304.50	11,700.00	3,604.50
Additional Coord w/UMBC	4,080.00	100.00	4,080.00	4,080.00	0.00
On-Site Conduit Profiles	5,220.00	100.00	5,220.00	5,220.00	0.00
BGE Route Survey	60,545.00	100.00	60,545.00	60,545.00	0.00
Conduit Plan and Profiles	34,880.00	100.00	34,880.00	34,880.00	0.00
Meetings & Conferences	75,760.00	94.35	71,478.61	71,478.61	0.00
Construction Administration	20,940.00	100.00	20,940.00	13,684.84	7,255.16
Post Award Services Parking Exp	10,000.00	100.00	10,000.00	9,314.93	685.07
Site Closeout Services	21,500.00	87.33	18,775.59	15,879.40	2,896.19
Updated ALTA Survey	7,455.00	100.00	7,455.00	7,455.00	0.00
Updated ALTA Survey 03-26-09	6,500.00	100.00	6,500.00	6,500.00	0.00



Direct Costs

12,000.00

74.91

8,989.28

8,939.78

49.50

742,955.00


727,111.26

706,289.94

20,821.32

Invoice Total

20,821.32



Anthony J. Cortez, Jr.
Senior Vice President

UMBC Tech Park Building 5
Project 30-12911[illegible]

UMBC Tech Park Building 5
Project 30-12911



Contract	Date	Contract Fee Labor	Direct Costs	Total fee
Base	7/5/2006	\$22,400	\$500	\$22,900
amendment #1	7/27/2006	\$9,375	\$100	\$9,475
amendment #2	9/7/2006	\$12,400		\$12,400
amendment #3	9/26/2006	\$500		\$500
amendment #4	10/5/2006	\$136,850	\$1,500	\$138,350
amendment #5	10/19/2006	\$24,400	\$500	\$24,900
amendment #6	2/15/2007	\$133,380	\$1,500	\$134,880
amendment #7	3/20/2007	\$700		\$700
amendment #8	4/26/2007	\$77,045	\$1,000	\$78,045
amendment #9	6/20/2007	\$18,500	\$250	\$18,750
amendment #10	6/21/2007	\$15,400	\$500	\$15,900
amendment #11	7/17/2007	\$75,500	\$1,500	\$77,000
amendment #12	7/27/2007	\$7,500	\$500	\$8,000
amendment #13	10/23/2007	\$57,300	\$1,500	\$58,800
amendment #14	12/14/2007	\$28,780	\$500	\$29,280
amendment #15	1/17/2008	\$77,980	\$1,500	\$79,480
amendment #16	1/28/2008	\$19,840	\$500	\$20,340
amendment #17	2/4/2008	\$4,150	\$100	\$4,250
amendment #18	5/27/2008	\$7,455	\$150	\$7,605
TOTAL CONTRACT				\$741,555

ORIGINAL

Anthony J Cortea /STV

10/16/2006 02:06 PM

To "Steven Montgomery" <smontgomery@ericksonmail.com>

cc Albert W Remy/STV@stvinc.com

bcc

Subject RE: UMBC Schedule

CONTRACT DIST:

Job No. 30-12911

Original: Accounting

Copy: John A. Agro, Jr./File

Copy: Project Manager

STEVE, Thanks for the update .

"Steven Montgomery" <smontgomery@ericksonmail.com>



"Steven Montgomery"
<smontgomery@ericksonmail.com>

10/16/2006 01:49 PM

To "Anthony J Cortea" <CorteaAJ@stvinc.com>

cc "Kevin Glover" <kglover@ericksonmail.com>

Subject RE: UMBC Schedule

Tony:

Your scope of services and fee proposal is approved as submitted and you are authorized to process with the services outlined therein. I have incorporated your contract language modifications into the long form contract that your proposal will be attached to your proposal. You will be receiving this contract later this week for signature.

Any questions please contact me as soon as possible.

Thanks

Steve Montgomery

-----Original Message-----

From: Anthony J Cortea [mailto:CorteaAJ@stvinc.com]

Sent: Sunday, October 15, 2006 11:31 AM

To: Steven Montgomery

Subject: Re: UMBC Schedule

Steve, Status of our proposal ?????

"Steven

Montgomery"

<smontgomery@eric

To

ksonmail.com>

"Albert W Remy"

<RemyAW@stvinc.com>, "Anthony J

10/06/2006 10:02

Cortea" <CorteaAJ@stvinc.com>

AM

cc

Subject

UMBC Schedule

When would be a good time to review your schedule today (by phone)?

The information contained in this electronic message is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, you are informed that any dissemination, copying or disclosure of the material contained herein, in whole or in part, is strictly prohibited. If you have received this transmission in error, please notify STV and purge this message.

The information contained in this electronic message is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, you are informed that any dissemination, copying or disclosure of the material contained herein, in whole or in part, is strictly prohibited. If you have received this transmission in error, please notify STV and purge this message.

STV Incorporated

7125 Ambassador Drive, Suite 200
Baltimore, Maryland 21244-2722
410-944-9112
410-298-2794

Engineers
Architects
Planners
Construction Managers

Client Authorization

☐ New Contract

Date October 5, 2006

☒ Amendment No. 4

Project No. 30-12911

Project Name UMBC Research Park Property
#5525 Research Park Drive / Lease Area #5
Baltimore County, MD.

To: Erickson Retirement Communities
703 Maiden Choice Lane
Baltimore, Maryland 21228

**Cost
Estimate**

Amendment Contract Total

Labor \$136,850.00

Expenses \$1,500.00
\$138,350.00

**As Requested
By** Mr. Steve Montgomery
Vice President

☐ Fixed Fee

☐ Time & Expenses

☒ Cost + Hourly NTE

☐ Other

Date October 5, 2006

Estimated Date of Completion None

Scope of Services:

Dear Steve:

STV Incorporated is pleased to submit our cost estimate to provide Erickson Retirement Communities with engineering services for the development of a facility at Lease Area #5 in the UMBC Research Park Property.

PROJECT INFORMATION

The subject site is situated at the northeast corner of Research Park Drive, being more particularly known as 5525 Research Park Drive.

The proposed development of will require amending the previously approved development plan, to allow for the development of the proposed multi-story office building. This building will be serviced with public utility systems (sewer, water, storm drain and conduit) located within the rights-of-way of Research Park Drive.

A site preliminary building footprint and/or site layout has not yet been provided for our review.

SCOPE OF SERVICES

The services to be provided under this proposal will be in accordance with the Baltimore County development regulations, to include the following items:

- 1.0 AMENDED DEVELOPMENT PLAN /
DESIGN REVIEW COMMITTEE (DRC) PROCESS (Lease Area #5)\$21,600.00 ✓
- 1.1 Preparation of DRC application
- 1.2 Preparation of the red lined Amended Development Plan

- 1.3 Attendance at the DRC Meeting**
- 1.4 Addressing DRC Comments**
- 1.5 Preparation of the black lined Amended Development Plan for Signature Approval**

Utilizing the Site Layout and Grading Plan to be prepared jointly by the architect and our offices (and approved by the Client), STV will proceed with the preparation of the redline revision of the previously approved Development Plan. This revision is prepared directly on an approved copy of the latest amended development plan. This process would then enable the reviewing agencies to determine whether this falls into the category of a major or minor amendment. Based on our experience, this project appears to be within the spirit and intent of the previously approved development plan and will qualify as a minor amendment. This determination will be made at the DRC meeting.

Three copies of the DRC application and cover letter along with nine copies of the red lined amended development plan will then be submitted to the Design Review Committee for their consideration. This committee meets every Monday, starting at 1:30 p.m. Plans must be submitted by 4:30 p.m. on Tuesday, accompanied by a cover letter and a check in the amount of \$50.00 payable to Baltimore County, Maryland submitted to the Office of Permits and Development Management. The Design Review Committee will then schedule the project, typically the third Monday thereafter.

STV will work with your office and other design team members in preparing the final site layout. This plan will address site design issues for the multi-story building.

PRODUCT: Approved Amended Development Plan

2.0	CONSTRUCTION DOCUMENTS.....	\$91,500.00
2.1	Title Sheet	
2.2	Existing Conditions Plan	
2.3	Site Layout Plan	
2.4	Utility Plan	
2.5	Site Notes and Details	
2.6	Grading Plan / Earthwork	
2.7	Erosion and Sediment Control Plan	
2.8	Erosion and Sediment Control Notes and Details	
2.9	Erosion and Sediment Control Notes and Details	
2.10	Erosion and Sediment Control Notes	
2.11	Landscape Plan	
2.12	Landscape Details	
2.13	Storm Drain Profiles	
2.14	Water and Sewer Profiles	
2.15	Plot Plan to accompany a building permit	

The services as outlined above represent the minimum level of effort required in order to obtain the necessary site improvement permits and these plans would accompany the architectural documents during the bidding process for this project. These services are directly related to all on-site

improvements only and exclude any design services associated with public roads and utility systems, site constraints map, forest conservation, retaining walls, and any storm water management design.

The terrain located on Lease Area #5 poses a challenging exercise for providing building and parking layout while minimizing cut, fill and retaining wall requirements.

PRODUCT: Construction Documents to accompany the architectural plans

3.0 MEETINGS AND CONFERENCES \$18,000.00

The work associated with this item includes time for one design team meeting every two weeks over a period of 8 months+-.

PRODUCT: Attendance at Bi-Weekly team meetings.

4.0 CONSTRUCTION ADMINISTRATION..... \$5,750.00

**4.1 Requests for Information (RFI's) from various contractors /
Clarification Documents**

4.2 Shop Drawing Review

During the construction phase of the project, STV will assist with addressing site construction issues, meetings, RFI's and Shop Drawing Review and approval.

PRODUCT: Post Award Services

COMPENSATION

Compensation for our services as outlined herein, 1.0, 2.0 and 3.0 will be invoiced on an hourly basis not to exceed, at the rates in effect at the time of invoicing. Should revisions occur once plans have been approved by the development team and/or County agencies, STV will submit a change order to cover our cost to revise these documents.

SUMMARY OF COST

1.0	SCHEMATICS	\$21,600.00
2.0	CONSTRUCTION DOCUMENTS	91,500.00
3.0	MEETINGS AND CONFERENCES	18,000.00
4.0	CONSTRUCTION ADMINISTRATION	<u>5,750.00</u>
	TOTAL.....	\$136,850.00

AVERAGE HOURLY RATE SCHEDULE

Principal-in-Charge	\$250.00	Landscape Architect	\$ 90.00
Senior Project Manager	\$140.00	Architect/Engineer	\$ 85.00
Project Manager	\$115.00	Planner	\$ 75.00
Project Engineer/Architect	\$105.00	CADD	\$ 65.00

In addition to the labor compensation, STV Incorporated shall be reimbursed for expenditures made specifically for the project such as: printing and reprographics; travel and subsistence; computer charges; telephone charges; shipping, postage, and courier service charges; purchase of maps and similar documents, etc. These direct expenses will be billed at cost plus 10%. If subconsultants and subcontractors are engaged by STV Incorporated for this project and are, therefore, under contract to STV Incorporated, their services will be invoiced at 1.10 times their actual cost. This adjustment covers the additional expense of coordination/administration.

ESTIMATED DIRECT COST.....\$1,500.00

SERVICES NOT INCLUDED

- Retaining Wall Design
- Extension of Public Utilities
- Soil Borings
- Storm Water Management Design
- Boundary/Topographic Survey

Should any additional services be required other than those outlined herein, a separate cost proposal will be submitted for your review and approval prior to proceeding with the work.

Prepared By: Anthony J. Cortea, Jr. Department Approval: Anthony J. Cortea, Jr.

Please execute this Client Authorization for STV Incorporated to proceed with the above scope of services at the stated estimated costs. No services will be provided until it is signed and returned to STV.

☐ Subject to attached terms & conditions.

☒ Subject to terms & conditions in our original agreement dated: July 5, 2006

☒ Client Billing Information

STV Incorporated Authorization
Signature

Client Authorization (Please sign original and return)
Signature

By Anthony J. Cortea, Jr.

Please Print

Title
Senior Vice President

Title

Date
October 5, 2006

Date

Two originals of this Authorization need to be executed. One original needs to be forwarded to STV Contract Files

STV Incorporated

7125 Ambassador Drive, Suite 200
Baltimore, Maryland 21244-2722
410-944-9112
410-298-2794

Engineers
Architects
Planners
Construction Managers

Client Authorization

CONTRACT DIST:

Job No. 12911
Original: Accounting _____
Copy: John A. Agro, Jr./File _____
Copy: Project Manager _____

☐ New Contract

Date February 15, 2007

☒ Amendment No. 6

Project No. 30-12911

Project Name **UMBC Research Park Property**
#5525 Research Park Drive / Lease Area #5 and Expansion
Baltimore County, MD.

To:	Erickson Retirement Communities	Cost Estimate	Amendment	Contract Total
	703 Maiden Choice Lane			
	Baltimore, Maryland 21228			
		Labor	\$133,380.00	
		Expenses	\$1,500.00	
		Total	\$134,880.00	

As Requested By Mr. Steve Montgomery
Vice President

☐ Fixed Fee ☐ Time & Expenses

☒ Cost + Hourly NTE ☐ Other

Date February 15, 2007

Estimated Date of Completion None

Scope of Services:

Dear Steve:

As discussed, STV Incorporated is pleased to submit our cost estimate to provide Erickson Retirement Communities with additional engineering and surveying services for the development of the facility at Lease Area #5 in the University of Maryland Baltimore County (UMBC) Research Park Property. The costs for some of these items are not possible to determine precisely, thus we have provided allotments for these items which will not be exceeded without prior approval from your office.

SCOPE OF SERVICES

The services provided under this proposal are in regard to additional requests by your office to provide additional layouts and grading options in response to the most recent (UMBC) - Design Review Board (DRB) comments. Also your office requested that we provide the stakeout for additional soil borings and the engineering design for the expansion of the parking lot over top of the existing Storm Water Management (SWM) reservation area to include the design of a new underground SWM facility.

1.0 ADDITIONAL SERVICES ASSOCIATED WITH DESIGN REVIEW BOARD COORDINATION AND CLIENT REQUESTS

1.1	Mark up of Ken Weikals' architectural site plan	400.00
1.2	Preparation of Revised Layout per DRB comments	2,800.00
1.3	Preparation of the Revised Grading schemes and earthwork	2,100.00
1.4	Revised layout for the storm drain	1,200.00
1.5	Additional Soil Boring Stakeout	400.00
1.6	Revisions to building footprint received 2-12-07	1,500.00
	SUB TOTAL LABOR	\$8,400.00

UNITE

2-22-07

**STV
Incorporated****Client Authorization**UMBC Research Park (Lease Area #5) and Expansion
Erickson Retirement CommunitiesFebruary 15, 2007
Page 2

The services as outlined in 1.0 above represent the level of service provided to date in order to address both client requests and UMBC - DRB comments during the preparation and development of the on-site development plan.

PRODUCT: Field and Office Survey services, Mark up of Ken Weikals' architectural site plan, Revised Site Plan, Revised Grading Plan, Revised Utility Plan and Coordination.

2.0 SCHEMATICS FOR THE PARKING EXPANSION

- 2.1 Up to three separate layouts for the expansion area
@ Approximately 1600.00 each.

SUB TOTAL LABOR

\$4,800.00

UNITE SH
TC 2-22-07

The services outlined in 2.0 above represent the minimum level of service we feel would be required to develop a workable layout for the expanded parking lot.

PRODUCT: Layout of drive and parking areas in accordance with the Research Park Guidelines.

**3.0 AMENDED DEVELOPMENT PLAN /
DESIGN REVIEW COMMITTEE (DRC) PROCESS (Lease Area #5)**

- | | | |
|-----|--|----------|
| 3.1 | Preparation of DRC application | 800.00 |
| 3.2 | Preparation of the red lined Amended Development Plan | 2,400.00 |
| 3.3 | Attendance at the DRC Meeting | 800.00 |
| 3.4 | Addressing DRC Comments | 2,400.00 |
| 3.5 | Preparation of the black lined Amended Development Plan for Signature Approval | 2,400.00 |

SUB TOTAL LABOR

\$8,800.00

UNITE SH
TC 2-22-07

The services outlined above will be in provided in accordance with the Baltimore County Development Regulations.

Utilizing the Site Layout and Grading Plan to be prepared jointly by the architect and our offices (and approved by your office), STV will proceed with the preparation of the redline revision of the previously approved Development Plan. This revision is prepared directly on an approved copy of the latest amended development plan. This process would then enable the reviewing agencies to determine whether this falls into the category of a major or minor amendment. Based on our experience, this project appears to be within the spirit and intent of the previously approved development plan and will qualify as a minor amendment. This determination will be made at the DRC meeting.

PRODUCT: Approved Amended Development Plan

4.0 CONSTRUCTION DOCUMENTS

- | | | |
|-----|-----------------------------------|----------|
| 4.1 | Title Sheet | 900.00 |
| 4.2 | Existing Conditions Plan | 1,100.00 |
| 4.3 | Site Layout Plan | 4,800.00 |
| 4.4 | Utility Plan | 4,650.00 |
| 4.5 | Site Notes and Details | 4,840.00 |
| 4.6 | Grading Plan / Earthwork | 8,400.00 |
| 4.7 | Erosion and Sediment Control Plan | 9,200.00 |

STV Incorporated

Client Authorization

UMBC Research Park (Lease Area #5) and Expansion
Enckson Retirement Communities

February 15, 2007

Page 3

4.8	Erosion and Sediment Control Notes and Details	8,875.00
4.9	Erosion and Sediment Control Notes / Sequence of Construction	1,600.00
4.10	Erosion and Sediment Control Drainage Area Map Ex. Condition	2,950.00
4.11	Erosion and Sediment Control Drainage Area Map Int. Condition	2,275.00
4.12	Erosion and Sediment Control Drainage Area Map Prop. Condition	2,425.00
4.13	SWM Drainage Area and Soils Maps	4,875.00
4.14	SWM Plan and Profile	12,750.00
4.15	SWM Details and Specifications	8,400.00
4.16	Landscape Plan / Rendered	6,425.00
4.17	Landscape Details	3,940.00
4.18	Storm Drain Profiles	4,975.00
SUB TOTAL LABOR		\$93,380.00 \$113,380.00

The services outlined in 3.0 above represent the minimum level of effort required in order to provide a complete set of Construction Documents.

The use of the existing extended detention dry pond located in an existing SWM Reservation located on the South side of Lease Area #5 for a proposed parking lot poses a challenging exercise for both providing a functional parking layout while providing the additional required storage due to the additional parking lot paving while minimizing cut, fill and retaining wall requirements and obtaining the county approval to expand the parking lot into the existing SWM Reservation to the south. This will be subject to county approval allowing the Developer to do this. There should be a letter of understanding agreeing in concept from the county executives' office and /or from the Director of Permits and Development Management and/or the Director of the Department of Environmental Protection and Resource Management prior to proceeding with the above listed construction documents.

PRODUCT: Construction Documents for bids.

*5.0 MEETINGS AND CONFERENCES / HOURLY

SUB TOTAL LABOR \$18,000.00

The work associated with this item includes time for one design team meeting every two weeks over a period of 8 months.

PRODUCT: Attendance at bi-weekly team meetings and follow up.

SUMMARY OF COSTS

1.0	DESIGN REVIEW BOARD COORDINATION	\$ 8,400.00
2.0	SCHEMATICS	4,800.00
3.0	AMENDED DEVELOPMENT PLAN	8,800.00
4.0	CONSTRUCTION DOCUMENTS	93,380.00
*5.0	MEETINGS AND CONFERENCES	18,000.00
TOTAL LABOR		\$133,380.00

STV Incorporated

Client Authorization

UMBC Research Park (Lease Area S) and Expansion
Frickson Retirement Communities

February 15, 2007

Page 4

COMPENSATION

Compensation for our services as outlined herein will be invoiced on an hourly basis not to exceed, at the rates in effect at the time of invoicing. Should revisions occur once plans have been approved by the development team and/or County agencies, STV will submit a change order to cover our cost to revise these documents.

**All items preceded by an asterisk in the cost estimate will be invoiced at the standard hourly rates in effect at the time the work is performed. For budgetary purposes, STV, Incorporated has estimated the level of work associated with these items. Should additional effort be required, STV Incorporated would submit a separate proposal for your authorization.*

AVERAGE HOURLY RATE SCHEDULE

Principal-in-Charge	\$260.00	Landscape Architect	\$90.00
Senior Project Manager	\$145.00	Architect/Engineer	\$85.00
Project Manager	\$125.00	Planner	\$75.00
Project Engineer/Architect	\$105.00	CADD	\$65.00

In addition to the labor compensation, STV Incorporated shall be reimbursed for expenditures made specifically for the project such as: printing and reprographics; travel and subsistence; computer charges; telephone charges; shipping, postage, and courier service charges; purchase of maps and similar documents, etc. These direct expenses will be billed at cost plus 10%. If subconsultants and subcontractors are engaged by STV Incorporated for this project and are; therefore, under contract to STV Incorporated, their services will be invoiced at 1.10 times their actual cost. This adjustment covers the additional expense of coordination/administration.

ESTIMATED DIRECT COST..... \$1,500.00

SERVICES NOT INCLUDED

Retaining Wall Design; Extension of Public Utilities; Permit and Plan Processing; Subdivision Plats; Metes and Bounds Descriptions; Coordination with attorney. Should any additional services be required other than those outlined herein, a separate cost proposal will be submitted for your review and approval prior to proceeding with the work.

Prepared By: Anthony J. Cortes, Jr. Department Approval: Anthony J. Cortes, Jr.

Please execute this Client Authorization for STV Incorporated to proceed with the above scope of services at the stated estimated costs. No services will be provided until it is signed and returned to STV.

☐ Subject to attached terms & conditions.

☒ Subject to terms & conditions in our original agreement dated: July 3, 2006

☒ Client Billing Information

STV Incorporated Authorization
Signature

Client Authorization (Please sign original and return)

Signature

By Anthony J. Cortes, Jr.

Please Print Steve Montgomery

Title Senior Vice President

Title VP ENGINEERING

Date February 15, 2007

Date 2/21/07

Two originals of this Authorization need to be executed. One original needs to be forwarded to STV Contract Files

STV Incorporated

7125 Ambassador Drive, Suite 200
Baltimore, Maryland 21244-2722
410-944-9112
410-298-2794

Engineers
Architects
Planners
Construction Managers

Client Authorization

☐ New Contract

☒ Amendment No. 10

CONTRACT DIST:

32 Job No. 12911

Original: Accounting

Copy: John A. Agro, Jr./File

Copy: Project Manager

Date June 21, 2007

Project No. 30-12911

ORIGINAL

Project Name

UMBC Research Park Property
#5525 Research Park Drive / Lease Area #5 and Expansion
Baltimore County, MD.

To:	Erickson Retirement Communities 703 Malden Choice Lane Baltimore, Maryland 21228	Cost Estimate	Amendment	Contract Total
		Labor	\$15,400.00	
		Expenses	500.00	
			\$15,900.00	
As Requested By	Mr. Steve Montgomery Vice President	<input type="checkbox"/> Fixed Fee	<input type="checkbox"/> Time & Expenses	
		<input type="checkbox"/> Cost + Hourly NTE	<input checked="" type="checkbox"/> Other See Below	
Date	June 21, 2007	Estimated Date of Completion	None	

Scope of Services:

Dear Steve:

As discussed, STV Incorporated is pleased to submit our costs associated with the additional engineering services provided to revise the Bid and Development Plan documents to date on this project. The costs for these items have already been incurred and will be invoiced once approved by your office.

PROJECT DESCRIPTION

The services listed below were provided on an as needed basis in association with the various negotiations between Erickson Retirement Communities (ERC) and the Research Park Corporation (RPC) and the UMBC - Athletic Department comments along with additional requests from ERC.

SCOPE OF SERVICES

- 1.0 PRACTICE FIELD GRADING \$3,700.00
- 1.1 Revision to the Erosion and Sediment Control Concept to avoid disturbance of the practice field until after the LAX tournament.
- 1.2 Re-grading practice fields to avoid disturbing > than 40,000 S.F. to eliminate Forest Conservation requirements.
- 1.3 Revision to access road to allow access for TV coverage as requested by the UMBC Athletic Department.

The work associated with this item included the major changes to the Practice Field Grading and Sediment Control Concept to address comments received from Baltimore County, ERC and the Athletic Department.

PRODUCT: Three separate Grading Plans for the UMBC practice fields.

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Client Authorization

1 MBC Research Park (Lease Area #5) and Expansion
Erickson Retirement Communities

June 21, 2007

Page 2

- 2.0 REVISIONS TO THE 6th AMENDED DEVELOPMENT PLAN \$3,000.00**
- 2.1 Revised the Development Plan to reflect practice field grading and Kitchen area.
 - 2.2 Forest Conservation Waiver per the Department of Environmental Protection and Resource Management (DEPRM).
 - 2.3 Resolution of the zero building setback issue with the Planning and Zoning offices.

The work associated with this item included the revisions to the plan through 5/30/07.

PRODUCT: 6th Amended Development Plan Approval.

- 3.0 REVISIONS TO THE BID DOCUMENTS \$6,000.00**
- 3.1 Building footprint revisions and building shift to the southwest per architect.
 - 3.2 Revisions to the plans per landscape architect's layout changes.
 - 3.2 Revisions to the layout to accommodate MEP's requirements.

The work associated with this item included plan revisions required each time revisions were requested by the design team members.

PRODUCT: Final Bid Documents for the Ultimate build out.

- 4.0 TEMPORARY CONSTRUCTION TRAILER EXHIBITS \$1,500.00**

The work associated with this item consisted of telephone conversations and site meetings with ERC and the RPC and the preparation of three separate exhibits for the temporary construction trailer.

PRODUCT: Plans to accompany a trailer permit application.

- *5.0 PROJECT ADMINISTRATION, MEETINGS AND COORDINATION (Hourly).....\$1,200.00**

The work associated with this item included the estimated time for coordinating with the Architect, Baltimore County, MD., the RPC and ERC.

PRODUCT: Project Team Coordination.

TOTAL ITEMS 1.0 THRU 5.0\$15,400.00

COMPENSATION

Compensation for our services as outlined herein will be invoiced on an hourly basis not to exceed, at the rates in effect at the time of invoicing. Should revisions occur once plans have been approved by the development team and/or County agencies, STV will submit a change order to cover our cost to revise these documents.

The total estimated compensation for performing the Scope of Services for Phases 1.0 through 5.0 is estimated follows:

STV Incorporated

Client Authorization

UMBC Research Park (Lease Area #5) and Expansion
Erickson Retirement Communities

June 21, 2007

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1.0 PRACTICE FIELD GRADING	\$3,700.00
2.0 REVISIONS TO THE 6 TH AMENDED DEVELOPMENT PLAN	3,000.00
3.0 REVISIONS TO THE BID DOCUMENTS	6,000.00
4.0 TEMPORARY CONSTRUCTION TRAILER EXHIBITS	1,500.00
*5.0 PROJECT ADMINISTRATION, MEETINGS AND COORDINATION	1,200.00
SUBTOTAL ITEMS 1 THRU 5	\$15,400.00
ESTIMATED DIRECT EXPENSES.....	500.00
TOTAL	\$15,900.00

* All items preceded by an asterisk in the Scope of Services will be invoiced at the standard hourly billing rates in effect at the time the work is performed. For budgetary purposes, STV Incorporated has estimated the level of effort associated with these items. Should additional effort be required, STV Incorporated would submit a separate proposal for your authorization.

AVERAGE HOURLY RATE SCHEDULE

Principal-in-Charge	\$260.00	Engineer	\$85.00
Professional Land Surveyor	\$125.00	Survey Coordinator	\$85.00
Project Manager	\$125.00	CADD	\$65.00
Project Engineer	\$105.00	Survey Instrument Man	\$40.00

In addition to the labor compensation, STV Incorporated shall be reimbursed for expenditures made specifically for the project such as: printing and reprographics; travel and subsistence; computer charges; telephone charges; shipping, postage, and courier service charges; purchase of maps and similar documents, etc. These direct expenses will be billed at cost plus 10%. If subconsultants and subcontractors are engaged by STV Incorporated for this project and are; therefore, under contract to STV Incorporated, their services will be invoiced at 1.10 times their actual cost. This adjustment covers the additional expense of coordination/administration.

ESTIMATED DIRECT EXPENSE..... \$500.00

Should any additional services be required other than those outlined herein, a separate cost proposal will be submitted for your review and approval prior to proceeding with the work.

Prepared By: Albert W. RemyDepartment Approval: Anthony J. Cortez, Jr.

Please execute this Client Authorization for STV Incorporated to proceed with the above scope of services at the stated estimated costs. No services will be provided until it is signed and returned to STV.

☐ Subject to attached terms & conditions.

☒ Subject to terms & conditions in our original agreement dated July 5, 2006.

☐ Client Billing Information
STV Incorporated Authorization
Signature

By Anthony J. Cortez, Jr.Title Senior Vice PresidentDate
June 21, 2007

Client Authorization (Please sign original and return)
Signature

Please Print
STEVEN A. MARGOLIS
Title V.P. ENGINEERING

Date
6.26.07

Two originals of this Authorization need to be executed. One original needs to be forwarded to STV Contract Files

ORIGINAL
STV Incorporated7125 Ambassador Drive, Suite 200
Baltimore, Maryland 21244-2722
410-944-9112
410-298-2794Engineers
Architects
Planners
Construction Managers**Client Authorization**

CONTRACT DIST:

30 Job No. 12911

Original: Accounting _____

Copy: John A. Agro, Jr./File _____

Copy: Project Manager _____

☐ New Contract

Date July 17, 2007

☒ Amendment No. 11

Project No. 30-12911

Project Name **UMBC Research Park Property**
#5525 Research Park Drive / Lease Area #5 and Expansion
Baltimore County, MD.

To:	Cost Estimate	Amendment	Contract Total
Erickson Retirement Communities 703 Maiden Choice Lane Baltimore, Maryland 21228			
	Labor	\$75,500.00	
	Expenses	<u>1,500.00</u>	
		\$77,000.00	

As Requested By Mr. Steve Montgomery
Vice President☐ Fixed Fee ☐ Time & Expenses☐ Other**Date** July 17, 2007**Estimated Date of Completion** TBD**Scope of Services:**

Dear Steve:

As discussed, STV Incorporated is pleased to submit our costs associated with the additional engineering services required in order to privatize the existing public Storm Water Management Reservation No: 2 located south of Lease Area 5.

PROJECT DESCRIPTION

In order to be able to expand into the existing Lease Area 5 with additional parking additional County reviews and approvals are needed.

Some of the plan preparation costs for the items listed herein have already been provided and were included within the scope of work for the previous bid documents under Client Authorization #6 dated February 15, 2007. The items included herein are predominantly for the scope of work not previously covered such as county review and plan approval processing, the entrance revision, additional services requested by ERC for the BGE Route survey and the preparation and processing of the 7th Amended Development Plan.

STV Incorporated

Client Authorization

UMBC Research Park (Lease Area 75) and Expansion
Erickson Retirement Communities

July 17, 2007

Page 2

SCOPE OF SERVICES

- 1.0 **7th AMENDED DEVELOPMENT PLAN & DESIGN REVIEW COMMITTEE (DRC) REVIEW PROCESS**\$9,000.00 **UNTE**
- 1.1 Preparation of the DRC application
- 1.2 Preparation of the red lined 7th Amended Development Plan to reflect expansion into the Public Storm Water Management Reservation and revisions to the layout in front drop off area and entrance into the site.
- 1.3 Attendance at the DRC meeting
- 1.4 Addressing DRC comments
- 1.5 Preparation of the black lined 7th Amended Development Plan for signature approval.

The work associated with this item includes the revisions to the 6th Amended Development Plan to reflect the revisions as shown on the Bid Set.

PRODUCT: Approved 7th Amended Development Plan

- 2.0 **REVISED GRADING PLAN REVIEW PROCESS**.....\$10,000.00 **UNTE**
- 2.1 The work associated with this item includes the processing of the grading plan through the various Baltimore County review agencies (DEPRM; EIR & SWM and PDM; DPR) for approval.

PRODUCT: Approved Grading Plan.

- 3.0 **REVISED GRADING PERMIT**.....\$12,000.00 **UNTE**
- 3.1 Preparation and processing of the revised ESC Plans for SCD approval.

The work associated with this item includes a new ESC plan preparation and plan processing under the revised grading permit red line review and approval process with the Baltimore County Soil Conservation District.

PRODUCT: Approved revised ESC Plans issued to the inspector in the field under the active grading permit.

- 4.0 **STORM WATER MANAGEMENT CONSTRUCTION PLAN REVIEW PROCESS**.....\$15,000.00 **UNTE**
- 4.1 The work associated with this item includes the plan processing of the Storm Water Management Plans through the Department of Environmental Protection and Resource Management for approval.

PRODUCT: Approved Storm Water Management Construction Plans

STV Incorporated

Client Authorization

UMBC Research Park (Lease Area #5) and Expansion
Frickson Retirement Communities

July 17, 2007

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5.0 SCHEMATIC ROUND-ABOUT DESIGNS.....\$1,000.00 HNTB

- 5.1 The work associated with this item is a work in progress. We have already submitted one layout to ERC and are currently working on another. This fee is for two layouts only. If additional layouts are required we will provide additional fee estimates.

PRODUCT: Two round-about layouts. One at the intersection of Hilltop Road and Hilltop Circle and one at the intersection of UMBC Boulevard and Research Park Drive.

6.0 ROAD CONSTRUCTION PLAN.....\$8,000.00 HNTB

- 6.1 Preparation and processing of the Road Construction Plan for Research Park Drive (One drawing only including the storm drain relocation)
- 6.2 Quantity takeoffs and cost estimates for county approval.

The work associated with this item includes the engineering required to reflect revising the existing cul-de-sac pavement grades and relocate the existing inlet out of the proposed relocated entrance into the site and the preparation and processing of the Public Road Construction Plan through the offices of Baltimore County for approval.

PRODUCT: Approved County Road Construction Plan.

7.0 PREPARATION AND PROCESSING OF THE RIGHT-OF-WAY AGREEMENTS \$3,000.00 HNTB

- 7.1 The work associated with this item includes the preparation and processing of the Right of Way Agreement associated with the Approved Road Construction Plan.

PRODUCT: Approved and Executed Right of Way Agreement.

*8.0 CONSTRUCTION ADMINISTRATION.....\$10,000.00 HNTB

- 8.1 The work associated with this item is associated with the construction phase of the project and will cover STV time for addressing site construction issues, requests for information (RFI's) from the various contractors and shop drawing review and approval.

PRODUCT: Post Award Services

STV Incorporated

Client Authorization

LAIBC Research Park (Lease Area #5) and Expansion
Erickson Retirement Communities

July 17, 2007

Page 4

*9.0 PROJECT ADMINISTRATION, MEETINGS AND COORDINATION (Hourly).....\$7,500.00 UNTE

9.1 The work associated with this item includes the estimated time for coordinating with Erickson Retirement Communities.

PRODUCT: Project Coordination.

COMPENSATION

Compensation for our services as outlined herein will be invoiced on an hourly basis not to exceed, at the rates in effect at the time of invoicing. Should revisions occur once plans have been approved by the development team and/or County agencies, STV will submit a change order to cover our cost to revise these documents.

The total estimated compensation for performing the Scope of Services for Phases 1.0 through 9.0 is estimated below. A breakdown of the services is as follows:

1.0	7 th AMENDED DEVELOPMENT PLAN	\$9,000.00
2.0	REVISED GRADING PLAN REVIEW PROCESS	10,000.00
3.0	REVISED GRADING PERMIT.....	2,000.00
4.0	STORM WATER MANAGEMENT CONSTRUCTION PLAN REVIEW PROCESS	15,000.00
5.0	SCHEMATIC ROUND-ABOUT LAYOUTS	1,000.00
6.0	ROAD CONSTRUCTION PLAN.....	8,000.00
7.0	PREPARATION AND PROCESSING OF THE RIGHT OF WAY AGREEMENT	3,000.00
8.0	CONSTRUCTION ADMINISTRATION	10,000.00
*9.0	PROJECT ADMINISTRATION, MEETINGS AND COORDINATION	7,500.00
	SUBTOTAL.....	\$75,500.00
	ESTIMATED DIRECT EXPENSES.....	1,500.00
	TOTAL.....	\$77,000.00 UNTE \$

* All items preceded by an asterisk in the Scope of Services will be invoiced at the standard hourly billing rates in effect at the time the work is performed. For budgetary purposes, STV Incorporated has estimated the level of effort associated with these items. Should additional effort be required, STV Incorporated would submit a separate proposal for your authorization.

*HOURLY NOT TO EXCEED

AVERAGE HOURLY RATE SCHEDULE

Principal-in-Charge	\$260.00	Engineer	\$ 85.00
Senior Project Manager	\$145.00	Planner/Jr. Engineer	\$ 75.00
Project Manager	\$125.00	Sr. CADD/Technician	\$ 65.00
Project Engineer/Senior Tech	\$105.00	CADD/Tech	\$ 55.00
Landscape Architect	\$ 90.00	Jr. CADD/Tech	\$ 35.00

STV Incorporated

Client Authorization

UMBC Research Park (Lease Area #5) and Expansion
Erickson Retirement Communities

July 17, 2007

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In addition to the labor compensation, STV Incorporated shall be reimbursed for expenditures made specifically for the project such as: printing and reprographics; travel and subsistence; computer charges; telephone charges; shipping, postage, and courier service charges; purchase of maps and similar documents, etc. These direct expenses will be billed at cost plus 10%. If subconsultants and subcontractors are engaged by STV Incorporated for this project and are; therefore, under contract to STV Incorporated, their services will be invoiced at 1.10 times their actual cost. This adjustment covers the additional expense of coordination/administration.

ESTIMATED DIRECT EXPENSE.....\$1,500.00

SERVICES NOT INCLUDED

- Subdivision plat, metes and bounds descriptions, as-built services, retaining wall design, coordination with attorneys or other outside consultants.

Should any additional services be required other than those outlined herein, a separate cost proposal will be submitted for your review and approval prior to proceeding with the work.

Prepared By: Albert W. Remy

Department Approval: Anthony J. Cortez, Jr.

Please execute this Client Authorization for STV Incorporated to proceed with the above scope of services at the stated estimated costs. No services will be provided until it is signed and returned to STV.



Subject to attached terms & conditions.



Subject to terms & conditions in our original agreement dated July 5, 2006.



Client Billing Information

STV Incorporated Authorization

Signature

By

Anthony J. Cortez, Jr.

Title

Senior Vice President

Date

July 17, 2007

Client Authorization (Please sign original and return)

Signature

Please Print

STEVEN MONTEMEYER

Title

V.P. ENGINEERING

Date

8-13-07

Two originals of this Authorization need to be executed. One original needs to be forwarded to STV Contract Files

STV Incorporated

7125 Ambassador Drive, Suite 200
Baltimore, Maryland 21244-2722
410-944-9112
410-298-2794

Engineers
Architects
Planners
Construction Managers

Client Authorization

☐ New Contract

☒ Amendment No. 13

CONTRACT DIST:

Job No. 12911

Original: Accounting

Copy: John A. Agro, Jr./File

Copy: Project Manager

Date October 23, 2007

Project No. 30-12911

Project Name UMBC Research Park Property
#5525 Research Park Drive / Lease Area #5 and Expansion Area
Baltimore County, MD.

To:	Cost Estimate	Amendment	Contract Total
Erickson Retirement Communities (ERC) 703 Maiden Choice Lane Baltimore, Maryland 21228	Labor Expenses Total	\$57,300.00 1,500.00 \$58,800.00	

As Requested By Mr. George Brown - Senior
Director of Construction

☐ Fixed Fee ☐ Time & Expenses

☒ Other Hourly - NTE

Date October 23, 2007

Estimated Date of Completion TBD

Scope of Services:

Dear Mr. Brown:

As discussed with you and Mr. Steve Montgomery, STV Incorporated is pleased to submit our costs associated with the additional engineering services that we anticipate being required in order to provide construction administration & site closeout services and to account for the additional "Requests for Information" (RFI's) regarding the Bid Documents from Design Tech (MEP) and RFI's that will result from the bidding of the Approved Final Construction Plans for the proposed parking expansion area.

The costs for these items are impossible to determine precisely due the changeable nature of the effort required and amount of requests, allotments have been provided for each of the items listed as a guide.

PROJECT DESCRIPTION

Post Award Services will be provided that include additional responses to requests for information (RFI's) and the review of shop drawings on the currently approved grading and erosion and sediment control plans.

There are site closeout procedures that must be followed in order to obtain release of various bonds that ERC Development will be posting for the public work approved and yet to be approved by Baltimore County. Also following the issuance of the bid documents, the MEP engineer (Design Tech) made additional coordination comments which now need to be handled through the RFI process, to be incorporated into the bid set with clouds.

The additional Bid Set Coordination Revisions are currently a work in progress, and few additional revisions are foreseen with the exception of Baltimore County review comments that may impact the Bid Documents.

SCOPE OF SERVICES

A summary of the services to be provided is as follows:

1.0 POST AWARD SERVICES

- | | | | |
|-----|--|------------------------|------------|
| 1.1 | Requests for Information (RFI's) | BUDGET ALLOTT - SUMMER | \$5,000.00 |
| 1.2 | Review of Shop Drawings | SUM SD BOUND & PARKING | 5,000.00 |

The work includes responding to RFI's and Review of Shop Drawings.

SUBTOTAL ITEM 1.0 **\$10,000.00**

PRODUCT: Post Award Services.

2.0 SITE CLOSEOUT SERVICES

- | | | | |
|-----|--|--------------------------------|------------|
| 2.1 | Utility Agreement (UA) | STORM AND SWM | \$5,000.00 |
| 2.2 | Right of Way Agreement (RA) | CHANGES & PRODUCT | 5,000.00 |
| 2.3 | Landscape Agreement (LA) | PAVING & EXPOSE | 5,000.00 |
| 2.4 | Grading Permit (GP) | ADJUSTMENT TO BA TO REFUSE LAB | 5,000.00 |
| 2.5 | Storm Water Management As-Built (SWM-AB) | " | 8,000.00 |

The work in these items includes the compilation and organization of records supplied by the developer, project superintendent, geotechnical engineer, contractor and/or their product/material suppliers and submission of said records to Baltimore County in order to obtain approval to release the posted security deposits for each item.

SUBTOTAL ITEM 2.0 **\$28,000.00**

PRODUCT: Bond Refunds.

3.0 ADDITIONAL BID SET COORDINATION REVISIONS

- | | | |
|-----|---|------------|
| 3.1 | Revisions to the bid set to reflect coordination items per MEP coordination | \$5,000.00 |
| 3.2 | Revisions to the bid set resulting in comments by Baltimore County | 10,000.00 |

The work associated with this item includes the revisions to the bid set to reflect the current revisions required during the additional coordination with Design Tech and review comments by Baltimore County.

SUBTOTAL ITEM 3.0 **\$15,000.00**

PRODUCT: Revised Bid Set with clouds around the changes for redistribution included in a Site-ASI format.

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Client Authorization

UMBC Research Park (Lease Area #5) and Expansion
Erickson Retirement Communities

October 23, 2007

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- *4.0 HOURLY EFFORT REQUIRED TO COORDINATE THE PREVIOUSLY LISTED SERVICES**
The work associated with this item includes the estimated time for coordinating with Erickson Retirement Communities and the various sub-contractor RFI's.

SUBTOTAL ITEM 4.0\$4,300.00

PRODUCT: Project Coordination.

TOTAL ITEMS 1.0 THRU 4.0\$57,300.00

COMPENSATION

The total estimated compensation for performing the Scope of Services for Phases 1.0 through 4.0 is estimated below:

1.0	POST AWARD SERVICES.....	\$10,000.00
2.0	SITE CLOSEOUT SERVICES	28,000.00
3.0	ADDITIONAL BID SET COORDINATION REVISIONS	15,000.00
* 4.0	HOURLY EFFORT REQUIRED TO COORDINATE THE PREVIOUSLY LISTED SERVICES	4,300.00
	SUBTOTAL	\$57,300.00
	ESTIMATED DIRECT EXPENSES.....	1,500.00
	TOTAL.....	\$58,800.00

- * All items preceded by an asterisk in the Scope of Services will be invoiced at the standard hourly billing rates in effect at the time the work is performed. For budgetary purposes, STV Incorporated has estimated the level of effort associated with these items. Should additional effort be required, STV Incorporated would submit a separate proposal for your authorization.**

Compensation for our services as outlined herein will be invoiced on an hourly basis not to exceed, at the rates in effect at the time of invoicing. Should revisions occur once plans have been approved by the development team and/or County agencies, STV will submit a change order to cover our cost to revise these documents at the following hourly rates:

AVERAGE HOURLY RATE SCHEDULE

Principal-in-Charge	\$260.00	Engineer	\$ 85.00
Senior Project Manager	\$145.00	Planner/Jr. Engineer	\$ 75.00
Project Manager	\$125.00	Sr. CADD/Technician	\$ 65.00
Project Engineer/Senior Tech	\$105.00	CADD/Tech	\$ 55.00
Landscape Architect	\$ 90.00	Jr. CADD/Tech	\$ 35.00

**STV
Incorporated**

Client Authorization

UMBC Research Park (Lease Area #5) and Expansion
Erickson Retirement Communities

October 23, 2007
Page 4

In addition to the labor compensation, STV Incorporated shall be reimbursed for expenditures made specifically for the project such as: printing and reprographics; travel and subsistence; computer charges; telephone charges; shipping, postage, and courier service charges; purchase of maps and similar documents, etc. These direct expenses will be billed at cost plus 10%. If subconsultants and subcontractors are engaged by STV Incorporated for this project and are; therefore, under contract to STV Incorporated, their services will be invoiced at 1.10 times their actual cost. This adjustment covers the additional expense of coordination/administration.

ESTIMATED DIRECT EXPENSE.....1,500.00

DEVELOPER PROVIDED INFORMATION

Erickson Retirement Communities (ERC) will provide STV Incorporated with mark-ups of the approved plans that were maintained at the construction trailer that reflect all of the construction as-built data for use in processing the requests for the release of the various bonds (UA, RA, LA, GP & SWM). Also, ERC will provide STV with copies of the as-built field survey from the site surveyor (G&O?), the geotechnical engineers' daily inspection reports, material tickets for all man made materials used in the construction of the SWM facility, photographs, etc.

Should any additional services be required other than those outlined herein, a separate cost proposal will be submitted for your review and approval prior to proceeding with the work.

Once a Notice to Proceed has been given, and an executed copy of this agreement is received by our office, STV will proceed with the services as outlined herein.

Prepared By: Albert W. Remy

Department Approval: Anthony J. Cortea, Jr.

☐ Subject to attached terms & conditions.

☐ Client Billing Information

STV Incorporated Authorization
Signature

By 
Anthony J. Cortea, Jr.

Title
Senior Vice President

Date
October 23, 2007

☒ Subject to terms & conditions in our original agreement dated July 5, 2006.

Client Authorization (Please sign original and return)
Signature

Please Print

KEVIN GLOVER

Title
SR. VP

Date

12-11-07

Two originals of this Authorization need to be executed. One original needs to be forwarded to STV Contract Files

STV Incorporated

7125 Ambassador Drive, Suite 200
Baltimore, Maryland 21244-2722
410-944-9112
410-298-2794

Engineers
Architects
Planners
Construction Managers

Client Authorization

INTRACT DIST:

Job No. 12911

Original: Accounting

Copy: John A. Agro, Jr./File

Copy: Project Manager

☐ New Contract

Date December 14, 2007

☒ Amendment No. 14

Project No. 30-12911

Project Name

UMBC Research Park Property

#5525 Research Park Drive / Lease Area #5 and Expansion Area
Baltimore County, MD.

To: Erickson Retirement Communities (ERC)
703 Maiden Choice Lane
Baltimore, Maryland 21228

Cost
Estimate

Amendment

Contract Total

Labor \$28,780.00

Expenses 500.00

Total \$29,280.00

As Requested
By

Mr. George Brown - Senior
Director of Construction

☐ Fixed Fee ☐ Time & Expenses

☒ Other

Date

December 14, 2007

Estimated Date of
Completion

TBD

Scope of Services:

Dear Mr. Brown:

As discussed with you and Mr. Ted Sirko, STV Incorporated is pleased to submit our costs associated with the additional engineering services that we have completed and are completing for the offsite and on-site electric conduit. The costs for these items are impossible to determine precisely due the changeable nature of the effort required and amount of requests, allotments have been provided for each of the items listed as a guide.

PROJECT DESCRIPTION

The contract amendment #8 (CA #8) excluded Permit and Plan Processing and was limited to four plan sheets. As you are aware, there have been several reviews by BGE technical personnel and several meetings regarding the permit and plan processing required for the construction of the proposed conduit.

SCOPE OF SERVICES

A summary of the services to be provided is as follows:

1.0 PERMITTING AND PLAN PROCESSING

This work includes responding to three rounds of BGE comments, the addition of an additional sheet along with the submission to the UMBC facilities group and coordination of and determination of the permit requirements for the construction of the conduits.

SUBTOTAL ITEM 1.0\$17,100.00

PRODUCT: Permitting and Plan Processing services.

2.0 ADDITIONAL COORDINATION WITH UMBC FACILITIES

The work associated with this item includes the review of additional plans supplied by the UMBC campus as of 12/12/07 and coordination with the UMBC Facilities planning department.

SUBTOTAL ITEM 2.0\$4,080.00

PRODUCT: Review of UMBC comments.

3.0 PREPARATION OF ON SITE CONDUIT PROFILES

The work associated with this item includes the preparation of on-site utility profiles.

PRODUCT: On-site utility profiles.

SUBTOTAL ITEM 3.0\$4,200.00

***4.0 HOURLY EFFORT REQUIRED TO COORDINATE THE PREVIOUSLY LISTED SERVICES**

The work associated with this item includes the estimated time for coordinating with Erickson Retirement Communities and the various sub-contractor RFI's.

SUBTOTAL ITEM 4.0\$3,400.00

PRODUCT: Project Coordination.

TOTAL ITEMS 1.0 THRU 4.0\$28,780.00

\$890 CA \$2510 int'l

COMPENSATION

* *All items preceded by an asterisk in the Scope of Services will be invoiced at the standard hourly billing rates in effect at the time the work is performed. For budgetary purposes, STV Incorporated has estimated the level of effort associated with these items. Should additional effort be required, STV Incorporated would submit a separate proposal for your authorization.*

Compensation for our services as outlined herein will be invoiced on an hourly basis not to exceed, at the rates in effect at the time of invoicing. Should revisions occur once plans have been approved by the development team and/or County agencies, STV will submit a change order to cover our cost to revise these documents at the following hourly rates:

AVERAGE HOURLY RATE SCHEDULE

Principal-in-Charge	\$260.00	Engineer	\$ 85.00
Senior Project Manager	\$145.00	Planner/Jr. Engineer	\$ 75.00
Project Manager	\$125.00	Sr. CADD/Technician	\$ 65.00
Project Engineer/Senior Tech	\$105.00	CADD/Tech	\$ 55.00
Landscape Architect	\$ 90.00	Jr. CADD/Tech	\$ 35.00

**STV
Incorporated**

Client Authorization

UMBC Research Park (Lease Area #5) and Expansion
Erickson Retirement Communities

December 14, 2007
Page 3

In addition to the labor compensation, STV Incorporated shall be reimbursed for expenditures made specifically for the project such as: printing and reprographics; travel and subsistence; computer charges; telephone charges; shipping, postage, and courier service charges; purchase of maps and similar documents, etc. These direct expenses will be billed at cost plus 10%. If subconsultants and subcontractors are engaged by STV Incorporated for this project and are; therefore, under contract to STV Incorporated, their services will be invoiced at 1.10 times their actual cost. This adjustment covers the additional expense of coordination/administration.

ESTIMATED DIRECT EXPENSE.....\$500.00

EXCLUSIONS

- Revisions to existing approved plans
- Response to additional BGE and/or UMBC comments

Should any additional services be required other than those outlined herein, a separate cost proposal will be submitted for your review and approval prior to proceeding with the work.

Once a Notice to Proceed has been given, and an executed copy of this agreement is received by our office, STV will proceed with the services as outlined herein.

Prepared By: Albert W. Remy

Department Approval: Anthony J. Cortea, Jr.

Please execute this Client Authorization for STV Incorporated to proceed with the above scope of services at the stated estimated costs. No services will be provided until it is signed and returned to STV.

☐ Subject to attached terms & conditions.

☒ Subject to terms & conditions in our original agreement dated July 5, 2006

☐ Client Billing Information

STV Incorporated Authorization

Signature

Please Print

Anthony J. Cortea, Jr.

Title

Senior Vice President

Date

December 14, 2007

Client Authorization (Please sign original and return)

Signature

Please Print

Title

Date

12-26-07

Two originals of this Authorization need to be executed. One original needs to be forwarded to STV Contract Files

STV Incorporated

7125 Ambassador Drive, Suite 200
Baltimore, Maryland 21244-2722
410-944-9112
410-298-2794

Engineers
Architects
Planners
Construction Managers

AS A RESULT OF DEPRM
Client Authorization

CONTRACT DIST:

Job No. 12911

Original: Accounting

Copy: John A. Agro, Jr./File

Copy: Project Manager

☐ New Contract

Date January 17, 2008

☒ Amendment No. 15

Project No. 30-12911

SWMTALL
PLANS

ORIGINAL

Project Name

UMBC Research Park Property
#5525 Research Park Drive / Lease Area #5 and Expansion Area
Baltimore County, MD.

To: Erickson Retirement Communities (ERC)
703 Maiden Choice Lane
Baltimore, Maryland 21228

Cost Estimate	Amendment	Contract Total
Labor	\$77,980.00	
Expenses	\$1,500.00	
Total	\$79,480.00	

As Requested By Baltimore County

☐ Fixed Fee ☐ Time & Expenses

☒ Other

Date January 17, 2008

Estimated Date of Completion TBD

Scope of Services:

Dear Mr. Brown:

STV, Incorporated is pleased to submit our costs associated with the additional engineering services that are required by Baltimore County in order to obtain approval for the parking lot expansion onto the existing Storm Water Management (SWM) Reservation Area. The costs for some of these items are impossible to determine precisely due the changeable nature of the review agency requirements.

PROJECT DESCRIPTION

The Department of Environmental Protection and Resource Management is requiring that we provide a SWM Water Quality facility for this site which requires a revised SWM Hydrology/SWM Report prior to their agency approving the 7th Amended Development Plan. It appears upon a cursory review of the agency comments that we will be able to satisfy the comments within the limits of our current planned improvement area. Due to the state of current plan approvals and status the revisions will require a considerable amount of design and CADD engineering effort.

The work will require revisions to the SWM Computations and Report, a revised Red Lined 7th Amended Development Plan, Revised SWM Construction Documents, Revised Bid Set Documents, Revised Erosion and Sediment Control Plans, Revised Grading Plans, and Revised Landscape Plans. Additional review submittals of the preceding plans will be required. Also, in order to locate the retaining within the Forest Buffer Easement on the south west portion of the parking lot the county is requiring we prepare a revision to the previously approved forest buffer alternatives analysis.

SCOPE OF SERVICES

1.0 REVISED SWM COMPUTATIONS AND REPORT

The work associated with this item includes the preparation of drainage area maps, runoff calculations, narrative and exhibits to complete a revised SWM Report to reflect the recent agency comments. Also

*** JANUARY 17, 2008**

included in this item is a request to post a fee-in-lieu providing SWM-W/Q for the area directly above the underground SWM facility.

SUBTOTAL ITEM 1.0\$4,200.00

PRODUCT: Revised SWM Report and exhibits reflecting the size, type and location of the SWM facility based on the recent agency comments and a request to post a fee-in-lieu of providing SWM-W/Q.

- 2.0 REVISED RED LINED 7th AMENDED DEVELOPMENT PLAN (ADP)**
The work associated with this item includes preparation of the revised Red lined ADP reflecting the size, type and location of the new SWM facility for county approval.

SUBTOTAL ITEM 2.0\$2,520.00

PRODUCT: Revised 7th Amended Red Lined Development Plan.

- 3.0 REVISED SWM CONSTRUCTION DOCUMENTS (3 Sheets Revised)**
The work associated with this item includes the revisions required to the existing SWM construction plans and profiles.

SUBTOTAL ITEM 3.0.....\$15,000.00

PRODUCT: Revised SWM Construction Documents for county review.

- 4.0 REVISED EROSION AND SEDIMENT CONTROL PLANS (5 Sheets Revised)**
The work associated with this item includes the revisions to the current erosion and sediment control plans.

SUBTOTAL ITEM 4.0.....\$20,000.00

PRODUCT: Revised Erosion and Sediment Control Plans.

- 5.0 REVISED GRADING PLAN**
The work associated with this item includes the revisions to the current grading plan.

SUBTOTAL ITEM 5.0.....\$8,000.00

PRODUCT: Revised Grading Plan Approval.

- 6.0 REVISED LANDSCAPE PLAN**
The work associated with this item includes the revisions to the current landscape plan.

SUB TOTAL ITEM 6.0.....\$2,400.00

**STV
Incorporated**

Client Authorization

EMRC Research Park (Phase Area 5) and Expansion
Erickson Retirement Communities

December 14, 2007

Page 3

JANUARY 17, 2008

PRODUCT: Approved Landscape Plan

7.0 FOREST BUFFER WAIVER

The work associated with this item includes the preparation of a letter/revision to the previously approved alternatives analysis explaining the reasons why the SWM facility encroaches into the buffer easement area on the south west portion of the parking lot and the proposed mitigation in the form of a one time fee-in-lieu of payment base on the square footage of disturbance which at this time appears to be less than \$500.00.

SUBTOTAL ITEM 7.0.....\$1,200.00

PRODUCT: Forest Buffer Waiver Approval.

8.0 REVISED BID SET DOCUMENTS (5 Sheets Revised)

The work associated with this item includes the revisions to the Bid Set which are required to clearly reflect the latest SWM layout impacts on the site for the benefit of all concerned.

SUBTOTAL ITEM 8.0.....\$15,000.00

PRODUCT: Site ASI #XX

***9.0 HOURLY EFFORT REQUIRED TO COORDINATE THE PREVIOUSLY LISTED SERVICES**

The work associated with this item includes the estimated time for coordinating with the design team.

SUBTOTAL ITEM 9.0\$9,660.00

PRODUCT: Project Coordination.

TOTAL ITEMS 1.0 THRU 9.0\$77,980.00

COMPENSATION

**All items preceded by an asterisk in the Scope of Services will be invoiced at the standard hourly billing rates in effect at the time the work is performed. For budgetary purposes, STV Incorporated has estimated the level of effort associated with these items. Should additional effort be required, STV Incorporated would submit a separate proposal for your authorization.*

Compensation for our services as outlined herein will be invoiced on an hourly basis not to exceed, at the rates in effect at the time of invoicing. Should revisions occur once plans have been approved by the development team and/or County agencies, STV will submit a change order to cover our cost to revise these documents at the following hourly rates:

**STV
Incorporated**

Client Authorization

UMBC Research Park Phase Area 5 and Expansion
Frederick Retirement Communities

December 14, 2007

Page 1

** JANUARY 17, 2008*

AVERAGE HOURLY RATE SCHEDULE

Principal-in-Charge	\$260.00	Engineer	\$ 85.00
Senior Project Manager	\$145.00	Planner/Jr. Engineer	\$ 75.00
Project Manager	\$125.00	Sr. CADD/Technician	\$ 65.00
Project Engineer/Senior Tech	\$105.00	CADD/Tech	\$ 55.00
Landscape Architect	\$ 90.00	Jr. CADD/Tech	\$ 35.00

In addition to the labor compensation, STV Incorporated shall be reimbursed for expenditures made specifically for the project such as: printing and reprographics; travel and subsistence; computer charges; telephone charges; shipping, postage, and courier service charges; purchase of maps and similar documents, etc. These direct expenses will be billed at cost plus 10%. If subconsultants and subcontractors are engaged by STV Incorporated for this project and are; therefore, under contract to STV Incorporated, their services will be invoiced at 1.10 times their actual cost. This adjustment covers the additional expense of coordination/administration.

ESTIMATED DIRECT EXPENSE.....\$1,500.00

EXCLUSIONS

- Attendance at any design review and/or committee meetings

Should any additional services be required other than those outlined herein, a separate cost proposal will be submitted for your review and approval prior to proceeding with the work. Once a Notice to Proceed has been given, and an executed copy of this agreement is received by our office, STV will proceed with the services as outlined herein.

Prepared By: Albert W. Remy

Department Approval: Anthony J. Cortea, Jr.

Please execute this Client Authorization for STV Incorporated to proceed with the above scope of services at the stated estimated costs. No services will be provided until it is signed and returned to STV.

☐ Subject to attached terms & conditions.

☐ Client Billing Information

☒ Subject to terms & conditions in our original agreement dated July 5, 2006

STV Incorporated Authorization

Signature

Please Print

Anthony J. Cortea, Jr.

Title

Senior Vice President

Date

January 17, 2008

Client Authorization

(Please sign original and return)

Signature

Please Print

KEVIN GLOVER
SR. VP.

Title

Date

2.5.08

Two originals of this Authorization need to be executed. One original needs to be forwarded to STV Contract Files

STV Incorporated

7125 Ambassador Drive, Suite 200
Baltimore, Maryland 21244-2722
410-944-9112
410-298-2794

Engineers
Architects
Planners
Construction Managers

Client Authorization

CONTRACT DIST: 12911

Job No. _____

Original: Accounting _____

Copy: John A. Agro, Jr./File _____

Copy: Project Manager _____

☐ New Contract

Date January 28, 2008

☒ Amendment No. 16

Project No. 30-12911

Project Name **UMBC Research Park Property**
#5525 Research Park Drive / Lease Area #5 and Expansion Area
Baltimore County, MD.

ORIGINAL

To:	Cost Estimate	Amendment	Contract Total
Erickson Retirement Communities (ERC)			
703 Malden Choice Lane			
Baltimore, Maryland 21228			
Attn: George R. Brown			
	Labor	\$19,840.00	
	Expenses	\$500.00	
	Total	\$20,340.00	

As Requested
By

ERC / UMBC Facilities / Design
Tech

☐ Fixed Fee ☐ Time & Expenses

☒ Other Allotments

Date January 28, 2008

Estimated Date of
Completion TBD

Scope of Services:

Dear Mr. Brown:

STV, Incorporated is pleased to submit our costs associated with the additional engineering services that were requested by the parties listed above at the last consultants meeting held on January 22nd, 2008. The costs for some of these items are impossible to determine precisely due the changeable nature of the review agency requirements thus we have provided estimated costs for your budget purposes.

PROJECT DESCRIPTION

Your office requested we coordinate shop drawing submittals with BGE. The UMBC facilities department requested landscape screening around the switchgear to be constructed on Hilltop Road. UMBC also requested we provide a written narrative and photographs for the offsite outfall work for the foundation drain. Design Tech requested we revise the site layout to provide additional clearance for the switchgear in the rear of the building.

SCOPE OF SERVICES

1.0 BGE SUBMITTALS

The work associated with this item includes the coordination of the of material submittals as needed.

SUBTOTAL ITEM 1.0\$1,680.00

PRODUCT: Shop drawing review coordination.

2.0 LANDSCAPE SCREENING AROUND THE PROPOSED SWITCHGEAR AT HILLTOP ROAD

The work associated with this item includes preparation of a landscape screening for the proposed switchgear to be constructed at Hilltop Circle. To keep this effort to a minimum this will be accomplished as a revision to the existing BGE approved drawings and redistributed to the team.

SUBTOTAL ITEM 2.0\$1,200.00

PRODUCT: Revised offsite conduit plan reflecting the landscape screening of the switchgear located at Hilltop Road.

3.0 OUTFALL STUDY FOR THE FOUNDATION DRAIN

The work associated with this item includes the preparation of a narrative explaining why the work needs to be done within the conservation and environmental research area (CERA), a site inspection and a photo montage of the outfall area for submission to the UMBC Facilities Department.

SUBTOTAL ITEM 3.0.....\$1,360.00

PRODUCT: Preparation of the outfall study for approval to work offsite in the Conservation and Environmental Research Area (CERA).

4.0 SITE PLAN LAYOUT REVISION AT THE REAR OF THE BUILDING TO PROVIDE ADDITIONAL SWITCHGEAR CLEARANCE (8 Sheets Revised)

The work associated with this item includes the revisions to the current site layout and previously prepared plans. We assume the small nature of this revision would not impact the 7th Amended Development Plan submittals.

SUBTOTAL ITEM 4.0.....\$3,200.00

PRODUCT: Revised Site Layout on previously prepared plan views.

5.0 REVISED BID SET DOCUMENTS (5 Sheets Revised)

The work associated with this item includes the revisions to the Bid Set which are required to clearly reflect the latest SWM layout impacts on the site for the benefit of all concerned.

SUBTOTAL ITEM 5.0.....\$2,400.00

PRODUCT: Site ASI #??

***6.0 ADDITIONAL HOURLY EFFORT ALLOTMENT**

The work associated with this item includes the estimated time for continuing consultants meetings and coordinating with the design team.

SUBTOTAL ITEM 6.0\$10,000.00

PRODUCT: Project Coordination.

**STV
Incorporated**

Client Authorization

EMBC Research Park (Lease Area) Final Expansion
Erickson Retirement Communities

January 18, 2008
Page 3

SUMMARY:

1.0	BGE SUBMITTALS.....	\$1,680.00
2.0	LANDSCAPE SCREENING AROUND THE SWITCHGEAR AT HILLTOP ROAD.....	\$1,200.00
3.0	OUTFALL STUDY FOR THE FOUNDATION DRAIN	\$1,360.00
4.0	SITE PLAN LAYOUT REVISION TO PROVIDE SWITCHGEAR CLEARANCE (8 Sheets Revised)	\$3,200.00
5.0	REVISED BID SET DOCUMENTS (5 Sheets Revised)	\$2,400.00
*6.0	ADDITIONAL HOURLY EFFORT ALLOTMENT	\$10,000.00
TOTAL ITEMS 1.0 THRU 6.0		\$19,840.00

COMPENSATION

**All items preceded by an asterisk in the Scope of Services will be invoiced at the standard hourly billing rates in effect at the time the work is performed. For budgetary purposes, STV Incorporated has estimated the level of effort associated with these items. Should additional effort be required, STV Incorporated would submit a separate proposal for your authorization.*

Compensation for our services as outlined herein will be invoiced on an hourly basis not to exceed, at the rates in effect at the time of invoicing. Should revisions occur once plans have been approved by the development team and/or County agencies, STV will submit a change order to cover our cost to revise these documents at the following hourly rates:

AVERAGE HOURLY RATE SCHEDULE

Principal-in-Charge	\$260.00	Engineer	\$ 85.00
Senior Project Manager	\$145.00	Planner/Jr. Engineer	\$ 75.00
Project Manager	\$125.00	Sr. CADD/Technician	\$ 65.00
Project Engineer/Senior Tech	\$105.00	CADD/Tech	\$ 55.00
Landscape Architect	\$ 90.00	Jr. CADD/Tech	\$ 35.00

In addition to the labor compensation, STV Incorporated shall be reimbursed for expenditures made specifically for the project such as: printing and reprographics; travel and subsistence; computer charges; telephone charges; shipping, postage, and courier service charges; purchase of maps and similar documents, etc. These direct expenses will be billed at cost plus 10%. If subconsultants and subcontractors are engaged by STV Incorporated for this project and are; therefore, under contract to STV Incorporated, their services will be invoiced at 1.10 times their actual cost. This adjustment covers the additional expense of coordination/administration.

ESTIMATED DIRECT EXPENSE.....\$500.00

Client Authorization

UAPBC Research Park (Lease Area 5) and Expansion
Frederick Retirement Communities

January 28, 2008

Page 4

Should any additional services be required other than those outlined herein, a separate cost proposal will be submitted for your review and approval prior to proceeding with the work. Once an executed copy of this agreement is received by our office, STV will proceed with the services as outlined herein.

Prepared By: Albert W. Remy

Department Approval: Anthony J. Cortea, Jr.

Please execute this Client Authorization for STV Incorporated to proceed with the above scope of services at the stated estimated costs. No services will be provided until it is signed and returned to STV.

☐ Subject to attached terms & conditions.

☒ Subject to terms & conditions in our original agreement dated July 5, 2006

☐ Client Billing Information

STV Incorporated Authorization

Signature

Please Print Anthony J. Cortea, Jr.

Title Senior Vice President

Date January 28, 2008

Client Authorization (Please sign original and return)

Signature

Please Print

Title

Date

KEVIN GLOVER

SR. VP.

2-5-08

Two originals of this Authorization need to be executed. One original needs to be forwarded to STV Contract Files

STV Incorporated

7125 Ambassador Drive, Suite 200
Baltimore, Maryland 21244-2722
410-944-9112
410-298-2794

Engineers
Architects
Planners
Construction Managers

ORIGINAL

CONTRACT DIST. 12911
Job No. _____

Original: Accounting _____
Copy: John A. Agro, Jr./File _____
Copy: Project Manager _____

Client Authorization

☐ New Contract

Date February 4, 2008

☒ Amendment No. 17

Project No. 30-12911

Project Name **UMBC Research Park Property
#5525 Research Park Drive / Lease Area #5 and Expansion Area
Baltimore County, MD.**

To:	Cost Estimate	Amendment	Contract Total
Erickson Retirement Communities (ERC) 703 Maiden Choice Lane Baltimore, Maryland 21228 Attn: George R. Brown	Labor Expenses Total	\$4,150.00 \$100.00 \$4,250.00	

As Requested By Lawson Architects, Design Tech & ERC ☐ Fixed Fee ☐ Time & Expenses

☒ Other Allotments

Date February 4, 2008

Estimated Date of Completion TBD

Scope of Services:

Dear Mr. Brown:

STV, Incorporated is pleased to submit our costs associated with the additional engineering services that were requested by the Architect, Mechanical Engineer and your office at the last consultants meeting held on January 29th, 2008. The costs for these items are impossible to determine precisely due the changeable nature of the review agency requirements on the changes requested and the overall impact these changes have to the plans and estimates already prepared for this work thus we have provided estimated costs for your budget purposes.

PROJECT DESCRIPTION

The design team requested that STV, Inc. coordinate relocating the underground diesel fuel storage tank from behind the building to a location in the dock area. This impacts other plan review items such as on-site fire protection and utility profile conflicts. Also it was noted that additional data is to be supplied by Verizon for the location of the on-site telecommunication lines.

SCOPE OF SERVICES

1.0 COORDINATION WITH BALTIMORE COUNTY FIRE PLANS REVIEW FOR LOCATION OF THE U. G. DIESEL FUEL STORAGE TANK, THE REMOTE FDC AND RESULTING ON-SITE FIRE HYDRANT LOCATIONS

The work associated with this item includes the coordination of the Building Permit Fire Plans Review for the relocated underground fuel storage tank and related fire protection issues with the architect and mechanical engineer.

SUBTOTAL ITEM 1.0\$630.00

**STV
Incorporated**

Client Authorization

UMBC Research Park Phase A and Expansion
Erickson Retirement Communities

February 1, 2008
Page 3

PRODUCT: Fire plan review coordination on behalf of ERC.

2.0 REVISED ON-SITE ELECTRIC AND STORM DRAIN PROFILES

The work associated with this item includes preparation of revised on-site electric and storm drain profiles.

SUBTOTAL ITEM 2.0\$1,020.00

PRODUCT: Revised electric and storm drain profiles.

3.0 REVISED BID SET DOCUMENTS (4 Sheets Revised)

The work associated with this item includes the revisions to the Bid Set which are required to clearly reflect the relocated U G fuel storage tank and piping layout impacts on the site for the benefit of the team.

SUBTOTAL ITEM 3.0.....\$1,800.00

PRODUCT: Site ASI #??

***4.0 ADDITIONAL HOURLY EFFORT ALLOTMENT**

The work associated with this item includes the estimated time for coordinating this issue with the design team.

SUBTOTAL ITEM 4.0\$700.00

PRODUCT: Project Coordination.

SUMMARY:

1.0 COORDINATION WITH BALTIMORE COUNTY FIRE PLANS REVIEW FOR LOCATION OF THE U. G. DIESEL FUEL STORAGE TANK, THE REMOTE FDC AND RESULTING ON-SITE FIRE HYDRANT LOCATIONS	\$630.00
2.0 REVISED ON-SITE ELECTRIC AND STORM DRAIN PROFILES	\$1,020.00
3.0 REVISED BID SET DOCUMENTS (4 Sheets Revised)	\$1,800.00
*4.0 ADDITIONAL HOURLY EFFORT ALLOTMENT	\$700.00
TOTAL ITEMS 1.0 THRU 4.0	\$4,150.00

COMPENSATION

**All items preceded by an asterisk in the Scope of Services will be invoiced at the standard hourly billing rates in effect at the time the work is performed. For budgetary purposes, STV Incorporated has estimated the level of effort associated with these items. Should additional effort be required, STV Incorporated would submit a separate proposal for your authorization.*

**STV
Incorporated**

Client Authorization

EMBC Research Park (Phase Area 15) and Expansion
Erickson Retirement Communities

February 4, 2008
Page 3

Compensation for our services as outlined herein will be invoiced on an hourly basis not to exceed, at the rates in effect at the time of invoicing. Should revisions occur once plans have been approved by the development team and/or County agencies, STV will submit a change order to cover our cost to revise these documents at the following hourly rates:

AVERAGE HOURLY RATE SCHEDULE

Principal-in-Charge	\$260.00	Engineer	\$ 85.00
Senior Project Manager	\$145.00	Planner/Jr. Engineer	\$ 75.00
Project Manager	\$125.00	Sr. CADD/Technician	\$ 65.00
Project Engineer/Senior Tech	\$105.00	CADD/Tech	\$ 55.00
Landscape Architect	\$ 90.00	Jr. CADD/Tech	\$ 35.00

In addition to the labor compensation, STV Incorporated shall be reimbursed for expenditures made specifically for the project such as: printing and reprographics; travel and subsistence; computer charges; telephone charges; shipping, postage, and courier service charges; purchase of maps and similar documents, etc. These direct expenses will be billed at cost plus 10%. If subconsultants and subcontractors are engaged by STV Incorporated for this project and are; therefore, under contract to STV Incorporated, their services will be invoiced at 1.10 times their actual cost. This adjustment covers the additional expense of coordination/administration.

ESTIMATED DIRECT EXPENSE.....\$100.00

EXCLUSIONS

- Any additional work associated with the tele-communication lines serving the building.
- Any work associated with providing additional on-site fire protection.

Should any additional services be required other than those outlined herein, a separate cost proposal will be submitted for your review and approval prior to proceeding with the work. Once an executed copy of this agreement is received by our office, STV will proceed with the services as outlined herein.

Prepared By: **Albert W. Remy**

Department Approval: **Anthony J. Cortea, Jr.**

Please execute this Client Authorization for STV Incorporated to proceed with the above scope of services at the stated estimated costs. No services will be provided until it is signed and returned to STV.

☐ Subject to attached terms & conditions.

☐ Client Billing Information

☒ Subject to terms & conditions in our original agreement dated **July 5, 2006**

STV Incorporated Authorization
Signature

Please Print **Anthony J. Cortea, Jr.**

Title **Senior Vice President**

Date **February 4, 2008**

Client Authorization (Please sign original and return)
Signature

Please Print

Title

Date

2.5.08

Two originals of this Authorization need to be executed. One original needs to be forwarded to STV Contract Files

I:\PROJECTS\3012911\3012911_0001\10_Administration\15_Contract and Approved modifications\CA#17-02-04-08.doc



LETTER OF TRANSMITTAL

DATE: 2/9/10

COPIES

TO: BMC Group Inc.
Claims Processing
18750 Lake Drive East
Chanhassen, MN 55317

JOB NO. (CLIENT):

JOB NO. (STV): 30-12911

FILE NO.:

ATTENTION: Erickson Retirement Communities

REF.:

HOW IT IS BEING SENT:

- ☒ ATTACHED
☐ VIA SEPARATE COVER
☐ PRIORITY OVERNIGHT (next morning)
☒ STANDARD OVERNIGHT (next afternoon)
☐ 2ND DAY
☐ REGULAR MAIL

WHAT IS BEING SENT:

- ☐ SHOP DRAWINGS
☐ PRINTS
☐ SEPIAS
☐ MYLARS
☐ SAMPLES
☐ CHANGE ORDERS
☐ COPY OF LETTER
☐ REPORTS
☐ SPECIFICATIONS
☐ COST ESTIMATES
☐ ELECTRONIC MEDIA
☐ OTHER:

ACTION CODES:

- (A) INDICATED ON ITEM (C) FOR YOUR USE (E) FOR INFORMATION ONLY (G) FOR APPROVAL
(B) SEE REMARKS (D) AS REQUESTED (F) FOR REVIEW & COMMENT

ITEM	REV. NUMBER	QUANTITY	DESCRIPTION	ACTION CODE
1		1	Proof of Claim and supporting documentation - Schedule Claim ID: s661 Erickson RETirement Communities LLC	

REMARKS:

Please see attached Proof of Claim and supporting documentation for Claim ID: s661.
Should you have any questions or need additional information, please contact Mary Giles, Vice
President, at 410-281-2929.

Thank you.

Kathy Zwobot, Administration Manager, 410-281-2966

SIGNED