

brass | MEDIA Inc.

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May 8, 2012

Shannen Chapman
Land Use Inspector
Community Development
Development Services Division
501 SW Madison Avenue
P.O. Box 1083
Corvallis, OR 97339-1083

Dear Shannen,

Enclosed please find the Landscape Bond Assessment Report. Would you let me know when and how we can expect the release of the three-year landscape maintenance surety?

Thanks so much,



Carol Sims
Bookkeeping





Shawn M. Waring
Landscape Division Manager
Landscape Designer
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Brass Media Building- Landscape Bond Assesment

Shonnards Inc. Landscaping division has been asked to evaluate the Brass Media building plant material to fulfill their bond obligations on the project. The site has been thoroughly examined and plant found to be in good overall condition, with a few minor plant replacements necessary and irrigation system retrofits completed. The plantings were full and healthy, easily achieve the coverage requirements, and what few plants from the original plantings that did not thrive are obviously caused by vehicular damage or cold temperatures. The beds were clean and free of weeds, with the appearance of being adequately cared for. The owner of the property has been given a list of the plants necessary to be replaced, and an estimate to complete the retrofits on the irrigation system.

Site photographs were taken during February, so many of the plants and trees were dormant, but the extent of coverage was apparent, with perennials and ground covers providing good coverage near curblines and under trees. Trees were healthy and well developed, free from damage or pests. Dormant shrubs were well developed and showing signs of spring new growth. Evergreen shrubs were also well developed, and minor failures were due to vehicular or cold damage. These will be replaced with the original or similar plants. Perennials and ground covers were obviously thriving and spreading, some groundcover maintenance technique was suggested to the owner. Summertime foliage cover from the perennials will be extensive. The plantings are not yet mature, but are of above average size for the age of the plants, and are continuing to grow. An estimate for the replacement of the damaged plants by Shonnards Inc. has been provided.

The beds originally were irrigated using a spray head system that is currently providing poor coverage in some areas due to the fullness of the plant material obstructing the spray pattern, the sprayer system has been adjusted in the past, and is now being retrofitted to a point source drip irrigation system by the building owner. An estimate for the completion of this project by Shonnards Inc. has been provided. No leaks were detected in the backflow assembly, valves or visible irrigation parts, like spray heads or drip retrofit kits. The irrigation was winterized and was not turned on at this time, so the inspection of it was cursory and visual, but appeared free from obvious damage or leaks, or evidence thereof.

Given the necessary plant replacements are performed within a reasonable period of time, it is felt that Brass Media has fulfilled it's landscape bond requirements completely. The landscape is attractive and well kept. The irrigation system is functional, and the completion of the retrofits will make it highly efficient.