

## Jenny Ngo

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**From:** P Modi <pmodi2002@hotmail.com>  
**Sent:** Friday, November 06, 2015 3:34 PM  
**To:** Rick B. Powell; Barbara A. Gallagher; Agnes Kowacz  
**Cc:** Jenny Ngo; Shawn Squier  
**Subject:** RE: Revised Geotechnical Report

Rick,

Please educate me here based on your better understanding, what is the service I am getting here. Please note, we do not have building plan but just a siteplan with a potential footprint of the home. You have stated in the past and I have agreed with you that we will reengage with your team at the time of actual construction permit where you will have a change to further review the building plan.

At this point of time, only ask as I understand from City was to revise the wording from multiple home to single home for being consistent across other application papers. You have created a Geotech report to subdivide the land into 3 parcel to build minimum 3 homes and have given green light once recommendation is followed. My revised plan is just one home which means a number smaller than what you have created a geotech report for and more specifically home going into the sub-divided parcel#2 ( from your original report). I decided not to subdivide or built on other parcel... So I am puzzled what additional engineering work is need at this time especially since my scope is just reduced. I totally understand if the case is reverse i.e I hired geotech for one home and changed my plan to build multiple home but not the other way around.

So please help me understand what work is being done here other than few lines of change to reflect revised plan.

Thanks,  
-Prakash

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From: RPowell@robinson-noble.com  
To: pmodi2002@hotmail.com; BGallagher@robinson-noble.com; agnesk@ci.woodinville.wa.us  
CC: jennyn@ci.woodinville.wa.us; shawns@stanbrooke.com  
Subject: RE: Revised Geotechnical Report  
Date: Fri, 6 Nov 2015 22:55:05 +0000

Mr. Modi,

We have modified the geotechnical report multiple times at your request without being compensated. I think to suggest that we are not professional is inappropriate. Modifying any engineering document takes time: this includes time with phone calls, emails, etc. No document is adjusted in our office on a whim or haphazardly. A engineering review process is followed and maintained for quality control purposes. Further, it is not simply a matter of changing a few words, each geotechnical study is unique and dependent upon what is being built. Barb's previous comment about not needing to update the report was prior to understanding the needs of the City and the exact changes to the project. Now, with a better understanding, in all likelihood, it will probably take us more than \$300 worth of time to properly modify the report.

And additionally, it would be against Washington State law to have you change any part of the report by yourself. Modifications to engineering reports must be completed by a professional engineer (and professional engineers are compensated for their time). It would be highly unprofessional to allow you to revise the document by yourself.

I am sorry you feel you are getting cheated, but for the record we have felt taken advantage of several revisions ago for making changes without additional compensation. You are in the business of building homes; we are in the business of providing professional engineering services. You do not give your homes away for free, and we do not give our services away for free.

We completed the services you requested, and you paid us. And we thank you for that. However, it is not our fault you changed your plans. When you request additional services, we expect to be paid for those. We are sorry to include the City of Woodinville or anyone else in these emails but we will not be working on this project without getting compensated for our services.

Rick B. Powell PE | Principal Engineer

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**From:** P Modi [mailto:pmodi2002@hotmail.com]  
**Sent:** Thursday, November 05, 2015 12:36 PM  
**To:** Barbara A. Gallagher; Agnes Kowacz; Rick B. Powell  
**Cc:** Jenny Ngo; Shawn Squier  
**Subject:** RE: Revised Geotechnical Report

Barbara,

Can you please send me the soft word copy of the report so that I can make "revised plan change" wordings? It's a 2 -3 line change which I can do in less than 5 mins. You are asking me to pay for 2-3 line change \$300 - Are you kidding me here? Is this how you folks operate? This feels like "you are stuck with me" and now I am going to milk you for as much money as I can" attitude :( . This doesn't feel professionalism.

All I am asking you is to update your first page and 3rd page to reflect revised proposal of "building one single family home" instead of multiple homes that was initially planned. If you can't make that change, I can do it.

You have already stated (see below) that "Prakash, we will not need to update the report." to my question to you "*since your report was created with sub-division in mind, do you think it requires update of any kind to reflect that I am requesting Reasonable use permit for single family home and not 3 single family home*"

Please help me understand what kind of review you are going to do to the site plan when we have not yet created the building paperwork. I have already stated to you that I will engage with you again during the building plan review at later date but asking money for 2-3 line change doesn't feel good.

Thanks,  
-Prakash

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From: [BGallagher@robinson-noble.com](mailto:BGallagher@robinson-noble.com)  
To: [pmodi2002@hotmail.com](mailto:pmodi2002@hotmail.com); [agnesk@ci.woodinville.wa.us](mailto:agnesk@ci.woodinville.wa.us); [RPowell@robinson-noble.com](mailto:RPowell@robinson-noble.com)

CC: [jennyn@ci.woodinville.wa.us](mailto:jennyn@ci.woodinville.wa.us); [shawns@stanbrooke.com](mailto:shawns@stanbrooke.com); [BGallagher@robinson-noble.com](mailto:BGallagher@robinson-noble.com)

Subject: RE: Revised Geotechnical Report

Date: Thu, 5 Nov 2015 19:04:11 +0000

Hi Prakash,

We can provide the site plan review and report update for a fee of \$300. We require payment prior to beginning the work.

Thank you,

Barbara A. Gallagher PE | Senior Project Engineer

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**From:** P Modi [<mailto:pmodi2002@hotmail.com>]

**Sent:** Wednesday, November 04, 2015 12:13 PM

**To:** Agnes Kowacz; Barbara A. Gallagher; Rick B. Powell

**Cc:** Jenny Ngo; Shawn Squier

**Subject:** RE: Revised Geotechnical Report

Hey Barbara,

I stopped by today at your office but unfortunately couldn't get hold of you. If it is too much of a trouble to update the report just at two specific location, then please send me the word doc and I will happy to update page -1 and page-3 to reflect revised plan i.e to build one single family home and not multiple townhome as was originally planned and you can check the wording. Alternatively, I can send you a write-up that I did it for SEPA checklist and you can simply copy and paste it in the geotech document....will take you less than 5 mins to update the doc with revised proposal :)

I will really appreciate if you can just respond to Agnes below email "We just want to make sure that the geotech is still valid with the revised proposal of a single family residence as opposed to the previous proposal (updating the report to reflect new proposal" .

Thanks in advance for your quick turnaround.

Regards,

-Prakash

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To: [agnesk@ci.woodinville.wa.us](mailto:agnesk@ci.woodinville.wa.us); [BGallagher@robinson-noble.com](mailto:BGallagher@robinson-noble.com); [RPowell@robinson-noble.com](mailto:RPowell@robinson-noble.com)

CC: [JennyN@ci.woodinville.wa.us](mailto:JennyN@ci.woodinville.wa.us); [shawns@stanbrooke.com](mailto:shawns@stanbrooke.com)

From: [pmodi2002@hotmail.com](mailto:pmodi2002@hotmail.com)

Subject: RE: Revised Geotechnical Report

Date: Tue, 3 Nov 2015 13:04:58 -0800

Hey Barbara,

It was nice talking to you yesterday... Per our discussion, can you please respond back to Agnes question below?

Thanks,

Prakssh.

Sent from my Windows Phone

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**From:** [Agnes Kowacz](#)  
**Sent:** 10/30/2015 3:42 PM  
**To:** [Barbara A. Gallagher](#); [P Modi](#); [Rick B. Powell](#)  
**Cc:** [Jenny Ngo](#); [Shawn Squier](#)  
**Subject:** RE: Revised Geotechnical Report  
Hi Barbara-

We just want to make sure that the geotech is still valid with the revised proposal of a single family residence as opposed to the previous proposal (updating the report to reflect new proposal). Attached is the revised site plan for one single family. Thanks,

**Agnes Kowacz | Associate Planner**  
**City of Woodinville**  
17301 133<sup>rd</sup> Ave NE  
Woodinville, WA 98072  
Office: (425) 877-2293  
Email: [agnesk@ci.woodinville.wa.us](mailto:agnesk@ci.woodinville.wa.us)

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**From:** Barbara A. Gallagher [<mailto:BGallagher@robinson-noble.com>]  
**Sent:** Friday, October 30, 2015 1:36 PM  
**To:** Agnes Kowacz <[agnesk@ci.woodinville.wa.us](mailto:agnesk@ci.woodinville.wa.us)>; P Modi <[pmodi2002@hotmail.com](mailto:pmodi2002@hotmail.com)>; Rick B. Powell <[RPowell@robinson-noble.com](mailto:RPowell@robinson-noble.com)>  
**Cc:** Jenny Ngo <[JennyN@ci.woodinville.wa.us](mailto:JennyN@ci.woodinville.wa.us)>; Shawn Squier <[shawns@stanbrooke.com](mailto:shawns@stanbrooke.com)>; Barbara A. Gallagher <[BGallagher@robinson-noble.com](mailto:BGallagher@robinson-noble.com)>  
**Subject:** RE: Revised Geotechnical Report

We do not know the proposed plans. As we stated earlier, to make the requested revisions, we'll need to review the plans. Typically, we review the plans and provide a plan review letter rather than revise the Geotech report. Please let us know how you would like to proceed.

Barbara A. Gallagher PE | Senior Project Engineer

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**From:** Agnes Kowacz [<mailto:agnesk@ci.woodinville.wa.us>]  
**Sent:** Friday, October 30, 2015 12:34 PM  
**To:** P Modi; Barbara A. Gallagher  
**Cc:** Jenny Ngo; Shawn Squier  
**Subject:** RE: Revised Geotechnical Report

The geotech basically needs to just be revised to address the new proposal. Stating that the general proposed location of the house, driveway and drainage will still work.  
Thanks,

**Agnes Kowacz | Associate Planner**

**City of Woodinville**

17301 133<sup>rd</sup> Ave NE

Woodinville, WA 98072

Office: (425) 877-2293

Email: [agnesk@ci.woodinville.wa.us](mailto:agnesk@ci.woodinville.wa.us)

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**From:** P Modi [<mailto:pmodi2002@hotmail.com>]

**Sent:** Friday, October 30, 2015 7:51 AM

**To:** Barbara A. Gallagher <[bgallagher@robinson-noble.com](mailto:bgallagher@robinson-noble.com)>

**Cc:** Jenny Ngo <[JennyN@ci.woodinville.wa.us](mailto:JennyN@ci.woodinville.wa.us)>; Agnes Kowacz <[agnesk@ci.woodinville.wa.us](mailto:agnesk@ci.woodinville.wa.us)>; Shawn Squier <[shawns@stanbrooke.com](mailto:shawns@stanbrooke.com)>

**Subject:** RE: Revised Geotechnical Report

Hello Barbara,

We have not yet created any building plan. When we apply for building permit, we will engage with you at that time for any plan review as appropriate. At this point of time, we just need minor update to few lines in the report specifically around old thinking of 3 sub-plot with few townhomes and single family to just ONE single family home.

Jenny, Agnes, can you please clarify what is expected here other than some "wording change" because we have not yet applied for building permit.

Thanks,

-Prakash

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**From:** [BGallagher@robinson-noble.com](mailto:BGallagher@robinson-noble.com)

**To:** [pmodi2002@hotmail.com](mailto:pmodi2002@hotmail.com)

**CC:** [jennyn@ci.woodinville.wa.us](mailto:jennyn@ci.woodinville.wa.us); [agnesk@ci.woodinville.wa.us](mailto:agnesk@ci.woodinville.wa.us); [shawns@stanbrooke.com](mailto:shawns@stanbrooke.com);

[BGallagher@robinson-noble.com](mailto:BGallagher@robinson-noble.com)

**Subject:** RE: Revised Geotechnical Report

**Date:** Fri, 30 Oct 2015 14:29:14 +0000

Hello Prakash,

It sounds like you need a plan review. We can provide those services on a time and expense basis if you send us the latest version of the project plans.

Thank you,

Barbara A. Gallagher PE | Senior Project Engineer

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**From:** P Modi [<mailto:pmodi2002@hotmail.com>]

**Sent:** Thursday, October 29, 2015 2:37 PM

**To:** Barbara A. Gallagher  
**Cc:** [jennyn@ci.woodinville.wa.us](mailto:jennyn@ci.woodinville.wa.us); Agnes Kowacz; Shawn Squier  
**Subject:** RE: Revised Geotechnical Report

Hey Barbara,

Hope you are doing great! As you know I have submitted all the reports including geotech report to City of Woodinville to get a RUP to built ONE single family home on my parcel. Before City sets up the "Hearing" for the RUP, they asked me to send you this email asking you to update your report ( primarily page 1 and page-3 "Project Description" ) to reflect that project plan is to build ONE single family home with daylight basement.

In addition, they asked the following question:

1. Does Geotech has any concern with respect to driveway location, location to connect the house to the public road and any concern with respect to house location itself, and plan for drainage.

Please respond so that City can go forward and setup the hearing date.

Thanks in advance for your quick turnaround.

Regards,  
-PRakash

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**From:** [BGallagher@robinson-noble.com](mailto:BGallagher@robinson-noble.com)  
**To:** [pmodi2002@hotmail.com](mailto:pmodi2002@hotmail.com); [AMckeag@robinson-noble.com](mailto:AMckeag@robinson-noble.com)  
**CC:** [BGallagher@robinson-noble.com](mailto:BGallagher@robinson-noble.com)  
**Subject:** RE: Revised Geotechnical Report  
**Date:** Wed, 16 Sep 2015 16:55:34 +0000  
Prakash, we will not need to update the report.

Thank you,

Barbara A. Gallagher PE | Senior Project Engineer

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**From:** P Modi [<mailto:pmodi2002@hotmail.com>]  
**Sent:** Wednesday, September 16, 2015 9:48 AM  
**To:** Angie M. Mckeag; Barbara A. Gallagher  
**Subject:** RE: Revised Geotechnical Report

Hey Barbara,

After going to and fro with City of Woodinville, I have decided to just build one single family home on the parcel ( see attached) and have submitted the papers to City of Woodinville.

I am wondering since your report was created with sub-division in mind, do you think it requires update of any kind to reflect that I am requesting Reasonable use permit for single family home and not 3 single family home.

Thanks in advance for your quick response and help!

Regards,  
-Prakash

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From: [AMckeag@robinson-noble.com](mailto:AMckeag@robinson-noble.com)  
To: [pmodi2002@hotmail.com](mailto:pmodi2002@hotmail.com)  
CC: [BGallagher@robinson-noble.com](mailto:BGallagher@robinson-noble.com)  
Subject: Revised Geotechnical Report  
Date: Mon, 26 Jan 2015 23:03:23 +0000  
Hi Prakash,

Our geotechnical report for your short plat project in Woodinville is attached.

Have a great afternoon!

Angie McKeag | Administrative Assistant

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