



Project:
Carillon Retirement Community
123 E Main Street
Deer Park, FL
KOW Job Number 2023-A147



Prepared for:
Mr. Joseph Smith
Risk Mitigation Inc.
1034 W Jericho Turnpike
Smithtown, NY 11787
incoming@kowbc.com

SOR Number:	2	Date of This Report:	3/31/2023
Site Visit Date:	3/27/2023	By KOW Inspector(s):	Kenneth F. Wille, PE
Requisition and Needed Documentation Received:	3/29/2023	Application for Payment (Requisition) Date:	3/31/2023
Requisition Signed by Design Professional:	Yes	Requisition Signed by GC/CM:	Yes
Requisition Notarized:	Yes	Current GC/CM Partial Lien Waiver Received:	Yes
Current Borrower's Request Received:	Yes	Current Subcontractor Lien Waivers Received:	Yes
Next Requisition Inspection (Time and Day):	1/13/2020	Current Requisition Number:	2
GC/CM Expected Completion:	10/31/2020	KOW Expected Completion:	11/31/2020
Critical Path Project Calendar Days Lost:	20	Change Order Funds Requested This Period:	\$0.00
Change Orders Approved to Date:	\$0.00	Contingency Remaining:	\$500,000.00
% Complete (All Funds):	8.1%	% Complete (Work in Place Estimate):	8.1%
In our opinion, the current Application for Payment does validly represent the value of work in place including referenced non work in place requests. We recommend a cost distribution of:			\$581,201.15

Current Critical Issues or Concerns Bank should be aware of:
1. The project is roughly 1 month behind the GC's schedule due to permitting issues and inspections. The GC is reportedly applying for weekend permits as well as increasing the workforce to make up time.
2. There are potential change orders of \$272,000 which is concerning as that would exhaust 54% of the contingency while the project is only 8.1% complete. A PCO log has been requested but not yet received.

Should you have any questions or comments regarding this report, please contact us at (631) 757-5000.

Sincerely yours,
KOW Building Consultants

Kenneth F. Wille, PE
 President and CEO

Budget Summary

Application for Payment: **2** Site Visit Date: **3/27/2023**

Item - Building	GC/CM Requisition	KOW Recommendation
1. Original Contract Sum	\$36,341,250.00	\$36,341,250.00
2. Net Change by Change Orders	\$0.00	\$0.00
3. Contract Sum to Date (Line 1 +/- 2)	\$36,341,250.00	\$36,341,250.00
4. Total Earned to Date (Work in Place)	\$2,952,063.75	\$2,952,063.75
5. Value of Non Work in Place Funds Requested	\$0.00	\$0.00
6. Total Requested to Date (4 + 5)	\$2,952,063.75	\$2,952,063.75
7. Retainage	\$174,577.33	\$174,577.33
8. Total Earned less Retainage (6 - 7)	\$2,777,486.42	\$2,777,486.42
9. Less Previous Certificates For Payment	\$2,196,285.27	\$2,196,285.27
10. Current Payment Due (8 - 9)	\$581,201.15	\$581,201.15
11. Balance to Finish, Including Retainage (3 - 8)	\$33,563,763.58	\$33,563,763.58
12. % Contract Complete to Date (6 / 3)	8.1%	8.1%
13. % Complete Work In Place Only (4 / 3)	8.1%	8.1%

Comments If our amount for funding is different than requested:	
Original Hard Cost Contingency:	\$500,000.00
Change Orders Approved to Date:	\$0.00
Contingency Remaining:	\$500,000.00
Comments Regarding Contingency: The budget included a \$500,000 Construction Contingency which is 1.82% of trade costs. Our office recommends that a minimum 5% total Contingency (Owner plus Construction) be considered for Owner upgrades and/or unknown conditions.	

Budget Summary	
Change Orders:	
Change Order Funds Requested This Period:	\$0.00
Change Order Funds Requested to Date:	\$0.00
Comments Regarding Change Orders:	
There are potential change orders of \$272,000 which is concerning as that would exhaust 54% of the contingency while the project is only 8.1% complete. A PCO log has been requested but not yet received.	

Retainage:	
Current Retainage Amount:	\$174,577.33
Current Retainage Percent:	5.9%
Retainage Reduction/Release requested:	None at this time.
Retainage Reduction/Release per GC Contract and Loan agreement:	10% except for specified line items noted below.
Comments Regarding Retainage: Retainage is not being held on General Conditions, Impact/Connection Fees, Silt Fence, Staking & Surveying, Steel Fabrication, and Framing Materials. Ten percent is being held on the other line items. This is correct as per the Bank.	

Non Work in Place Requested:		
There have been Deposit, Shop Drawing and other non work in place requests as follows. We offer the following approximate summary with items not included if installation or delivery have commenced for that particular trade.		
<i>Trade/Subcontractor</i>	<i>Rationale</i>	<i>Amount</i>
None.		
Total		\$0.00

Comments regarding Shop Drawings/Deposit/Stored Materials:	
The above values were based on the Application for Payment with Column F reserved for any/all requested funds to date for work that has not yet commenced. Our office opines on work in place and all other requests above are presented as requested on the Application for Payment with the assumption that this is approved by the Bank. This should be verified by the Bank and we leave this to the Bank's discretion.	

Working Stock Materials (generally defined as on site materials to be installed within the next 30 days):	Structural steel, drainage materials, concrete materials, and CMU.
---	---

The Remaining Funds of:	\$33,563,763.58
--------------------------------	------------------------

At the present time, the remaining funds for construction costs, including Retainage, appears sufficient for the completion of the project scope, except as noted, based on our site observations and information provided to our office. This does not include costs for Potential Change Order work. Our opinion is construed to be an estimate of costs for work remaining, and not as a labor or material guarantee. Unforeseen delays or issues are not included in this opinion, as progress, actual cost bidding and other cost factors are outside the control of this office.

Project Information

Owners:	Carillon Retirement Community, LLC 44 Main Street New York, NY Contact: Danielle Ward Phone: (855) 966-5888
Architect:	Awesome Architects 928 Fulton Lane Commack, NY Contact: Kevin Johnson
General Contractor:	Built Up Contractors 347 W 36th Street New York, NY 10018 Contact: Bobby Builder

This report details the site development new construction of a three-story senior living facility to be known as Carillon Retirement Community located at 123 E Main Street in Deer Park, Florida. The facility will provide 130 assisted living units comprised of 57 one bedroom, 3 one bedroom accessible, 4 one-bedroom studio, 60 two bedrooms, 2 two bedrooms accessible, 2 three bedrooms and 2 three bedrooms accessible. Site improvements will include two garages, swimming pool and pool house, concrete walkways and landscaping. Amenities include commercial kitchen and theater. There will be 26 garage spaces and 30 tenant storage units.

The 10.02 acre irregular shaped site is located on the east side of Deer Park Avenue just west of Commack Road. The site is known as Section 8, Township 17 North, Range 16 West, Suffolk County.

The site is essentially level with mostly commercial properties along Deer Park Avenue with residential properties to the east.

The building will have 70,798SF at the first floor, 56,492SF at the second floor and 56,492SF at the third floor for a total 183,265SF. The garages will have 3,354SF at Garage 1 and 3,354SF at Garage 2 for a total 6,050SF. The Pool House will have 517SF. The core and wing construction will be Type 5-A and the garages will be Type 5-B. The building will be "U" shaped with a core section and two "wings". Apartments will have balconies or patios.

A copy of the Application for Payment and job progress was reviewed with the following:

Individual	Representing	Contact	Present on
			3/27/2023
Kenneth F. Wille	KOW Building	kenf@kowbc.com	Yes
Bobby Builder	Built Up Contractors		Yes

Weather Conditions:	Clear / Sunny	Temperature (F):	80°
---------------------	----------------------	------------------	------------

The following is a description of work completed to date as per the line item break down with an emphasis on **Construction Summary**

General Conditions

Completion Status:
This line items typically follows the project completion schedule. A trailer has been established for the General Contractor. Temporary facilities are on-site for the workers.
Other/Comments:
None.

Site Construction

Completion Status:
Silt fencing has been installed for erosion control. Temporary fencing is installed. Staking and surveying is ongoing. A retention pond has been completed on the east side of the site. Excavation is ongoing and is approximately 40-45% complete. Drainage installation is well advanced. Sanitary sewer installation is ongoing.
Other/Comments:
Drainage structures are on-site.

Concrete

Completion Status:
Concrete footing installation is well advanced and is approximately 85-90% complete overall. Work is complete for the main building and nearing completion at both wings. Concrete slab has been poured for the main building and both wings. Wall installation has commenced.
Other/Comments:
None.

Masonry

Completion Status:
Masonry blocks are on-site and shaft erection has commenced.
Other/Comments:
None.

Metals

Completion Status:
Steel fabrication has been completed and steel has been delivered to the site. Steel is being staged on the south side of the site. Structural steel erection is advancing for the main building and is approximately 65-75% complete.
Other/Comments:

Wood & Plastics

Completion Status:
No work has been accomplished to date.
Other/Comments:

Construction Summary

Thermal & Moisture Protection

Completion Status:

No work has been accomplished to date.

Other/Comments:

Windows & Doors

Completion Status:

No work has been accomplished to date.

Other/Comments:

None.

Finishes

Completion Status:

No work has been accomplished to date.

Other/Comments:

None.

Specialties

Completion Status:

No work has been accomplished to date.

Other/Comments:

None.

Equipment

Completion Status:

No work has been accomplished to date.

Other/Comments:

None.

Furnishings

Completion Status:

No work has been accomplished to date.

Other/Comments:

None.

Special Construction

Completion Status:

No work has been accomplished to date.

Other/Comments:

None.

Construction Summary

Conveying Systems

Completion Status:

No work has been accomplished to date.

Other/Comments:

None.

Sprinklers

Completion Status:

No work has been accomplished to date.

Other/Comments:

None.

Plumbing

Completion Status:

Underground plumbing installation is advancing.

Other/Comments:

None.

HVAC

Completion Status:

No work has been accomplished to date.

Other/Comments:

None.

Electrical

Completion Status:

Underground electric installation is advancing.

Other/Comments:

None.

Construction Summary

Permit Number	Description	Issued
11344795 00 BC	Building Permit	9/9/2019
11323800 00 BA	Garage/Carport	9/9/2019
11342804 00 BA	Garage/Carport	9/9/2019
11382711 00 BA	Dumpster Enclosure	9/9/2019
11311814 00 BA	Generator Enclosure	9/9/2019
11383324 00 BS	Sign Permit	Expires- 3/7/2020

Current Construction Defects & Issues:	None Reported.
Request for Information Log:	Requested, Not Received.
Shop Drawing Log:	Requested, Not Received.
Construction Meeting Minutes:	Requested, Not Received.
Controlled/Special Inspection Reports:	No issues to report.
Open Violations:	None.
Stop Work Orders:	None.
Final Sign Off Status:	Has not commenced.
Other:	None.

Schedule Summary and Analysis

Liquidated Damages:	\$500 per day for the first 60 days then \$1,000 per day.
Commencement Date/Notice to Proceed:	8/2/2019
Place In Service/Building Loan Maturity	1/31/2021
General Contract Completion:	1/31/2021
Construction Schedule Provided:	Yes
Construction Schedule Dated:	6/1/2019

GC/CM's Estimated Completion Date:	10/31/2020		
Consultant's Estimated Completion Date:	11/31/2020		
Completion % (All Funds):	8.1%	Completion % (Not Including Non Mobilized Trades):	8.1%

Schedule Milestones	Date to be	Actual	Comments
Foundation Complete	12/24/2019	1/2/2020	Delayed due to permitting issues
Main Building	10/14/2020	TBD	
1st Wing	8/28/2020	TBD	
2nd Wing	10/26/2020	TBD	

Delays to Date	Noted With Requisition	Noted With Date	Critical Path Project Calendar
Permitting	2		Estimated at 20 days
Total			20

30 Day Look Ahead - Current
Continue sitework including utilities, concrete work, CMU installation, steel erection, underground plumbing, and electric.

30 Day Look Ahead - Previous	Task Achieved?
Continue sitework, concrete work, steel erection, underground plumbing, and electric. Commence CMU installation.	Yes

Comments Regarding Buyouts to Date:
Most major trades have been bought out.

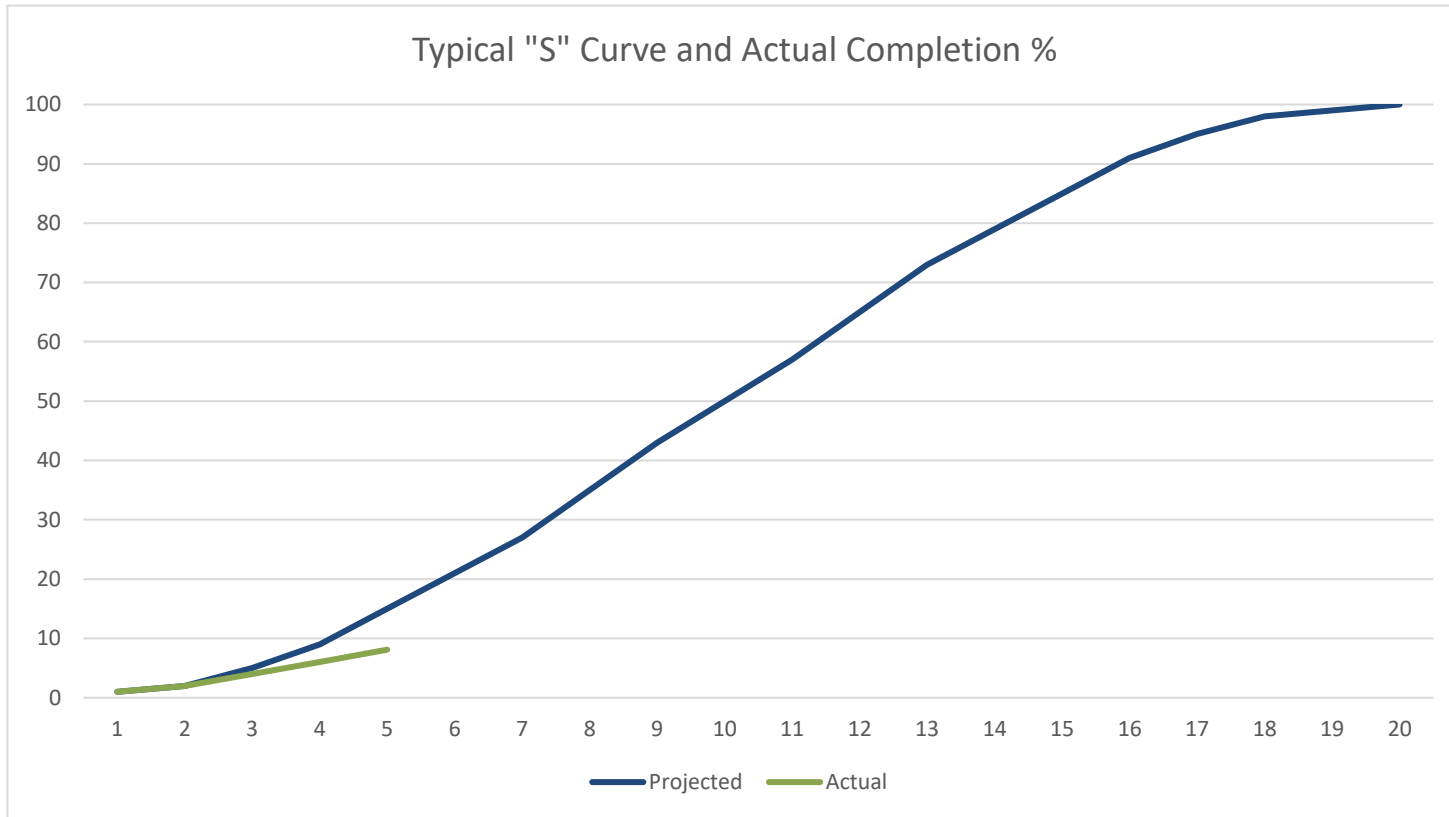
Recent Progress and Pace:
Appears adequate at this time.

Potential Delays:
Inclement weather, trade coordination, inspections.

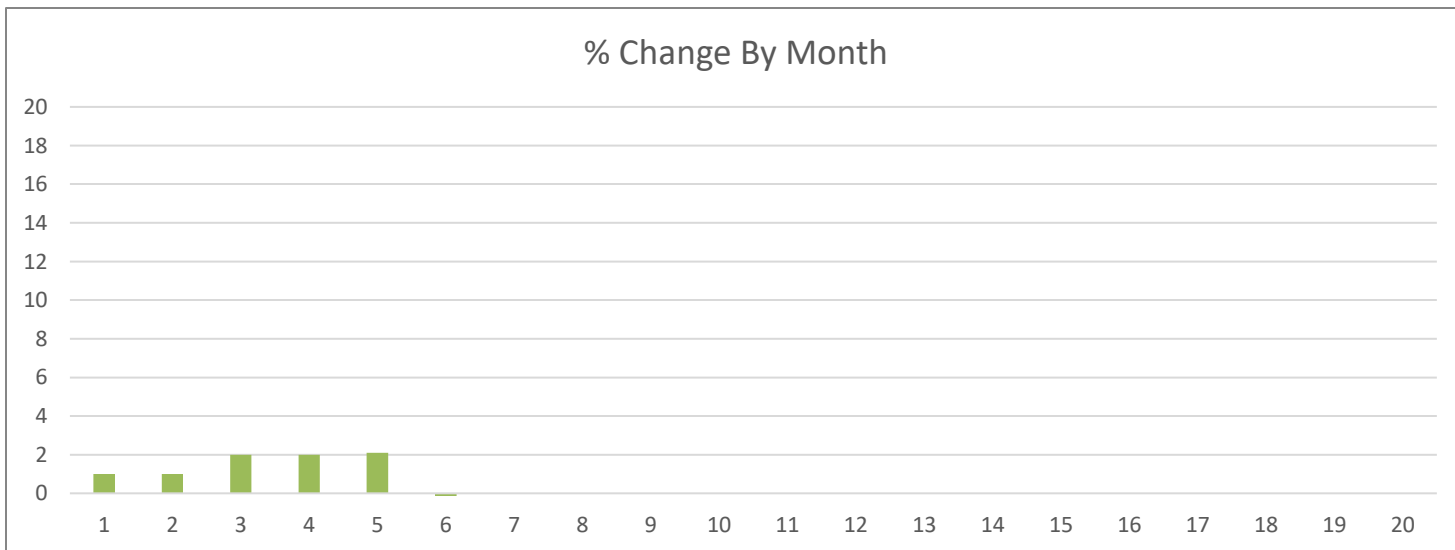
Workforce Adequacy by Trade:
Approximately 20-30 workers at the time of our visit.

Critical Path and Other Overall Comments:
Complete foundation.

Schedule Summary and Analysis



We have included in the graph above a typical industry standard "S" curve which anticipates standard type completion throughout the construction process.



Appendix

Attachments:
1. Application for Payment Analysis as prepared by our office.
2. Photographs taken by our office during the current site visit.

Reviewed and can be provided upon request:

1. Current Application for Payment.
2. Subcontractor AIAs and Backup.
3. Draw Request Letter.
4. General Contractor and Subcontractor Lien Waivers.
5. Construction Schedule Dated June 1, 2019.
6. Building Permits.

Construction Phase Documentation

KOW Building Consultants requests the following documents from the contractor as part of our construction phase site observation report (SOR) service. We request that all documents be provided on a monthly basis to coincide with our monthly requisition site observations, as applicable.

Requested Documentation:

- Executed Application for Payment G702 and G703.
- Partial Waiver of Lien for General Contractor.
- Partial Waivers of Lien for Subcontractors.
- Executed Change Orders.
- Construction Schedule, as updated.
- Request for Information Log.
- Submittal/Shop Drawing Log.
- Change Order Log.
- Potential and/or Pending Change Order Log.
- Permit Log.
- Buyout Log or Anticipated Cost Report (ACR).
- Controlled/Special Inspection Log.
- Non-Compliance Report (NCR).
- Deposit and/or Stored Materials Log.
- Meeting Minutes.

Not all items listed above will apply to the project each month or at all. It is merely a complete list of documents that are requested.

Limiting Conditions

In taking action on the application for Payment, KOW Building Consultants has relied upon the accuracy and completeness of the information furnished by the Contractor/Borrower and shall not be deemed to represent that we have made a detailed examination, audit or arithmetic verification of the documentation submitted or other supporting data or that we have made exhaustive continuous on-site inspections or that we have made examinations to ascertain how or for what purpose the Contractor/Borrower has used the amounts previously paid on account of the Contract. Generally speaking, our office opines on a proposed or "pencil" requisition and is involved in agreeing to the requesting numbers which is used to generate the revised and signed version.

Any and all reports, certifications and recommendations have been provided with reasonable skill and care and may be relied upon by you in connection with the Construction Loan but they are not to be relied upon by any other party or for any other purpose. No warranties or guarantees are made; no estimates of probable construction costs are given, or any cost estimate not being exceeded; no services are provided about commingling of or inability or failure to safeguard funds; no services have been rendered as an Architect and/or Engineer.

Report Responsibility

Field Inspector(s):	Kenneth F. Wille
Report Typist:	Kenneth F. Wille
Proofreader:	Kevin Wille
Final Typist:	Tammi Marone

[For a link to common construction terms, click here](#)

Application for Payment Analysis

Project:
Carillon Retirement Community
123 E Main Street
Deer Park, FL
KOW Job Number 2023-A147

Application for Payment Number: **2**
Site Visit Date: **3/27/2023**

A No.	B Description of Work - Building	C Scheduled Value	D Work Completed		F Total Completed and Stored To Date (D+E)	G % (F ÷ C)	H Balance to Finish (C - F)	I Retainage
			From Previous Application	This Period				
1	Job Site Foreman	\$225,000.00	\$87,709.24	\$14,980.32	\$102,689.56	46%	\$122,310.44	\$0.00
2	Assistant Job Site Foreman	\$85,000.00	\$12,746.93	\$1,667.09	\$14,414.02	17%	\$70,585.98	\$0.00
3	Job Site Trailer / Office	\$26,000.00	\$8,585.94	\$1,757.77	\$10,343.71	40%	\$15,656.29	\$0.00
4	Job Site Phone	\$7,250.00	\$1,921.61	\$145.97	\$2,067.58	29%	\$5,182.42	\$0.00
5	Job Site Security	\$22,000.00	\$0.00	\$0.00	\$0.00	0%	\$22,000.00	\$0.00
6	Job Sign	\$500.00	\$359.15	\$0.00	\$359.15	72%	\$140.85	\$0.00
7	Permits / Licenses / Fees	\$125,000.00	\$38,404.50	\$3,550.00	\$41,954.50	34%	\$83,045.50	\$0.00
8	Construction Material Testing	\$125,000.00	\$19,290.00	\$10,680.00	\$29,970.00	24%	\$95,030.00	\$0.00
9	Storage Trailers	\$4,000.00	\$0.00	\$0.00	\$0.00	0%	\$4,000.00	\$0.00
10	Dumpster	\$62,000.00	\$315.00	\$315.00	\$630.00	1%	\$61,370.00	\$0.00
11	Temp Heat Equipment	\$40,000.00	\$2,893.70	\$0.00	\$2,893.70	7%	\$37,106.30	\$0.00
12	Natural Gas / Propane	\$20,000.00	\$0.00	\$0.00	\$0.00	0%	\$20,000.00	\$0.00
13	Electric	\$200,000.00	\$3,733.12	\$0.00	\$3,733.12	2%	\$196,266.88	\$0.00
14	Water	\$8,000.00	\$0.00	\$0.00	\$0.00	0%	\$8,000.00	\$0.00
15	Temp Toilets	\$12,000.00	\$560.00	\$280.00	\$840.00	7%	\$11,160.00	\$0.00
16	Labor During Construction	\$80,000.00	\$0.00	\$0.00	\$0.00	0%	\$80,000.00	\$0.00
17	Misc. Materials	\$35,000.00	\$3,639.40	\$884.37	\$4,523.77	13%	\$30,476.23	\$0.00
18	Temp Fencing	\$21,500.00	\$12,826.00	\$1,379.32	\$14,205.32	66%	\$7,294.68	\$0.00
19	Equipment	\$50,000.00	\$1,367.87	\$0.00	\$1,367.87	3%	\$48,632.13	\$0.00
20	Final Cleaning	\$55,000.00	\$0.00	\$0.00	\$0.00	0%	\$55,000.00	\$0.00
21	Impact / Connection Fees	\$875,000.00	\$560,368.10	\$0.00	\$560,368.10	64%	\$314,631.90	\$0.00
22	Earthwork	\$818,250.00	\$280,410.76	\$58,399.78	\$338,810.54	41%	\$479,439.46	\$33,881.05
23	Silt Fence	\$35,000.00	\$375.00	\$0.00	\$375.00	1%	\$34,625.00	\$0.00
24	Staking & Surveying	\$28,000.00	\$3,107.50	\$292.50	\$3,400.00	12%	\$24,600.00	\$0.00
25	Pest Control	\$6,800.00	\$0.00	\$0.00	\$0.00	0%	\$6,800.00	\$0.00
26	Parking Lot Striping	\$15,000.00	\$0.00	\$0.00	\$0.00	0%	\$15,000.00	\$0.00
27	Site Utilities	\$425,000.00	\$58,662.30	\$198,303.40	\$256,965.70	60%	\$168,034.30	\$25,696.57
28	Pool & Property Fencing	\$425,000.00	\$0.00	\$0.00	\$0.00	0%	\$425,000.00	\$0.00
29	Fine Grading	\$35,000.00	\$0.00	\$0.00	\$0.00	0%	\$35,000.00	\$0.00
30	Lawn Sprinkler	\$75,000.00	\$0.00	\$0.00	\$0.00	0%	\$75,000.00	\$0.00
31	Sod / Seed	\$50,000.00	\$0.00	\$0.00	\$0.00	0%	\$50,000.00	\$0.00
32	Landscaping	\$150,000.00	\$0.00	\$0.00	\$0.00	0%	\$150,000.00	\$0.00
33	Site Sign	\$17,800.00	\$0.00	\$0.00	\$0.00	0%	\$17,800.00	\$0.00
34	Footings & Rebar	\$450,000.00	\$298,082.80	\$116,896.20	\$414,979.00	92%	\$35,021.00	\$41,497.90
35	Poured Walls	\$57,000.00	\$12,526.00	\$0.00	\$12,526.00	22%	\$44,474.00	\$1,252.60

A	B	C	D	E	F	G	H	I
No.	Description of Work - Building	Scheduled Value	Work Completed		Total Completed and Stored To Date (D+E)	% (F ÷ C)	Balance to Finish (C - F)	Retainage
			From Previous Application	This Period				
36	Concrete Flatwork	\$500,000.00	\$106,696.20	\$128,035.44	\$234,731.64	47%	\$265,268.36	\$23,473.16
37	Paving	\$650,000.00	\$0.00	\$0.00	\$0.00	0%	\$650,000.00	\$0.00
38	Decorative Concrete Flatwork	\$55,000.00	\$0.00	\$0.00	\$0.00	0%	\$55,000.00	\$0.00
39	Gypcrete	\$135,000.00	\$0.00	\$0.00	\$0.00	0%	\$135,000.00	\$0.00
40	Block Unit Masonry	\$150,000.00	\$14,738.00	\$6,850.00	\$21,588.00	14%	\$128,412.00	\$2,158.80
41	Brick Unit Masonry	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
42	Cast Stone	\$45,000.00	\$0.00	\$0.00	\$0.00	0%	\$45,000.00	\$0.00
43	Glass Unit Masonry	\$13,600.00	\$0.00	\$0.00	\$0.00	0%	\$13,600.00	\$0.00
44	Brick Panel Systems	\$50,000.00	\$0.00	\$0.00	\$0.00	0%	\$50,000.00	\$0.00
45	Steel Erection	\$90,000.00	\$0.00	\$68,700.00	\$68,700.00	76%	\$21,300.00	\$6,870.00
46	Steel Fabrication	\$410,000.00	\$406,439.50	\$1,309.68	\$407,749.18	99%	\$2,250.82	\$0.00
47	Metal Fabrications/CarPorts	\$100,000.00	\$0.00	\$0.00	\$0.00	0%	\$100,000.00	\$0.00
48	Aluminum Deck Railings	\$135,000.00	\$0.00	\$0.00	\$0.00	0%	\$135,000.00	\$0.00
49	Rough Carpentry	\$11,100,000.00	\$0.00	\$0.00	\$0.00	0%	\$11,100,000.00	\$0.00
50	Wall Panel Labor	\$100,000.00	\$0.00	\$0.00	\$0.00	0%	\$100,000.00	\$0.00
51	Framing Material	\$900,000.00	\$3,309.52	\$0.00	\$3,309.52	0%	\$896,690.48	\$0.00
52	Wood Trusses	\$602,000.00	\$0.00	\$0.00	\$0.00	0%	\$602,000.00	\$0.00
53	Struc Glulam Trusses	\$56,000.00	\$0.00	\$0.00	\$0.00	0%	\$56,000.00	\$0.00
54	Finish Carpentry	\$430,000.00	\$0.00	\$0.00	\$0.00	0%	\$430,000.00	\$0.00
55	Millwork	\$550,000.00	\$0.00	\$0.00	\$0.00	0%	\$550,000.00	\$0.00
56	Cabinets	\$348,000.00	\$0.00	\$0.00	\$0.00	0%	\$348,000.00	\$0.00
57	Wood Flooring	\$24,500.00	\$0.00	\$0.00	\$0.00	0%	\$24,500.00	\$0.00
58	Columns	\$10,000.00	\$0.00	\$0.00	\$0.00	0%	\$10,000.00	\$0.00
59	Exterior Cladding	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
60	Exterior Cladding Material	\$40,000.00	\$0.00	\$0.00	\$0.00	0%	\$40,000.00	\$0.00
61	PCVRailings/Screening/Pergolas	\$100,000.00	\$0.00	\$0.00	\$0.00	0%	\$100,000.00	\$0.00
62	Plastic Laminates	\$12,000.00	\$0.00	\$0.00	\$0.00	0%	\$12,000.00	\$0.00
63	Sinks	\$25,000.00	\$0.00	\$0.00	\$0.00	0%	\$25,000.00	\$0.00
64	Granite Countertops Labor	\$100,000.00	\$0.00	\$0.00	\$0.00	0%	\$100,000.00	\$0.00
65	Granite Countertops	\$100,000.00	\$0.00	\$0.00	\$0.00	0%	\$100,000.00	\$0.00
66	Louvers & Decorative Moldings	\$20,000.00	\$0.00	\$0.00	\$0.00	0%	\$20,000.00	\$0.00
67	Damp proofing	\$15,000.00	\$0.00	\$0.00	\$0.00	0%	\$15,000.00	\$0.00
68	Joint Sealants	\$85,000.00	\$0.00	\$0.00	\$0.00	0%	\$85,000.00	\$0.00
69	Building Insulation	\$190,000.00	\$0.00	\$0.00	\$0.00	0%	\$190,000.00	\$0.00
70	EFIS	\$950,000.00	\$0.00	\$0.00	\$0.00	0%	\$950,000.00	\$0.00
71	Tile Roofing & Flashings	\$425,000.00	\$0.00	\$0.00	\$0.00	0%	\$425,000.00	\$0.00
72	Membrane Roofing	\$90,000.00	\$0.00	\$0.00	\$0.00	0%	\$90,000.00	\$0.00
73	Spray-on Fire Resistive Mat.	\$85,000.00	\$0.00	\$0.00	\$0.00	0%	\$85,000.00	\$0.00
74	Vinyl Decking	\$40,000.00	\$0.00	\$0.00	\$0.00	0%	\$40,000.00	\$0.00
75	Vinyl Decking Labor	\$50,000.00	\$0.00	\$0.00	\$0.00	0%	\$50,000.00	\$0.00
76	FRP / Vitrolan	\$17,000.00	\$0.00	\$0.00	\$0.00	0%	\$17,000.00	\$0.00
77	Rain Removal Systems	\$50,000.00	\$0.00	\$0.00	\$0.00	0%	\$50,000.00	\$0.00
78	Cupola w/Copper Cladding	\$25,000.00	\$0.00	\$0.00	\$0.00	0%	\$25,000.00	\$0.00
79	Steel Doors & Frames	\$38,000.00	\$0.00	\$0.00	\$0.00	0%	\$38,000.00	\$0.00

80	Alum doors & Curtain Walls	\$182,000.00	\$0.00	\$0.00	\$0.00	0%	\$182,000.00	\$0.00
81	Access Doors	\$25,000.00	\$0.00	\$0.00	\$0.00	0%	\$25,000.00	\$0.00
82	Overhead Garage Doors	\$40,000.00	\$0.00	\$0.00	\$0.00	0%	\$40,000.00	\$0.00
83	Shower Doors	\$65,000.00	\$0.00	\$0.00	\$0.00	0%	\$65,000.00	\$0.00
84	Hurricane Windows & Patios Doors	\$630,000.00	\$0.00	\$0.00	\$0.00	0%	\$630,000.00	\$0.00
85	Skylights	\$66,000.00	\$0.00	\$0.00	\$0.00	0%	\$66,000.00	\$0.00
86	Door Hardware	\$139,000.00	\$0.00	\$0.00	\$0.00	0%	\$139,000.00	\$0.00
87	Automatic Entry Door Hardware	\$26,000.00	\$0.00	\$0.00	\$0.00	0%	\$26,000.00	\$0.00
88	Drywall & Accessories	\$975,000.00	\$0.00	\$0.00	\$0.00	0%	\$975,000.00	\$0.00
89	Acoustical Ceiling Tile	\$116,000.00	\$0.00	\$0.00	\$0.00	0%	\$116,000.00	\$0.00
90	Sheet Vinyl Flooring & Base	\$46,000.00	\$0.00	\$0.00	\$0.00	0%	\$46,000.00	\$0.00
91	Vinyl Labor	\$35,000.00	\$0.00	\$0.00	\$0.00	0%	\$35,000.00	\$0.00
92	Carpet	\$380,000.00	\$0.00	\$0.00	\$0.00	0%	\$380,000.00	\$0.00
93	Carpet Labor	\$96,000.00	\$0.00	\$0.00	\$0.00	0%	\$96,000.00	\$0.00
94	Floor & Wall Tile	\$55,000.00	\$0.00	\$0.00	\$0.00	0%	\$55,000.00	\$0.00
95	Tile Labor	\$55,000.00	\$0.00	\$0.00	\$0.00	0%	\$55,000.00	\$0.00
96	Painting	\$320,000.00	\$0.00	\$0.00	\$0.00	0%	\$320,000.00	\$0.00
97	Wall Coverings	\$210,000.00	\$0.00	\$0.00	\$0.00	0%	\$210,000.00	\$0.00
98	Toilet Partitions	\$7,400.00	\$0.00	\$0.00	\$0.00	0%	\$7,400.00	\$0.00
99	Mailboxes	\$10,700.00	\$0.00	\$0.00	\$0.00	0%	\$10,700.00	\$0.00
100	Toilet & Bath Accessories	\$7,000.00	\$0.00	\$0.00	\$0.00	0%	\$7,000.00	\$0.00
101	Fireplace Units	\$12,000.00	\$0.00	\$0.00	\$0.00	0%	\$12,000.00	\$0.00
102	Glass Railings	\$169,000.00	\$0.00	\$0.00	\$0.00	0%	\$169,000.00	\$0.00
103	Mirrors	\$20,000.00	\$0.00	\$0.00	\$0.00	0%	\$20,000.00	\$0.00
104	Glass	\$22,000.00	\$0.00	\$0.00	\$0.00	0%	\$22,000.00	\$0.00
105	Interior Signage	\$36,000.00	\$0.00	\$0.00	\$0.00	0%	\$36,000.00	\$0.00
106	Elevators	\$151,200.00	\$0.00	\$0.00	\$0.00	0%	\$151,200.00	\$0.00
107	Chair Lift	\$25,000.00	\$0.00	\$0.00	\$0.00	0%	\$25,000.00	\$0.00
108	Steam Room	\$15,000.00	\$0.00	\$0.00	\$0.00	0%	\$15,000.00	\$0.00
109	Expansion Thresholds	\$60,000.00	\$0.00	\$0.00	\$0.00	0%	\$60,000.00	\$0.00
110	Fountain	\$32,000.00	\$0.00	\$0.00	\$0.00	0%	\$32,000.00	\$0.00
111	Lockers	\$1,300.00	\$0.00	\$0.00	\$0.00	0%	\$1,300.00	\$0.00
112	Fire Extinguishers	\$10,000.00	\$0.00	\$0.00	\$0.00	0%	\$10,000.00	\$0.00
113	Flag Pole	\$1,600.00	\$0.00	\$0.00	\$0.00	0%	\$1,600.00	\$0.00
114	Food Service Equipment	\$400,000.00	\$0.00	\$0.00	\$0.00	0%	\$400,000.00	\$0.00
115	Kitchen Smallwares	\$60,000.00	\$0.00	\$0.00	\$0.00	0%	\$60,000.00	\$0.00
116	Dishes & Flatware	\$28,000.00	\$0.00	\$0.00	\$0.00	0%	\$28,000.00	\$0.00
117	Appliances	\$305,000.00	\$0.00	\$0.00	\$0.00	0%	\$305,000.00	\$0.00
118	Exercise Equipment	\$48,150.00	\$0.00	\$0.00	\$0.00	0%	\$48,150.00	\$0.00
119	Theater Equipment	\$130,000.00	\$0.00	\$0.00	\$0.00	0%	\$130,000.00	\$0.00
120	Telephone Systems	\$50,000.00	\$0.00	\$0.00	\$0.00	0%	\$50,000.00	\$0.00
121	Direct TV System	\$80,000.00	\$0.00	\$0.00	\$0.00	0%	\$80,000.00	\$0.00
122	Emergency Call Systems	\$55,000.00	\$0.00	\$0.00	\$0.00	0%	\$55,000.00	\$0.00
123	Window Blinds	\$35,000.00	\$0.00	\$0.00	\$0.00	0%	\$35,000.00	\$0.00
124	Office Equipment	\$105,000.00	\$701.08	\$395.29	\$1,096.37	1%	\$103,903.63	\$0.00
125	Furniture & Accessories	\$655,000.00	\$0.00	\$0.00	\$0.00	0%	\$655,000.00	\$0.00
126	Community Bus	\$76,000.00	\$0.00	\$0.00	\$0.00	0%	\$76,000.00	\$0.00
127	Fire Alarm	\$289,000.00	\$0.00	\$0.00	\$0.00	0%	\$289,000.00	\$0.00
128	Fire Sprinkler System	\$350,000.00	\$0.00	\$0.00	\$0.00	0%	\$350,000.00	\$0.00
129	Fire Suppression System	\$7,000.00	\$0.00	\$0.00	\$0.00	0%	\$7,000.00	\$0.00

130	Refrigeration	\$12,000.00	\$0.00	\$0.00	\$0.00	0%	\$12,000.00	\$0.00
131	Plumbing	\$1,500,000.00	\$299,297.40	\$0.00	\$299,297.40	20%	\$1,200,702.60	\$29,929.74
132	Gas Piping	\$50,000.00	\$0.00	\$0.00	\$0.00	0%	\$50,000.00	\$0.00
133	HVAC	\$2,033,700.00	\$0.00	\$0.00	\$0.00	0%	\$2,033,700.00	\$0.00
134	Kitchen Hoods	\$54,000.00	\$0.00	\$0.00	\$0.00	0%	\$54,000.00	\$0.00
135	Electrical	\$1,900,000.00	\$71,400.00	\$26,775.00	\$98,175.00	5%	\$1,801,825.00	\$9,817.50
136	Contingency	\$500,000.00	\$0.00	\$0.00	\$0.00	0%	\$500,000.00	\$0.00
	Subtotal	\$36,341,250.00	\$2,310,466.62	\$641,597.13	\$2,952,063.75	8%	\$33,389,186.25	\$174,577.33
	Change Order							
1		\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
2		\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
	Change Orders Total	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
	Grand Total	\$36,341,250.00	\$2,310,466.62	\$641,597.13	\$2,952,063.75	8%	\$33,389,186.25	\$174,577.33



Photo 1 – Aerial view of the project. (Photograph provided by GC)



Photo 2 – Aerial view of the project. (Photograph provided by GC)



Photo 3 – Aerial view of the project. (Photograph provided by GC)



Photo 4 – View of scaffold erection and ongoing CMU installation.



Photo 5 – View of structural steel and completed CMU.



Photo 6 – CMU installation is ongoing at the main building.



Photo 7 – View of newly poured concrete slab.



Photo 8 – View of ongoing sitework.



Photo 9 – Drainage installation is advancing.



Photo 10 – Drainage installation is advancing.



Photo 11 – Drainage piping is on-site.



Photo 12 – CMU is on-site.