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# East Stroudsburg University of Pennsylvania

## Dormitory Project

### Phase II Sycamore Suites

### Report



December 2017

FINAL



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## Project Overview

The Project was the construction of a new residence hall which continued the phased development of a student housing complex initiated in 2010. This Phase II effort included a state-of-the-art four-story facility that featured shared 2-bed and 4-bed suites and semi-suites totaling 495 beds. The building design was designed to be environmentally sensitive and met LEED standards as defined by the U.S. Green Building Council.

The building achieved a Temporary Certificate of Occupancy on July 31, 2017 which remained valid until the completion of the exterior ADA ramp and stair located at the northwest corner of the site. The Final TCO was granted on November 30, 2017.

The project was constructed based upon plans and specifications prepared by WTW Architects, [www.wtwarchitects.com](http://www.wtwarchitects.com); Pennoni Associates, [www.pennoni.com](http://www.pennoni.com); Wick Fisher White, [www.wfweng.com](http://www.wfweng.com) and Taylor Structural Engineers, [www.taylorstructuralengineers.com](http://www.taylorstructuralengineers.com). Fundamental and Enhanced Commissioning services were provided by H. F. Lenz Company Engineering, [www.hflenz.com](http://www.hflenz.com). The General Contractor for the project was P.Agnes, [www.pagnes.com](http://www.pagnes.com).



## Project Status

The project was delivered on schedule.

## Notable Events

The continued sewer lateral scoping, performed on November 17, 2017, yielded no further clogging, settling or water flow problems.

## Budget Tracking

Total Project Budget: \$42,915,791

Construction Total Committed : \$37,159,723

Change Orders: \$1,171,519

Construction Contingency: \$149,9989,988



## **Project Costs**

### **Project Cost Summary**

The Project Cost Report details the project budget and committed contract costs based on information made available to Avison Young.



# ESU Phase II Building D

Project No. 16010

## Cost Report

Cost Item	Vendor	Budget	Committed (Initial Award + Approved COs)	Invoiced	Committed - Invoiced	Initial Award
<b>CONSTRUCTION</b>						
<b>Building Construction</b>	<b>P Agnes Construction</b>	<b>\$34,230,966.00</b>	<b>\$31,348,241.00</b>	<b>\$31,940,558.30</b>	<b>-\$592,317.30</b>	<b>\$31,348,241.00</b>
Contract	P Agnes Construction		\$31,348,241.00			\$31,348,241.00
Inv #1 Early Work				\$317,542.00		
Inv #3 Site Work				\$915,490.00		
Inv #2 Site Work				\$1,100,853.00		
Inv #4 General Construction				\$849,016.00		
Inv #5 General Construction				\$1,602,831.00		
Inv #6 General Construction				\$2,330,333.00		
Inv #7 General Construction				\$3,025,862.00		
Inv #8 General Construction				\$3,223,977.00		
Inv #9 General Construction				\$3,591,816.80		
Inv #10 Construction				\$4,227,145.20		
Inv #11 General Construction				\$4,216,216.90		
Inv #12 General construction				\$1,558,464.10		
Inv #13 General Construction				\$1,772,658.00		
Inv #14 General Construction				\$771,726.00		
Inv #15 General Construction				\$470,602.00		
Inv #16 General Construction				\$1,966,025.30		
<b>CONSTRUCTION SUBTOTAL</b>		<b>\$34,230,966.00</b>	<b>\$31,348,241.00</b>	<b>\$31,940,558.30</b>	<b>-\$592,317.30</b>	<b>\$31,348,241.00</b>
<b>Furniture, Fixtures &amp; Equipment</b>						
<b>FF &amp; E</b>	<b>FF &amp; E</b>	<b>\$1,486,000.00</b>	<b>\$1,486,000.00</b>	<b>\$1,198,902.63</b>	<b>\$287,097.37</b>	<b>\$1,486,000.00</b>
Contract	FF & E		\$1,486,000.00			\$1,486,000.00
Inv #1 Chestnut Ridge Foam				\$64,253.93		
Inv #2 IMC Framed Art & Mirrors				\$404.94		
Inv #3 Interface FLOR				\$172,334.00		
Inv #4 Corporate Environments				\$13,389.00		
Inv #5 Blockhouse (reimb. EDR Dev)				\$215,127.47		
Inv #6 Chestnut Ridge Foam				\$21,417.97		
Inv #7 Interface FLOR				\$2,629.69		
Inv #8 John Savoy & Son dba Savoy Contra				\$575,394.00		
Inv #9 Transformations by Wieland Inc				\$75,347.29		
Inv #10 Chestnut Ridge Foam				\$382.79		
Inv #11 Corporate Environments				\$14,995.13		
Inv #12 InterfaceFlor LLC				\$8,734.04		
Inv #13 Raymour & Flanigan Furniture				\$7,867.00		
Inv #14 Savoy Contract Furniture				\$22,876.50		
Inv #15 Transformations Furniture				\$3,748.88		
<b>Telecommunications</b>		<b>\$300,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Electronic Locks</b>		<b>\$100,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Furniture, Fixtures &amp; Equipment</b>		<b>\$1,886,000.00</b>	<b>\$1,486,000.00</b>	<b>\$1,198,902.63</b>	<b>\$287,097.37</b>	<b>\$1,486,000.00</b>
<b>Design</b>						
<b>Architecture/Engineering</b>	<b>WTW Architects</b>	<b>\$1,473,000.00</b>	<b>\$1,471,000.00</b>	<b>\$1,521,048.03</b>	<b>-\$50,048.03</b>	<b>\$1,471,000.00</b>
Contract	WTW Architects		\$1,471,000.00			\$1,471,000.00
Inv #1 Architectural Services				\$1,072,817.00		
Inv #2 Architectural Services				\$20,127.00		





# ESU Phase II Building D

Project No. 16010

## Cost Report

Cost Item	Vendor	Budget	Committed (Initial Award + Approved COs)	Invoiced	Committed - Invoiced	Initial Award
Inv #3 Architectural Services				\$40,953.00		
Inv #4 Architectural Services				\$36,927.00		
Inv #5 Architectural Services				\$32,204.00		
Inv #6 Architectural Services				\$28,179.00		
Inv #7 Architectural Services				\$28,179.00		
Inv #10 Architectural Services				\$24,153.00		
Inv #9 Architectural Services				\$24,153.00		
Inv #8 Architectural Services				\$28,179.00		
Inv #11 Architect				\$44,280.83		
Inv #12 Architectural Services				\$40,255.30		
Inv #13 Architectural fee				\$24,153.18		
Inv #14 Architectural Services				\$28,178.71		
Inv #15 Architectural Services				\$28,178.71		
Inv #16 Architectural Services				\$12,079.24		
Inv #17 Architect				\$8,051.06		
<b>A/E Reimbursable</b>	<b>WTW Architects</b>	<b>\$72,000.00</b>	<b>\$72,000.00</b>	<b>\$125,222.39</b>	<b>-\$53,222.39</b>	<b>\$72,000.00</b>
Contract	WTW Architects		\$72,000.00			\$72,000.00
Inv #1 Reimb.				\$12,557.00		
Inv #2 Reimb.				\$48,771.00		
Inv #3 Reimb.				\$121.00		
Inv #4 Reimb.				\$45.00		
Inv #5 Reimb.				\$178.00		
Inv #6 Reimb.				\$864.00		
Inv #7 Reimb.				\$95.00		
Inv #8 Reimb.				\$616.00		
Inv #9 Reimb.				\$9,239.00		
Inv #10 Reimbursables				\$13.68		
Inv #11 Reimbursables				\$872.23		
Inv #12 Reimbursables				\$870.38		
Inv #13 Reimbursables				\$760.21		
Inv #14 Reimbursables				\$50,180.58		
Inv #15 Untitled				\$39.31		
<b>Enhanced Commissioning</b>	<b>WTW Architects</b>	<b>\$20,000.00</b>	<b>\$16,237.00</b>	<b>\$17,860.70</b>	<b>-\$1,623.70</b>	<b>\$16,237.00</b>
Contract	WTW Architects		\$16,237.00			\$16,237.00
Inv #1 Enhanced Commissioning				\$2,435.55		
Inv #2 Enhanced commissioning				\$2,435.55		
Inv #3 Enhanced commissioning				\$3,247.40		
Inv #4 Enhanced Commissioning				\$2,435.55		
Inv #5 Enhanced Commissioning				\$3,247.40		
Inv #6 Enhanced Commissioning				\$811.85		
Inv #7 Enhanced Commissioning				\$3,247.40		
<b>Additional Services for University Re</b>	<b>WTW Architects</b>	<b>\$30,000.00</b>	<b>\$30,000.00</b>	<b>\$17,240.00</b>	<b>\$12,760.00</b>	<b>\$30,000.00</b>
Contract	WTW Architects		\$30,000.00			\$30,000.00
Inv #1 Site Monument				\$300.00		
Inv #2 Site Monument				\$800.00		
Inv #3 Site Monument				\$200.00		



# ESU Phase II Building D

Project No. 16010

## Cost Report

Cost Item	Vendor	Budget	Committed (Initial Award + Approved COs)	Invoiced	Committed - Invoiced	Initial Award
Inv #4 Smith Street Improvements				\$4,025.00		
Inv #5 Site Monument				\$300.00		
Inv #6 Smith Street Improvements				\$4,025.00		
Inv #7 Site Ramp Revisions				\$7,590.00		
<b>LEED Commissioning</b>	<b>WTW Architects</b>	<b>\$100,000.00</b>	<b>\$100,000.00</b>	<b>\$0.00</b>	<b>\$100,000.00</b>	<b>\$100,000.00</b>
Contract	WTW Architects		\$100,000.00			\$100,000.00
<b>Testing and Inspections</b>	<b>CMT</b>	<b>\$125,000.00</b>	<b>\$125,000.00</b>	<b>\$126,991.24</b>	<b>-\$1,991.24</b>	<b>\$125,000.00</b>
Contract	CMT		\$125,000.00			\$125,000.00
Inv #1 Testing & Inspection				\$21,161.00		
Inv #2 Testing & Inspection				\$12,234.00		
Inv #3 Testing & Inspection				\$13,514.00		
Inv #4 Testing & Inspection				\$15,726.00		
Inv #5 Testing & Inspections				\$32,294.00		
Inv #6 Pennoni Testing & Inspection				\$8,081.00		
Inv #7 Pennoni Testing and Inspection				\$7,970.29		
Inv #8 Pennoni Tending & Inspection				\$11,978.95		
Inv #9 Pennoni				\$4,032.00		
<b>Design SUBTOTAL</b>		<b>\$1,820,000.00</b>	<b>\$1,814,237.00</b>	<b>\$1,808,362.36</b>	<b>\$5,874.64</b>	<b>\$1,814,237.00</b>
<b>LEGAL/TITLE/INSURANCE</b>						
<b>Legal, Consulting, Prof. Fees</b>	<b>MacElree Harvey</b>	<b>\$200,000.00</b>	<b>\$119,992.00</b>	<b>\$8,500.00</b>	<b>\$111,492.00</b>	<b>\$119,992.00</b>
Contract	MacElree Harvey		\$119,992.00			\$119,992.00
Inv #1 UPI				\$8,500.00		
<b>Bank Inspector</b>		<b>\$75,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Pre-opening &amp; Marketing</b>		<b>\$50,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Development Fee</b>	<b>Edr</b>	<b>\$1,058,473.00</b>	<b>\$1,058,473.00</b>	<b>\$1,631,564.70</b>	<b>-\$573,091.70</b>	<b>\$1,058,473.00</b>
Contract	Edr		\$1,058,473.00			\$1,058,473.00
Inv #2 Development Fee				\$36,639.00		
Inv #1 Development Fee				\$529,237.00		
Inv #3 Development Fee				\$36,639.00		
Inv #4 Development Fee				\$36,639.00		
Inv #5 Development Fee				\$36,639.00		
Inv #6 Development Fee				\$36,639.00		
Inv #7 Development Fee				\$36,639.00		
Inv #8 Development Fee				\$36,639.00		
Inv #9 Development Fee				\$36,639.45		
Inv #10 Edr				\$36,639.45		
Inv #11 Edr				\$36,639.45		
Inv #12 Development Fee				\$89,563.10		
Inv #13 Development Fee				\$646,373.25		
<b>Construction Oversight Fee</b>	<b>Edr</b>	<b>\$315,725.00</b>	<b>\$315,724.00</b>	<b>\$315,722.85</b>	<b>\$1.15</b>	<b>\$315,724.00</b>
Contract	Edr		\$315,724.00			\$315,724.00
Inv #3 Construction Oversight				\$23,072.00		
Inv #2 Construction Oversight				\$23,072.00		
Inv #1 Construction Oversight				\$23,072.00		
Inv #4 Construction Oversight				\$23,072.00		





# ESU Phase II Building D

Project No. 16010

## Cost Report

Cost Item	Vendor	Budget	Committed (Initial Award + Approved COs)	Invoiced	Committed - Invoiced	Initial Award
Inv #5 Construction Oversight				\$23,072.00		
Inv #6 Construction Oversight				\$23,072.00		
Inv #7 Construction Oversight				\$23,072.00		
Inv #8 Construction Oversight				\$23,072.00		
Inv #9 Construction Oversight				\$23,072.13		
Inv #10 Construction Oversight				\$23,072.13		
Inv #11 EdR				\$23,072.13		
Inv #12 Edr				\$23,072.13		
Inv #13 Construction Oversight Fee				\$38,858.33		
<b>Reimbursables</b>	<b>Edr</b>	<b>\$75,000.00</b>	<b>\$49,598.00</b>	<b>\$91,905.00</b>	<b>-\$42,307.00</b>	<b>\$49,598.00</b>
Contract	Edr		\$49,598.00			\$49,598.00
Inv #1 Reimbursables				\$28,222.00		
Inv #2 Reimbursables				\$3,876.00		
Inv #3 Reimbursables				\$1,962.00		
Inv #4 Reimbursables				\$6,339.00		
Inv #5 Reimbursables				\$3,255.00		
Inv #6 Reimbursables				\$5,944.00		
Inv #7 Reimbursables				\$3,627.00		
Inv #8 Reimbursables				\$3,329.00		
Inv #9 Reimbursables				\$3,841.76		
Inv #10 Reimbursables				\$3,696.25		
Inv #11 EdR				\$2,305.17		
Inv #12 Edr				\$4,953.46		
Inv #13 500472000 002868				\$755.52		
Inv #15 021103 Oram's Chevy Chase Floris				\$400.68		
Inv #14 000129 Bloom by Melanie Sycam				\$679.46		
Inv #16 EdR Reimbursables				\$14,032.26		
Inv #17 EdR				\$4,593.05		
Inv #18 EdR				\$93.39		
<b>Pre-Development Interest</b>	<b>Edr</b>	<b>\$375,000.00</b>	<b>\$435,155.00</b>	<b>\$435,155.00</b>	<b>\$0.00</b>	<b>\$435,155.00</b>
Contract	Edr		\$435,155.00			\$435,155.00
Inv #1 Pre Development Interest				\$435,155.00		
<b>Owner Rep./Project Managment</b>	<b>Avison Young</b>	<b>\$160,000.00</b>	<b>\$160,000.00</b>	<b>\$169,280.60</b>	<b>-\$9,280.60</b>	<b>\$160,000.00</b>
Contract	Avison Young		\$160,000.00			\$160,000.00
Inv #1 Owner Rep./Proj. Mgr.				\$7,705.00		
Inv #2 Owner Rep./Proj. Mgr.				\$10,380.00		
Inv #3 Owner Rep./Proj. Mgr.				\$12,704.00		
Inv #4 Ower Rep./Proj. Mgr.				\$7,733.00		
Inv #5 Ower Rep./Proj. Mgr.				\$8,777.00		
Inv #6 Owner Rep./Proj. Mgr.				\$6,524.00		
Inv #7 Owner Rep./Proj. Mgr.				\$10,732.00		
Inv #8 Owner Rep./Proj. Mgr.				\$6,476.00		
Inv #9 Ower Rep./Proj. Mgr.				\$6,005.00		
Inv #10 Owner Rep./Proj. Mgr.				\$8,536.00		
Inv #11 Owner Rep./Proj. Mgr.				\$11,253.00		



# ESU Phase II Building D

Project No. 16010

## Cost Report

Cost Item	Vendor	Budget	Committed (Initial Award + Approved COs)	Invoiced	Committed - Invoiced	Initial Award
Inv #12 Untitled				\$13,442.83		
Inv #13 Project management				\$13,242.40		
Inv #14 Avison Young				\$12,432.50		
Inv #15 Owner Rep./Proj. Mgr.				\$14,623.64		
Inv #16 Project Management				\$13,160.99		
Inv #17 117 Project Management				\$5,553.24		
<b>Builder Risk Insurances</b>	<b>Arthur Hall Insurance</b>	<b>\$100,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
Contract	Arthur Hall Insurance		\$0.00			\$0.00
<b>General Liability Insurance</b>	<b>Arthur Hall Insurance</b>	<b>\$45,000.00</b>	<b>\$45,000.00</b>	<b>\$0.00</b>	<b>\$45,000.00</b>	<b>\$45,000.00</b>
Contract	Arthur Hall Insurance		\$45,000.00			\$45,000.00
<b>Market Study</b>	<b>Brailsford &amp; Dunlavey</b>	<b>\$80,000.00</b>	<b>\$52,068.00</b>	<b>\$52,068.00</b>	<b>\$0.00</b>	<b>\$52,068.00</b>
Contract	Brailsford & Dunlavey		\$52,068.00			\$52,068.00
Inv #1 Market Study				\$52,068.00		
<b>Title Insurance Premium</b>	<b>Arthur Hall Insurance</b>	<b>\$44,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
Contract	Arthur Hall Insurance		\$0.00			\$0.00
<b>Licenses, Permits &amp; Fees</b>	<b>East Stroudsburg Borou</b>	<b>\$500,000.00</b>	<b>\$275,235.00</b>	<b>\$295,852.77</b>	<b>-\$20,617.77</b>	<b>\$275,235.00</b>
Contract	East Stroudsburg Borough		\$275,235.00			\$275,235.00
Inv #1 Permits				\$13,289.00		
Inv #2 Permits				\$110,301.00		
Inv #3 Permits				\$134,768.00		
Inv #4 Permits				\$14,852.00		
Inv #5 Permits				\$3,049.00		
Inv #6 Permits				\$19,593.77		
<b>LEGAL/TITLE/INSURANCE SUBTOTAL</b>		<b>\$3,078,198.00</b>	<b>\$2,511,245.00</b>	<b>\$3,000,048.92</b>	<b>-\$488,803.92</b>	<b>\$2,511,245.00</b>
<b>RESERVES</b>						
<b>Construction Interest Reserve</b>		<b>\$680,835.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Issuance Costs</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Deposit to Debt Service Reserve</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Original Issue Premium</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>RESERVES SUBTOTAL</b>		<b>\$680,835.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>PROJECT CONTINGENCY</b>						
<b>Project Contingency</b>		<b>\$1,164,517.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>PROJECT CONTINGENCY SUBTOTAL</b>		<b>\$1,164,517.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>FUNDING</b>						
<b>UPI Contribution</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>FUNDING SUBTOTAL</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>GRAND TOTAL:</b>		<b>\$42,915,791.00</b>	<b>\$37,159,723.00</b>	<b>\$37,947,872.21</b>	<b>-\$788,149.21</b>	<b>\$37,159,723.00</b>



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## Contract Summary

The following Contract Log lists all contracts and purchase orders for the project.



# Contract Log

Project No. 16010

## ESU Phase II Building D

Contractor	Description	Original Contract	Approved Changes	Revised Contract	Pending Changes
Arthur Hall Insurance	Builder's Risk	\$132,233	\$0	\$132,233	\$0
ANF Architects	Architect	\$1,000	\$0	\$1,000	\$0
Avison Young	Owner's Rep	\$160,000	\$0	\$160,000	\$0
Brailsford & Dunlavey	Market Study	\$52,068	\$0	\$52,068	\$0
CMT Services Group	Site Inspections	\$62,635	\$0	\$62,635	\$0
EDR Development Company	Pre-Development Interest	\$435,155	\$0	\$435,155	\$0
EDR Development Company	Development Fee	\$1,058,473	\$0	\$1,058,473	\$0
EDR Development Company	EDR Development Reimbursables	\$49,598	\$0	\$49,598	\$0
EDR Development Company	Construction Oversight Fee	\$315,724	\$0	\$315,724	\$0
East Stroudsburg Borough	Borough Permits	\$273,210	\$0	\$273,210	\$0
MacElree Harvey	Legal	\$7,347	\$0	\$7,347	\$0
Monroe County Conservation D	Permits	\$2,025	\$0	\$2,025	\$0
Master Locators Inc.	Utility Locations	\$14,150	\$0	\$14,150	\$0
Martin, Tate, Morrow & Marston,	Bond Counsel	\$71,490	\$0	\$71,490	\$0
National Corporate Research	good standing certificate	\$81	\$0	\$81	\$0
Oxblue Corp	Travel	\$9,121	\$0	\$9,121	\$0
P. Agnes Construction	Construction Contract	\$31,348,241	\$0	\$31,348,241	\$0
Pennoni	Civil Engineering	\$177,612	\$0	\$177,612	\$0
University Properties Inc.	Reimbursement for Demolition, Abatement & Related Costs	\$2,882,725	\$0	\$2,882,725	\$0
WTW Architects	Architecture	\$1,471,000	\$0	\$1,471,000	\$2,000
WTW Architects	Architecture Reimbursables	\$72,000	\$0	\$72,000	\$0
TOTALS:		\$38,595,887	\$0	\$38,595,887	\$2,000



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## Cost Event / Contingency Summary

The following Cost Event Log shows a summary of Cost Events for the project.



# ESU Phase 2 - Allowances Report

Project No. 16010

CO#	Description	Value in GMP	Value Adjusted	Proposed	Δ	Costs to Date		Balance Remaining	Expected Future Costs
			via CE No. 069	via CE No. 160				After CE No. 160 Adjustment	
20-001	Fireplace	\$ 5,000.00	\$ 5,000.00	\$ -	\$ 5,000.00	No costs incurred to date. Funded via CE No. 58	\$ -	\$ -	\$ -
20-002	Soil Treatment	\$ 4,300.00	\$ 6,000.00	\$ 5,270.00	\$ (970.00)	CE No. 12 - SOG Soil Treatment	\$ 1,500.00		
						CE No. 12.1 - Basement Area Soil Treatment	\$ 3,720.00		
							\$ 5,270.00	\$ -	\$ -
20-003	Snow Removal	\$ 25,000.00	\$ 15,000.00	\$ 2,528.00	\$ 22,472.00	CE No. 13.1 - Snow Removal Costs - Feb. 2017	\$ 1,552.00	\$ -	\$ -
						CE No. 13.2 - Snow Removal Costs - March 2017	\$ 976.00		
							\$ 2,528.00		
20-004	Winter Conditions	\$ 50,000.00	\$ 85,000.00	\$ 102,303.05	\$ (52,303.05)	CE No. 14 - Winter Conditions thru 1.31.17	\$ 56,403.37		
						CE No. 14.1 - Winter Conditions Feb. 2017	\$ 7,791.00		
						CE No. 14.2 - Knowlton	\$ 6,625.00		
						CE No. 14.3 - Feb Gas Bill	\$ 4,730.00		
						CE No. 14.4 - March Knowlton and Gas Bill	\$ 7,202.68		
						CE No. 14.5 - April Knowlton	\$ 19,551.00		
							\$ 102,303.05	\$ -	\$ -
20-005	Dehumidification	\$ 35,000.00	\$ 17,500.00	\$ 10,763.00	\$ 24,237.00	CE No. 15 - Dehumidification Rental thru 2.15.17	\$ 2,279.00	\$ -	\$ -
						CE No. 15.1 - Dehumidification - March	\$ 8,896.00		
						CE No. 15.2 - Dehumidification - April	\$ 8,484.00		
						CE No. 15.3 - Void CE No. 15.1 ( Duplication of Costs )	\$ (8,896.00)		
							\$ 10,763.00		
20-006	Temporary Access	\$ 35,000.00	\$ -	\$ -		Bought with Sitework Subcontract	\$ 35,000.00	\$ -	\$ -
20-007	Overtime	\$ 50,000.00	\$ 80,000.00	\$ 89,684.30	\$ (39,684.30)	CE No. 2 - OT Costs Aug'16 thru Oct '16	\$ 27,204.86		
						CE No. 2.1 - OT Costs Nov '16 thru Jan '17	\$ 25,009.44		
						CE No. 2.2 - OT Costs Feb.	\$ 4,840.00		
						CE No. 2.3 OT Costs - March	\$ 4,840.00		
						CE No. 2.4 - OT Costs - April	\$ 6,100.00		
						CE No. 2.5 - OT Costs - May	\$ 5,470.00		
						CE NO. 2.6 - OT Costs - June	\$ 4,495.00		
						CE No. 2.7 - OT Costs - July	\$ 6,805.00		
						CE No. 2.8 - OT Costs - August	\$ 4,920.00		
							\$ 89,684.30	\$ -	\$ -
20-008	Exhibit Allowance	\$ 5,000.00	\$ 5,000.00	\$ 8,166.00	\$ (3,166.00)	CE No. 17.1 - Excavation and Millwork for Monument	\$ 8,166.00	\$ -	\$ -
20-009	WFW - CA Fees	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ -	CE No. 11 - WFW CA Fees	\$ 50,000.00	\$ -	\$ -
20-010	Residential Appliances	\$ 15,000.00	\$ 15,000.00	\$ 14,485.00	\$ 515.00	CE No. 18 - Purchase Residential Appliances	\$ 14,485.00	\$ -	\$ -



# ESU Phase 2 - Allowances Report

Project No. 16010

CO#	Description	Value in GMP	Proposed			Costs to Date	Balance Remaining		
			Value Adjusted via CE No. 069	Value Adjusted via CE No. 160	Δ		After CE No. 160 Adjustment	Expected Future Costs	
20-011	Wire Shelving	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ -	CE No. 19 - Purchase/ Install Wire Shelving	\$ 15,000.00	\$ -	\$ -
20-012	System Wide Reprogramming Fire Alarm	\$ 15,333.00	\$ 8,500.00	\$ 4,397.00	\$ 10,936.00	CE No. 20 - Phase 1 Reprogramming Costs	\$ 4,397.00	\$ -	\$ -
20-013	Selective Project Acceleration/ Premium Time	\$ 150,000.00	\$ 225,000.00	\$ 299,745.00	\$ (149,745.00)	CE No. 21 - San. Pipe at SOG and Stair Fab.	\$ 18,940.00		
						CE No. 21.1 - American Pride Prem. Time	\$ 25,685.00		
						CE No. 21.2 - American Pride Prem Time	\$ 30,265.00		
						CE No. 21.3 - American Pride Prem - Jan/ Feb	\$ 34,161.00		
						CE No. 21.4 - Accelerate Siding Installation	\$ 29,250.00		
						CE No. 21.5 - Misc. Acceleration - Feb	\$ 12,231.00		
						CE No. 21.6 - RL Reppert Prem. - Feb/ Mar	\$ 22,637.00		
						CE No. 21.7 - Acceleration OT - April	\$ 41,503.00		
						CE No. 21.8 - Supervisory OT - April	\$ 9,828.00		
						CE No. 21.9 - Supervisory OT - May and June	\$ 5,616.00		
						CE No. 21.10 - Supervisory OT - July	\$ 1,404.00		
						CE No. 21.12 - Knowlton Acceleration During Rain	\$ 9,426.00		
						CE No. 21.13 - Hayden OT - July	\$ 5,556.00		
						CE No. 23.14 - Reppert Premium Time - May	\$ 7,173.00		
						CE No. 32 - Labor & Trucking for Precast Plank	\$ 46,070.00		
							\$ 299,745.00	\$ -	\$ -
20-014	Construction Traffic Restriction ( 9:30 - 3:30 )	\$ 186,839.00	\$ 114,472.00	\$ -	\$ 186,839.00	No costs incurred to date	\$ -	\$ -	\$ -
20-015	Wellness Center Fit-out	\$ (1,671,930.00)	\$ (1,663,930.00)	\$ (1,642,915.00)	\$ (29,015.00)	CE No. 6 - Various Wellness Center Credits	\$ (1,268,613.00)		
						CE No. 6.1 - Drywall Credit	\$ (245,688.00)		
						CE No. 6.2 - Paint, Ceramic, Glass Credits	\$ (92,826.00)		
						CE No. 6.3 - Floor and Caulking Credits	\$ (32,675.00)		
						CE No. 6.4 - Division 10 Credits	\$ (5,250.00)		
						CE No. 6.5 - Floor Prep Credit	\$ (10,990.00)		
						CE No. 6.6 - Carpentry Credit	\$ -		
						CE No. 6.7 - Add for LED Lighting in Shell Space	\$ 6,710.00		
						CE No. 6.8 - Add Window Blinds for Shell Space	\$ 6,417.00		
							\$ (1,642,915.00)	\$ -	\$ -
20-016	End User Upgrades	\$ 218,000.00	\$ 218,000.00	\$ 197,018.00	\$ 20,982.00	CE No. 23 - Various End User Upgrades	\$ 91,934.00		
						CE No. 23.1 - Defibrillator	\$ 1,603.00		
						CE No. 23.2 - Mail Slot	\$ 839.00		
						CE No. 23.3 - Add Closets in Corridors	\$ 16,180.00		
						CE No. 23.4 - Change Lighting to LED	\$ 3,882.00		
						CE No. 23.5 - Add Wi-Fi Antennas	\$ 27,950.00		
						CE No. 23.6 - Upgrade Door Hardware	\$ 7,712.00		





Proposed									
			Value Adjusted	Value Adjusted	Balance Remaining				
CO#	Description	Value in GMP	via CE No. 069	via CE No. 160	Δ	Costs to Date		After CE No. 160 Adjustment	Expected Future Costs
						CE No. 23.7 - Pull Down Rods for ADA Closets	\$ -		
						CE No. 23.8 - Add Directional Signage	\$ -		
						CE No. 23.9 - Ceramic Tile Backsplashes	\$ -		
						CE No. 23.10 - Raise Beam in Main Lounge	\$ 15,424.00		
						CE No. 23.11 - RD Unit Upgrades	\$ 25,344.00		
						CE No. 23.12 - Replace T8 Fluorscents w/ LEDs	\$ 3,800.00		
						CE No. 23.13 - Add Stairtower Door Monitoring	\$ 2,350.00		
							\$ 197,018.00	\$ -	\$ -
20-017	Construction Traffic Flagging Requirements	\$ 65,280.00	\$ 65,280.00	\$ 59,451.90	\$ 5,828.10	CE No. 10 - Traffic Control thru October '16	\$ 19,960.00		
						CE No. 10.1 - Traffic Control Nov '16 thru Jan '17	\$ 17,409.90		
						CE No. 10.2 - Traffic Control Feb. 2017	\$ 4,270.00		
						CE No. 10.3 - Traffic Control March	\$ 4,880.00		
						CE No. 10.4 - Traffic Control April	\$ 2,501.00		
						CE No. 10.5 - Traffic Control May	\$ 4,270.00		
						CE No. 10.6 - Traffic Control June	\$ 4,209.00		
						CE No. 10.7 - Traffic Control July	\$ 1,952.00		
							\$ 59,451.90	\$ -	\$ -
			Balance Remaining in Allowances		\$ 1,925.75				

### ESU Phase 2 - Final Charges Against Contingency

<u>CE No.</u>	<u>Trade</u>	<u>Description</u>	<u>Cost Against Contingency</u>
CE No. 87, Rev 1	NE Site	Adjust CE No. 87 to reverse incorrect credit taken	\$ 11,126.00
CE No. 173	LF Siding	Settlement of open costs for additional waterproofing work	\$ 3,000.00
CE No. 173.1	CMT Services	Field visit and report on potential hydrostatic pressure on foundation walls at Breezeway	\$ 1,500.00
CE No. 175	Applied Construction Services	Settlement of open costs for additional gypcrete underlayment	\$ 2,000.00
CE No. 176	DiBello's Metal Designs	Credit back unused quantity of aluminum railings included in bid	\$ (13,755.00)
CE No. 177	Knowlton Masonry	Settlement of additional cost claims for masonry work	\$ 20,348.00
CE No. 131.2	Weldon Labs	Credit contingency as funding source for CE No's 130 and 131.1 for forensic testing of paint. New funding source is backcharge to Paintech	\$ (8,304.00)
CE No. 53	Worth & Co.	Recore precast planks due to plan lay-out correction	\$ (542.00) Note 1
CE No. 178	Hayden Electric	Settlement of additional cost claims for electrical work	\$ 12,146.00
CE No. 179	Grainger	Purchase 2.2 Kw heaters for basement mechanical rooms	\$ 1,344.00
CE No. 180	EDI	Credit value of Koroseal wood wallpaper rejected as non-conforming to submitted samples	\$ (10,000.00)

CE No. 181	EDI	Remobilization cost due to schedule acceleration	\$ 4,763.00
CE No. 182	Chesapeake Geosystems	Settlement of open cost claims for rock excavation in trenches	\$ 5,000.00
CE No. 159.1	Carpet Professionals	Increase estimated costs included in CE No. 159 for replacement sheet vinyl flooring in Lounges 349 and 449	\$ 2,164.00
CE No. 174	RL Reppert	Settlement of open cost claims for drywall works	\$ 16,605.00
CE No. 185	Primrose Landscaping	Restore Site after construction trailer removal	\$ 2,405.00
CE No. 186	Paintech	Paint doors 1S and 2S after walls were painted due to late delivery	\$ 6,400.00
CE No. 187	Paintech	Transfer Unpurchased Scope for painting touch-up to subcontract commitments	\$ - Note 2
<b>Subtotal Subcontract charges against contingency</b>			\$ 56,200.00
CE No. 183	General Conditions	Fund General Conditions Overage from September Application	\$ 19,388.00
CE No. 184	General Conditions	Fund General Conditions Overage from October Application	\$ 74,400.00
<b>Total Subcontract + General Conditions charges against contingency</b>			<b>\$ 149,988.00</b>

Note 1 \$15,000 previously moved from Buy-out to cover costs. No change to contingency total

Note 2 Actual cost of the work is \$15,458. \$16,000 previously reduced from contingency to fund this CE. Balance being credited back to contingency here.



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## Invoice Summary

The following section is a summary of all invoices and payments for the project.

Cost Item	Vendor	Invoiced
<b>Building Construction</b>	<b>P Agnes Construction</b>	<b>\$31,940,558.30</b>
Contract	P Agnes Construction	
Inv #1 Early Work		\$317,542.00
Inv #3 Site Work		\$915,490.00
Inv #2 Site Work		\$1,100,853.00
Inv #4 General Construction		\$849,016.00
Inv #5 General Construction		\$1,602,831.00
Inv #6 General Construction		\$2,330,333.00
Inv #7 General Construction		\$3,025,862.00
Inv #8 General Construction		\$3,223,977.00
Inv #9 General Construction		\$3,591,816.80
Inv #10 Construction		\$4,227,145.20
Inv #11 General Construction		\$4,216,216.90
Inv #12 General construction		\$1,558,464.10
Inv #13 General Construction		\$1,772,658.00
Inv #14 General Construction		\$771,726.00
Inv #15 General Construction		\$470,602.00
Inv #16 General Construction		\$1,966,025.30
<b>CONSTRUCTION SUBTOTAL</b>		<b>\$31,940,558.30</b>
<b>Furniture, Fixtures &amp; Equipment</b>		
<b>FF &amp; E</b>	<b>FF &amp; E</b>	<b>\$1,198,902.63</b>
Contract	FF & E	
Inv #1 Chestnut Ridge Foam		\$64,253.93
Inv #2 IMC Framed Art & Mirrors		\$404.94
Inv #3 Interface FLOR		\$172,334.00
Inv #4 Corporate Environments		\$13,389.00
Inv #5 Blockhouse (reimb. EDR Dev)		\$215,127.47
Inv #6 Chestnut Ridge Foam		\$21,417.97
Inv #7 Interface FLOR		\$2,629.69
Inv #8 John Savoy & Son dba Savoy Contract Furniture		\$575,394.00
Inv #9 Transformations by Wieland Inc		\$75,347.29
Inv #10 Chestnut Ridge Foam		\$382.79
Inv #11 Corporate Environments		\$14,995.13
Inv #12 InterfaceFlor LLC		\$8,734.04
Inv #13 Raymour & Flanigan Furniture		\$7,867.00
Inv #14 Savoy Contract Furniture		\$22,876.50
Inv #15 Transformations Furniture		\$3,748.88
<b>Telecommunications</b>		<b>\$0.00</b>
<b>Electronic Locks</b>		<b>\$0.00</b>
<b>Furniture, Fixtures &amp; Equipment SUBTOTAL</b>		<b>\$1,198,902.63</b>
<b>Design</b>		
<b>Architecture/Engineering</b>	<b>WTW Architects</b>	<b>\$1,521,048.03</b>
Contract	WTW Architects	
Inv #1 Architectural Services		\$1,072,817.00
Inv #2 Architectural Services		\$20,127.00
Inv #3 Architectural Services		\$40,953.00
Inv #4 Architectural Services		\$36,927.00
Inv #5 Architectural Services		\$32,204.00
Inv #6 Architectural Services		\$28,179.00
Inv #7 Architectural Services		\$28,179.00
Inv #10 Architectural Services		\$24,153.00
Inv #9 Architectural Services		\$24,153.00

Cost Item	Vendor	Invoiced
Inv #8 Architectural Services		\$28,179.00
Inv #11 Architect		\$44,280.83
Inv #12 Architectural Services		\$40,255.30
Inv #13 Architectural fee		\$24,153.18
Inv #14 Architectural Services		\$28,178.71
Inv #15 Architectural Services		\$28,178.71
Inv #16 Architectural Services		\$12,079.24
Inv #17 Architect		\$8,051.06
<b>A/E Reimbursable</b>	<b>WTW Architects</b>	<b>\$125,222.39</b>
Contract	WTW Architects	
Inv #1 Reimb.		\$12,557.00
Inv #2 Reimb.		\$48,771.00
Inv #3 Reimb.		\$121.00
Inv #4 Reimb.		\$45.00
Inv #5 Reimb.		\$178.00
Inv #6 Reimb.		\$864.00
Inv #7 Reimb.		\$95.00
Inv #8 Reimb.		\$616.00
Inv #9 Reimb.		\$9,239.00
Inv #10 Reimbursables		\$13.68
Inv #11 Reimbursables		\$872.23
Inv #12 Reimbursables		\$870.38
Inv #13 Reimbursables		\$760.21
Inv #14 Reimbursables		\$50,180.58
Inv #15 Untitled		\$39.31
<b>Enhanced Commissioning</b>	<b>WTW Architects</b>	<b>\$17,860.70</b>
Contract	WTW Architects	
Inv #1 Enhanced Commissioning		\$2,435.55
Inv #2 Enhanced commissioning		\$2,435.55
Inv #3 Enhanced commissioning		\$3,247.40
Inv #4 Enhanced Commissioning		\$2,435.55
Inv #5 Enhanced Commissioning		\$3,247.40
Inv #6 Enhanced Commissioning		\$811.85
Inv #7 Enhanced Commissioning		\$3,247.40
<b>Additional Services for University Requirements W</b>	<b>WTW Architects</b>	<b>\$17,240.00</b>
Contract	WTW Architects	
Inv #1 Site Monument		\$300.00
Inv #2 Site Monument		\$800.00
Inv #3 Site Monument		\$200.00
Inv #4 Smith Street Improvements		\$4,025.00
Inv #5 Site Monument		\$300.00
Inv #6 Smith Street Improvements		\$4,025.00
Inv #7 Site Ramp Revisions		\$7,590.00
<b>LEED Commissioning</b>	<b>WTW Architects</b>	<b>\$0.00</b>
Contract	WTW Architects	
<b>Testing and Inspections</b>	<b>CMT</b>	<b>\$126,991.24</b>
Contract	CMT	
Inv #1 Testing & Inspection		\$21,161.00
Inv #2 Testing & Inspection		\$12,234.00
Inv #3 Testing & Inspection		\$13,514.00
Inv #4 Testing & Inspection		\$15,726.00

Cost Item	Vendor	Invoiced
Inv #5 Testing & Inspections		\$32,294.00
Inv #6 Pennoni Testing & Inspection		\$8,081.00
Inv #7 Pennoni Testing and Inspection		\$7,970.29
Inv #8 Pennoni Tending & Inspection		\$11,978.95
Inv #9 Pennoni		\$4,032.00
<b>Design SUBTOTAL</b>		<b>\$1,808,362.36</b>
<b>LEGAL/TITLE/INSURANCE</b>		
<b>Legal, Consulting, Prof. Fees</b>	<b>MacElree Harvey</b>	<b>\$8,500.00</b>
Contract	MacElree Harvey	
Inv #1 UPI		\$8,500.00
<b>Bank Inspector</b>		<b>\$0.00</b>
<b>Pre-opening &amp; Marketing</b>		<b>\$0.00</b>
<b>Development Fee</b>	<b>Edr</b>	<b>\$1,631,564.70</b>
Contract	Edr	
Inv #2 Development Fee		\$36,639.00
Inv #1 Development Fee		\$529,237.00
Inv #3 Development Fee		\$36,639.00
Inv #4 Development Fee		\$36,639.00
Inv #5 Development Fee		\$36,639.00
Inv #6 Development Fee		\$36,639.00
Inv #7 Development Fee		\$36,639.00
Inv #8 Development Fee		\$36,639.00
Inv #9 Development Fee		\$36,639.45
Inv #10 Edr		\$36,639.45
Inv #11 Edr		\$36,639.45
Inv #12 Development Fee		\$89,563.10
Inv #13 Development Fee		\$646,373.25
<b>Construction Oversight Fee</b>	<b>Edr</b>	<b>\$315,722.85</b>
Contract	Edr	
Inv #3 Construction Oversight		\$23,072.00
Inv #2 Construction Oversight		\$23,072.00
Inv #1 Construction Oversight		\$23,072.00
Inv #4 Construction Oversight		\$23,072.00
Inv #5 Construction Oversight		\$23,072.00
Inv #6 Construction Oversight		\$23,072.00
Inv #7 Construction Oversight		\$23,072.00
Inv #8 Construction Oversight		\$23,072.00
Inv #9 Construction Oversight		\$23,072.13
Inv #10 Construction Oversight		\$23,072.13
Inv #11 EdR		\$23,072.13
Inv #12 Edr		\$23,072.13
Inv #13 Construction Oversight Fee		\$38,858.33
<b>Reimbursables</b>	<b>Edr</b>	<b>\$91,905.00</b>
Contract	Edr	
Inv #1 Reimbursables		\$28,222.00
Inv #2 Reimbursables		\$3,876.00
Inv #3 Reimbursables		\$1,962.00
Inv #4 Reimbursables		\$6,339.00
Inv #5 Reimbursables		\$3,255.00
Inv #6 Reimbursables		\$5,944.00
Inv #7 Reimbursables		\$3,627.00



Cost Item	Vendor	Invoiced
Inv #8 Reimbursables		\$3,329.00
Inv #9 Reimbursables		\$3,841.76
Inv #10 Reimbursables		\$3,696.25
Inv #11 EdR		\$2,305.17
Inv #12 Edr		\$4,953.46
Inv #13 500472000 002868		\$755.52
Inv #15 021103 Oram's Chevy Chase Florist Arrangement		\$400.68
Inv #14 000129 Bloom by Melanie Sycamore Suite Flowers		\$679.46
Inv #16 EdR Reimbursables		\$14,032.26
Inv #17 EdR		\$4,593.05
Inv #18 EdR		\$93.39
<b>Pre-Development Interest</b>	<b>Edr</b>	<b>\$435,155.00</b>
Contract	Edr	
Inv #1 Pre Development Interest		\$435,155.00
<b>Owner Rep./Project Management</b>	<b>Avison Young</b>	<b>\$169,280.60</b>
Contract	Avison Young	
Inv #1 Owner Rep./Proj. Mgr.		\$7,705.00
Inv #2 Owner Rep./Proj. Mgr.		\$10,380.00
Inv #3 Owner Rep./Proj. Mgr.		\$12,704.00
Inv #4 Owner Rep./Proj. Mgr.		\$7,733.00
Inv #5 Owner Rep./Proj. Mgr.		\$8,777.00
Inv #6 Owner Rep./Proj. Mgr.		\$6,524.00
Inv #7 Owner Rep./Proj. Mgr.		\$10,732.00
Inv #8 Owner Rep./Proj. Mgr.		\$6,476.00
Inv #9 Owner Rep./Proj. Mgr.		\$6,005.00
Inv #10 Owner Rep./Proj. Mgr.		\$8,536.00
Inv #11 Owner Rep./Proj. Mgr.		\$11,253.00
Inv #12 Untitled		\$13,442.83
Inv #13 Project management		\$13,242.40
Inv #14 Avison Young		\$12,432.50
Inv #15 Owner Rep./Proj. Mgr.		\$14,623.64
Inv #16 Project Management		\$13,160.99
Inv #17 117 Project Management		\$5,553.24
<b>Builder Risk Insurances</b>	<b>Arthur Hall Insurance</b>	<b>\$0.00</b>
Contract	Arthur Hall Insurance	
<b>General Liability Insurance</b>	<b>Arthur Hall Insurance</b>	<b>\$0.00</b>
Contract	Arthur Hall Insurance	
<b>Market Study</b>	<b>Brailsford &amp; Dunlavey</b>	<b>\$52,068.00</b>
Contract	Brailsford & Dunlavey	
Inv #1 Market Study		\$52,068.00
<b>Title Insurance Premium</b>	<b>Arthur Hall Insurance</b>	<b>\$0.00</b>
Contract	Arthur Hall Insurance	
<b>Licenses, Permits &amp; Fees</b>	<b>East Stroudsburg Borough</b>	<b>\$295,852.77</b>
Contract	East Stroudsburg Borough	
Inv #1 Permits		\$13,289.00
Inv #2 Permits		\$110,301.00
Inv #3 Permits		\$134,768.00
Inv #4 Permits		\$14,852.00
Inv #5 Permits		\$3,049.00
Inv #6 Permits		\$19,593.77
<b>LEGAL/TITLE/INSURANCE SUBTOTAL</b>		<b>\$3,000,048.92</b>



## ESU Phase II Building D

Project No. 16010

## Invoice Report

Cost Item	Vendor	Invoiced
<b>RESERVES</b>		
Construction Interest Reserve		\$0.00
Issuance Costs		\$0.00
Deposit to Debt Service Reserve		\$0.00
Original Issue Premium		\$0.00
<b>RESERVES SUBTOTAL</b>		<b>\$0.00</b>
<b>PROJECT CONTINGENCY</b>		
Project Contingency		\$0.00
<b>PROJECT CONTINGENCY SUBTOTAL</b>		<b>\$0.00</b>
<b>FUNDING</b>		
UPI Contribution		\$0.00
<b>FUNDING SUBTOTAL</b>		<b>\$0.00</b>
<b>GRAND TOTAL:</b>		<b>\$37,947,872.21</b>



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## Contact List

The contact list identifies names, addresses and phone numbers for the various team members associated with the project.

# CONTACT LIST

for

## ESU Phase II Building D

Company	Address	Phone	Fax	Pager	Cell
<b>Avison Young</b>					
<b>Bill Connor</b> <i>Principal</i>	300 Barr Harbor Drive Suite 150 West Conshohocken, PA 19428	610.994.8201	Email: bill.connor@avisonyoung.com		610.637.7419
<b>Chris Rinnier</b> <i>Project Analyst</i>	300 Barr Harbor Drive Suite 150 West Conshohocken, PA 19428	610-994-8218	610-995-9330 Email: chris.rinnier@avisonyoung.com		
<b>Jennifer Stark, AIA</b> <i>Project Manager</i>	300 Barr Harbor Drive Suite 150 West Conshohocken, PA 19428	610-994-8205	Email: jennifer.stark@avisonyoung.com		267-307-6447
<b>CMT Services Group</b>					
<b>Valerie Moody</b>	470 Drew Court King of Prussia, PA 19406	610.731.0430	Email: v.moody@CMTservicesgroup.com		
<b>EDR Development Company</b>					
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<b>Jeffrey Resetco</b> <i>VP, RE Development &amp; C</i>	999 S. Shady Grove Rd. Suite 600 Memphis, TN 38120	901-259-2500	901-259-2561 Email: jresetco@edrtrust.com		571-259-3656
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<b>James Phillips</b> <i>Borough Manager</i>	24 Analomink Street East Stroudsburg, PA 18301	570-421-8300	Email: jayBESB@epix.net		
<b>Marv Walton</b> <i>Zoning &amp; Codes Officer</i>	24 Analomink Street East Stroudsburg, PA 18301	570-421-8300	Email:		
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<b>Dave Campbell</b> <i>Assoc. Dir. Residence Lif</i>	200 Prospect Street East Stroudsburg, PA 18301		Email: dcampbell@po-box.esu.edu		

# CONTACT LIST

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## ESU Phase II Building D

Company	Address	Phone	Fax	Pager	Cell
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<b>HF Lenz</b>					
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# CONTACT LIST

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## ESU Phase II Building D

Company	Address	Phone	Fax	Pager	Cell
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<b>Charles Shalet</b> <i>Assistant Project Manager</i>	2101 Penrose Ave Philadelphia, PA 19145	215-755-6900	215-463-9760 Email: cshalet@pagnes.com		484-678-8269
<b>PA State System of Higher Education</b>					
<b>Jacqueline Morrow</b> <i>University Legal Counsel</i>	2986 N. 2nd Street Harrisburg, PA 17110	717-720-4070	Email: jmorrow@passhe.edu		
<b>Pennoni</b>					
<b>David Horton</b> <i>Civil Engineer</i>	2041 Ave. C Suite 100 Suite 109 Bethlehem, PA 18027	610-422-2410	610-231-2033 Email: dhorton@pennoni.com		610-216-5520
<b>Chad Lello</b> <i>Civil Engineer</i>	672 North River St. Suite 313 Plains, PA 18705	570-235-2959	570-550-2959 Email: clello@pennoni.com		
<b>Taylor Structural Engineers</b>					
<b>Christine Berzite</b> <i>Project Manager, Structural</i>	2275 Swallow Hill Road Bldg 100 Pittsburgh, PA 15220	421-722-0880	Email: CBertzite@tsepgh.com		
<b>Brian Hermiller</b> <i>Principal, Structural Engineer</i>	2275 Swallow Hill Road Bldg 100 Pittsburgh, PA 15220	412-722-0880	421-722-0887 Email: bhermiller@tsepgh.com		
<b>University Properties Inc.</b>					
<b>William Hibschan</b> <i>President</i>	200 Prospect Street Reibman Admin. Room 103 East Stroudsburg, PA 18301	570-422-3201	570-422-3456 Email: wchib@ptd.net		
<b>USDA</b>					
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<b>Michael Ward</b> <i>Community Facilities Project Manager</i>	359 East Park Drive Suite 4 Harrisburg, PA 17110	717-237-2299	855-813-2869 Email: michael.ward@pa.usda.gov		
<b>Wick Fisher White</b>					
<b>Patrick Chan</b> <i>Electrical Engineer</i>	111 S. Independence Mall East, Suite 400 Philadelphia, PA 19106	215-627-0200	Email: patrick.chan@wfweng.com		
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# CONTACT LIST

for

## ESU Phase II Building D

Company	Address	Phone	Fax	Pager	Cell
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<b>Rich DeYoung</b> <i>Administrative Principal</i>	127 Anderson Street Suite 301 Pittsburgh, PA 15212	412-315-3500	Email: rdeyoung@wtwarch.com		412-999-7863
<b>Tom Wiley</b> <i>Principal-in-Charge</i>	127 Anderson Street Pittsburgh, PA 15212	412-315-3446	Email: twiley@wtwarch.com		412-848-8610





# Borough of East Stroudsburg

24 Analomink Street

P.O. Box 303

East Stroudsburg, PA 18301

Phone:(570) 421-8300 Fax: (570) 421-5575

Email: mwaltonesb@frontier.com

## USE & OCCUPANCY CERTIFICATE

Permit Number : 160507

Parcel Number : 05-731113131686

Owner/Manager : East Stroudsburg University  
University Properties, Inc.  
200 Prospect St.  
E Stroudsburg, PA 18301

Property Location : Smith & Normal Streets

Issue Date : 11/30/17

Zoning : I-U

Use Group : R-2                      B

Construction Type : IA

Square Footage : 162572

Building Code and Year : 2009 IBC      2012 IBC 11E

Project Description :

New Sycamore Suites dormitory facility with office space.

Stipulations or Conditions:

The above-referenced facility has been inspected by the East Stroudsburg Office of Code Enforcement, and found to be in minimum compliance with the Codes of the Municipality for such an Occupancy.

Issued By : John Bluck Title : Building/Zoning Official

Issue Date : 11/30/17