

**The Sanctuary at Springboro  
The Sanctuary at Springboro Ohio LP**

**Construction Status Report  
January 31, 2018**

The project draw meeting was held on February 1, 2018 including Jake Melton, Adam Crabtree and the project superintendent of Marsh Construction the general contractor, Terry Sparrow, Owner's Representative, and Brian Johnson of Kaas Wilson Architects.

Construction activities consisted of site work, mainly soil import and liming to dry the soil and foundation block on the north portion of the building. The plumbing contractor is awaiting the permit to begin underground. Anticipate that shortly. Work has begun to grade the retention pond. The weather has still caused delays, slow productivity. The total construction draw request was \$48,690.00 of construction and \$16,954.08 in miscellaneous soft costs. The weather has delayed the project schedule. This will result in unanticipated winter construction conditions the cost of which is yet to be determined. Attached is the construction observation report by First Construction Services.

The construction draw has been approved by the construction monitor and is in process and will be paid as required under the construction contract.

# FIRST CONSTRUCTION CONSULTING, INC.

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9650 N. Commerce Dr, Suite 534 • Carmel, Indiana 46032 • (317) 872-0600 / fax (317) 872-6777

February 1, 2018

Mr. Tim Trimble  
LASALLE DEVELOPMENT  
2001 Killebrew Drive - Suite 100  
Bloomington, MI 55306

RE:        SANCTUARY AT SPRINGBORO  
             SPRINGBORO, OHIO

Dear Mr. Trimble:

In compliance with your request we performed a site visit for the above project on January 30, 2018 to review the progress of the project and verify the quantities of the in-place work. This report outlines a summary of the conditions observed during our site visit.

## Application for Payment #5 for work through January 31, 2018

Original Contract Amount:	\$14,169,337.00	
Previous Change Orders	\$0	
<b>Current Change Orders</b>	<b>\$107,120.00</b>	0.8%
Current Contract Amount	\$14,276,457.00	
 Total Completed and Stored:	 \$1,242,353.00	
Retainage:	\$25,328.00	<b>4.1% of Hard Costs</b>
Total Earned (less Retainage):	\$1,217,025.00	
Previous Payments:	\$1,168,335.00	
<b>Current Payment Requested:</b>	<b>\$48,690.00</b>	<b>RECOMMENDED</b>
 Balance to Finish (including retainage):	 \$13,059,432.00	

## FCC Independent Estimates

Percent Work Inplace:	4.94%	<i>With Materials/Deposits: 5.18%</i>
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Inplace Work:	\$662,965
Materials Onsite:	\$10,000
Materials Stored Offsite:	\$0
Deposits:	\$21,380
Indirect/Soft Costs:*	\$630,000

*\*NOT verified by FCC*

<b>Total:</b>	<b>\$1,324,345</b>
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*Providing Peace of Mind for Over 30 Years*

**Payment Recommendation Details:**

We have reviewed the current Application which has been signed by the architect of record, certifying "...that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated and that the quality of the Work is in accordance with the Contract Documents". Based upon our site visit and the Schedule of Values submitted by the contractor, Marsh Construction, we believe that the overall construction completed, and the materials/deposits substantiate payment of this Application. *It should be noted there is no retainage identified as being withheld from General Conditions, Building Permits, Liability Insurance, Performance Bond, and Consulting/Contractor Fees, and 7% or 10% is being withheld for all other categories.*

**Materials (Estimated):**

- |                                |          |
|--------------------------------|----------|
| • Materials Currently Onsite:  | \$10,000 |
| • Materials Currently Offsite: | \$0      |
| • Deposits                     | \$21,380 |

There currently appears to be adequate work area and available material onsite to provide for continuous construction. Materials observed at the time of our site visit include, cement block and mortar, and steel reinforcing bar for the footers. Materials are stored adjacent to where they will be installed. This method is consistent with industry standards for this type of project.

We are unaware of any materials stored offsite.

There have been deposits made for specialty millwork in the amount of \$5,280, and wood doors in the amount of \$16,100. We received copies of the AIA application from each contractor for these products. Copies are attached to this report.

**Change Orders/Budget Adjustments:**

This current request includes Change Order No. 1 & 2 signed by the Owner, Contractor and Architect which *increases* the overall contract cost by \$107,120. or approximately 0.8%. The Change Order is attached and describes the work to be performed. Generally, the change order includes, Framing cost escalation, Plumbing VE item credits, and credit to eliminate 3<sup>rd</sup> party testing. The design professional has approved these changes and we believe that this work is generally consistent with the scope and quality of the project and that the costs associated with these changes are reasonable. *A detailed summary of these adjustments is identified in our Budget Adjustment Summary. The funds in the amount of \$97,061 have been removed from the Contingency identified for the construction of the project. The balance remaining in the Contingency is now \$233,322.*

**Disputed/Anticipated Change Orders:**

Our discussions with the project manager, Jake Melton with Marsh Construction (614-309-4197), indicated that to his knowledge, there were no new upcoming change orders. It should be noted that there was an added cost for lime stabilization due to weather conditions and those funds have been drawn out of owner contingency.

**Schedule:**

- Original Target Date of Substantial Completion: *December 7, 2018*
- Current Estimated Date of Substantial Completion: **January 28, 2019**

As for the previous period, work was once again flat, primarily due to weather conditions and plumbing permit revisions, and has resulted in a modification to our estimated date for substantial completion. Our revised date reflects the lack of progress over these past periods and the status of the project in the winter months. When construction resumes this date may be improved and will still require the appropriate sized workforce, the timely delivery of materials and favorable weather conditions. We will continue to monitor the progress on an ongoing basis.

**Quality of Work:**

During our site visit, we did not observe any work that was inconsistent with generally accepted industry standards for this type of project. It should again be noted that the Design Professional for the project has the responsibility to ensure that construction is in compliance with the approved plans and specifications.

**Open Issues/Required Documentation:**

- None.

**General Comments:**

In regard for the previous period, work has been hampered by weather conditions and the pace of the project has slowed. During our conversation with the project manager Jake Melton, he indicated that another factor in the lack of progress was due to the re-submittal of the plumbing plans to the county plumbing department. The revisions have been made and are expected to be approved this week.

Due to the wet site conditions, lime stabilization was needed to complete the south end of the building pad. The pad has now been brought up to grade and has been compacted and the staking of the balance of the building can commence.

The north end of the building has the footings and the block foundation now inplace. The excavator has begun to rough grade the large retention pond at the rear of the site, and this work will be ongoing as weather permits.

In summation, the progress on the overall project was slow this period. The footings and masonry foundation wall are substantially complete on the north end of the building and the balance of the building pad on the south end is nearly complete.

If you have any questions regarding the items discussed in our report or require additional information, please contact us at your earliest convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert F. French", with a stylized flourish at the end.

Robert F. French, P.E.  
President

RFF/SS/jg

*This report is for the exclusive use of the addressee, and no other party shall have any right to rely on any information or recommendations provided by First Construction Consulting without prior written consent.*

# FIRST CONSTRUCTION CONSULTING, INC.

*Sanctuary at Springboro*

*Springboro, Ohio*

## CONSTRUCTION SUMMARY

*As of January 30, 2018*

ITEM	DESCRIPTION OF WORK	SCHEDULED VALUE	FCC PERCENT	INPLACE CONSTRUCTION
1	General Conditions	\$623,081	14%	\$87,231
2	Licensed Survey	\$21,250	0%	\$0
3	Inspections/Testing	\$0	0%	\$0
4	Building Permit	\$135,000	100%	\$135,000
5	Liability Insurance	\$72,099	100%	\$72,099
6	Performance Bond	\$118,304	100%	\$118,304
7	Earthwork	\$599,588	30%	\$179,877
8	Asphalt Paving	\$166,771	0%	\$0
9	Retaining Walls	\$75,980	0%	\$0
10	Landscaping	\$140,106	0%	\$0
11	Concrete	\$450,145	5%	\$22,507
12	Masonry	\$466,700	5%	\$23,335
13	Structural Steel	\$24,279	0%	\$0
14	Steel Railings	\$49,211	0%	\$0
15	Rough Carpentry	\$755,754	0%	\$0
16	Rough Lumber	\$1,277,280	0%	\$0
17	Millwork	\$951,842	0%	\$0
18	Waterproofing	\$1,753	0%	\$0
19	Insulation	\$180,849	0%	\$0
20	Shingles/Roofing Tile	\$131,250	0%	\$0
21	Siding	\$275,717	0%	\$0
22	Sealants	\$25,300	0%	\$0
23	Metal Doors & Frames	\$333,524	0%	\$0
24	Impact Doors	\$1,712	0%	\$0
25	Windows	\$90,749	0%	\$0
26	Glass & Glazing	\$29,000	0%	\$0
27	Drywall / RC Channel	\$781,772	0%	\$0
28	Flooring	\$434,200	0%	\$0
29	Painting	\$205,612	0%	\$0
30	Marker / Track Boards	\$911	0%	\$0
31	Wall & Corner Guards	\$35,657	0%	\$0
32	Fireplaces	\$10,000	0%	\$0
33	Signage	\$12,378	0%	\$0

*Continued on Page 2*

# FIRST CONSTRUCTION CONSULTING, INC.

Sanctuary at Springboro

Springboro, Ohio

Page 2

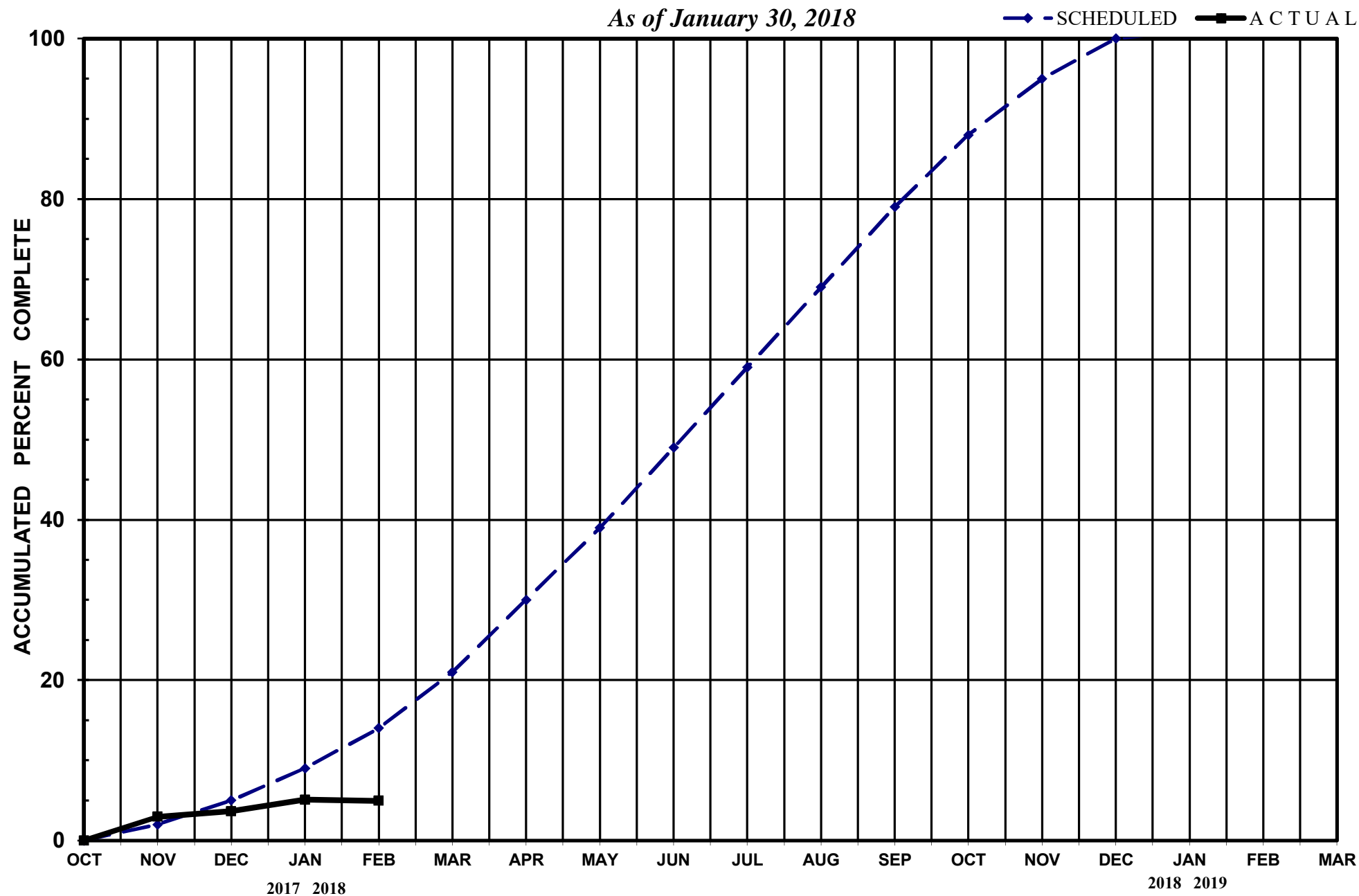
## CONSTRUCTION SUMMARY

As of January 30, 2018

ITEM	DESCRIPTION OF WORK	SCHEDULED VALUE	FCC PERCENT	INPLACE CONSTRUCTION
34	Lockers	\$1,140	0%	\$0
35	Fire Protection Specialites	\$2,650	0%	\$0
36	Postal Specialties	\$10,057	0%	\$0
37	Storage Shelving	\$8,515	0%	\$0
38	Toilet Accessories	\$21,875	0%	\$0
39	Waste Chutes & Collector	\$9,766	0%	\$0
40	Food Service Equipment	\$202,969	0%	\$0
41	Laundry Equipment	\$18,870	0%	\$0
42	Appliances	\$83,966	0%	\$0
43	Window Treatment	\$21,992	0%	\$0
44	Bike Racks	\$2,000	0%	\$0
45	Elevating Device	\$145,137	0%	\$0
46	Plumbing	\$1,396,922	0%	\$0
47	Fire Protection	\$291,500	0%	\$0
48	HVAC	\$1,022,500	0%	\$0
49	Electrical	\$1,022,013	0%	\$0
50	Communications	\$181,253	0%	\$0
51	Allowance 1	\$0	0%	\$0
52	Contractor Fee	\$492,235	5%	\$24,612
	<b>INPLACE TOTAL</b>	<b>\$13,413,135</b>	<b>4.94%</b>	<b>\$662,965</b>
	MATERIALS (Estimated)			
	Onsite			\$10,000
	Offsite			\$0
	Deposits			\$21,380
	CONTINGENCY	\$233,322		
	<i>*Pre Const. General Construction</i>	\$68,000	100%	\$68,000
	<i>*Consulting Fee</i>	\$527,000	100%	\$527,000
	<i>*Pre Const. Contractor Fee</i>	\$35,000	100%	\$35,000
	<i>*Indirect/Soft Costs NOT verified by FCC</i>			
	<b>PROJECT TOTAL.....</b>	<b>\$14,276,457</b>		<b>\$1,324,345</b>

# CONSTRUCTION PROGRESS SUMMARY

*As of January 30, 2018*



Sanctuary at Springboro  
Springboro, Ohio

FIRST CONSTRUCTION CONSULTING, INC.



# First Construction Consulting



Signage inplace at the entrance.



Main entrance and job site trailer.



# First Construction Consulting



View looking west along the north property line.



Northwest elevation.



# First Construction Consulting



Masonry block foundation inplace on north end of building .



View looking south.



# First Construction Consulting



View looking north.



Southeast corner of the property.



# First Construction Consulting



Newly compacted pad on the south end of the building.



Overview of rear of property with retention pond started.



# First Construction Consulting



Rebar stocked.



Cement block stocked.

# ***APPLICATION FOR PAYMENT***



## APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

TO (OWNER):  
SCA Properties, LLC  
C/O Vogel Law, Attn: Chris Vohlbrandt  
4099 Tamiami Trail N, Suite 200  
Naples, FL 34103  
FROM (GENERAL CONTRACTOR):  
Marsh Construction  
100 West Long Lake, Suite 200  
Bloomfield Hills, MI 48304

THM PROJECT NO:  
FULL PROJECT NAME:  
PROJECT ADDRESS:

8192  
Sanctuary at Springboro  
Springboro, OH 45006

APPLICATION NO:  
PERIOD FROM:  
PERIOD TO:

5  
1/1/2018  
1/31/2018

Distribution to:  
OWNER  
ARCHITECT  
CONTRACTOR

Architect:  
Kaas Wilson Architects  
1301 American Blvd E Suite 100  
Bloomington, MN 55425

## CONTRACTOR'S APPLICATION FOR PAYMENT

## CHANGE ORDER SUMMARY

Change Orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
TOTAL		\$ -	\$ -
Approved this Month		\$150,000.00	(\$42,880.00)
Number	Date Approved		
1	12/27/17		
2	01/09/18		
TOTALS		\$150,000.00	(\$42,880.00)
Net change by Change Orders		\$107,120.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By:

Date:

Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM.....	\$	14,169,337.00
2. NET CHANGE BY CHANGE ORDERS.....	\$	107,120.00
3. CONTRACT SUM TO DATE.....	\$	14,276,457.00
4. TOTAL COMPLETED & STORED TO DATE.....	\$	1,242,353.00
5. RETAINAGE:		
a. % of Completed Work.....	\$	25,328.00
b. % of Stored Material.....	\$	0.00
TOTAL RETAINAGE.....	\$	25,328.00
6. TOTAL EARNED LESS RETAINAGE.....	\$	1,217,025.00
7. LESS PREVIOUS CERTIFICATE FOR PAYMENT (Line 6 from prior certificate).....	\$	1,168,335.00
8. CURRENT PAYMENT DUE.....	\$	48,690.00
9. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6).....	\$	13,059,432.00

State of: Michigan County of: Oakland  
Subscribed and sworn to before me this 26 day of Jan 2018  
Notary Public  
My Commission expires: 10-13-24

LISA ANTOVSKI  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF MACOMB  
MY COMMISSION EXPIRES Oct 13, 2024  
ACTING IN COUNTY OF

## ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED.....\$48,690.00  
(Attach explanation if amount certified differs from the amount applied for)

ARCHITECT:

By:

Date:

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.



# CONTINUATION SHEET

PAGE 2 OF 2 PAGES

FROM: Marsh Construction  
100 West Long Lake, Suite 200  
Bloomfield Hills, MI 48304

PROJECT: 8192  
Sanctuary at Springboro  
862 Clearcreek Franklin Rd  
TYPE OF WORK: General

APPLICATION NUMBER: 5  
APPLICATION DATE: 1/31/2018  
PERIOD TO: 1/31/2018

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED	G		H BALANCE TO FINISH (C-G)	I RETAINAGE
			FROM PREVIOUS APPLICATION	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE	% (G+C)		
1000	General Conditions	623,081.00	51,000.00	8,000.00	0.00	59,000.00	9%	564,081.00	5,900.00
1000	Pre Construction General Conditions	68,000.00	68,000.00	0.00	0.00	68,000.00	100%	0.00	0.00
1810	Licensed Survey	21,250.00	0.00	0.00	0.00	0.00	0%	21,250.00	0.00
1900	Building Permit	135,000.00	135,000.00	0.00	0.00	135,000.00	100%	0.00	0.00
1910	Liability Insurance	72,099.00	72,099.00	0.00	0.00	72,099.00	100%	0.00	0.00
1921	Performance Bond	118,304.00	118,304.00	0.00	0.00	118,304.00	100%	0.00	0.00
2200	Earthwork	599,588.35	125,170.00	0.00	0.00	125,170.00	21%	474,418.35	9,150.00
2510	Asphalt Paving	166,771.37	0.00	0.00	0.00	0.00	0%	166,771.37	0.00
2830	Fencing & Steel Railings	49,211.00	0.00	0.00	0.00	0.00	0%	49,211.00	0.00
2832	Retaining Walls	75,979.65	0.00	0.00	0.00	0.00	0%	75,979.65	0.00
2900	Landscaping	140,105.96	0.00	0.00	0.00	0.00	0%	140,105.96	0.00
3000	Concrete	450,145.00	14,400.00	0.00	0.00	14,400.00	3%	435,745.00	1,440.00
4200	Masonry	466,700.00	0.00	25,000.00	0.00	25,000.00	5%	441,700.00	2,500.00
5000	Structural Steel	24,279.00	0.00	0.00	0.00	0.00	0%	24,279.00	0.00
6100	Rough Carpentry	755,754.00	0.00	0.00	0.00	0.00	0%	755,754.00	0.00
6300	Rough Lumber	1,277,280.00	0.00	0.00	0.00	0.00	0%	1,277,280.00	0.00
6400	Millwork	951,842.00	5,280.00	0.00	0.00	5,280.00	1%	946,562.00	528.00
7100	Waterproofing	1,753.00	0.00	0.00	0.00	0.00	0%	1,753.00	0.00
7200	Insulation	180,849.34	0.00	0.00	0.00	0.00	0%	180,849.34	0.00
7300	Shingles / Roofing Tile	131,250.00	0.00	0.00	0.00	0.00	0%	131,250.00	0.00
7460	Siding	275,717.14	0.00	0.00	0.00	0.00	0%	275,717.14	0.00
7900	Sealants	25,300.00	0.00	0.00	0.00	0.00	0%	25,300.00	0.00
8100	Metal Doors & Frames	333,524.00	0.00	16,100.00	0.00	16,100.00	5%	317,424.00	1,610.00
8140	Impact Doors	1,712.00	0.00	0.00	0.00	0.00	0%	1,712.00	0.00
8500	Windows	90,749.36	0.00	0.00	0.00	0.00	0%	90,749.36	0.00

# CONTINUATION SHEET

PAGE 2 OF 2 PAGES

FROM: Marsh Construction  
100 West Long Lake, Suite 200  
Bloomfield Hills, MI 48304

PROJECT: 8192  
Sanctuary at Springboro  
862 Clearcreek Franklin Rd  
TYPE OF WORK: General

APPLICATION NUMBER: 5  
APPLICATION DATE: 1/31/2018  
PERIOD TO: 1/31/2018

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED	G		H BALANCE TO FINISH (C-G)	I RETAINAGE
			FROM PREVIOUS APPLICATION	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE	% (G+C)		
8800	Glass & Glazing	29,000.00	0.00	0.00	0.00	0.00	0%	29,000.00	0.00
9270	Drywall / RC Channel	781,772.00	0.00	0.00	0.00	0.00	0%	781,772.00	0.00
9600	Flooring	434,200.00	0.00	0.00	0.00	0.00	0%	434,200.00	0.00
9900	Painting	205,612.10	0.00	0.00	0.00	0.00	0%	205,612.10	0.00
10100	Marker / Track Boards	911.00	0.00	0.00	0.00	0.00	0%	911.00	0.00
10280	Wall & Corner Guards	35,657.14	0.00	0.00	0.00	0.00	0%	35,657.14	0.00
10300	Fireplaces	10,000.00	0.00	0.00	0.00	0.00	0%	10,000.00	0.00
10400	Signage	12,378.13	0.00	0.00	0.00	0.00	0%	12,378.13	0.00
10500	Lockers	1,140.00	0.00	0.00	0.00	0.00	0%	1,140.00	0.00
10520	Fire Protection Specialties	2,650.00	0.00	0.00	0.00	0.00	0%	2,650.00	0.00
10550	Postal Specialties	10,057.00	0.00	0.00	0.00	0.00	0%	10,057.00	0.00
10670	Storage Shelving	8,515.00	0.00	0.00	0.00	0.00	0%	8,515.00	0.00
10800	Toilet Accessories	21,875.00	0.00	0.00	0.00	0.00	0%	21,875.00	0.00
11175	Waste Chutes & Collector	9,766.00	0.00	0.00	0.00	0.00	0%	9,766.00	0.00
11400	Food Service Equipment	202,968.53	0.00	0.00	0.00	0.00	0%	202,968.53	0.00
11420	Laundry Equipment	18,870.00	0.00	0.00	0.00	0.00	0%	18,870.00	0.00
11452	Appliances	83,966.00	0.00	0.00	0.00	0.00	0%	83,966.00	0.00
12500	Window Treatment	21,991.67	0.00	0.00	0.00	0.00	0%	21,991.67	0.00
12930	Bike Racks	2,000.00	0.00	0.00	0.00	0.00	0%	2,000.00	0.00
14200	Elevating Device	145,137.00	0.00	0.00	0.00	0.00	0%	145,137.00	0.00
15400	Plumbing	1,396,922.26	0.00	0.00	0.00	0.00	0%	1,396,922.26	0.00
15500	Fire Protection	291,500.00	0.00	0.00	0.00	0.00	0%	291,500.00	0.00
15800	HVAC	1,022,500.00	0.00	0.00	0.00	0.00	0%	1,022,500.00	0.00
16000	Electrical	1,022,013.00	0.00	0.00	0.00	0.00	0%	1,022,013.00	0.00
16750	Communications	181,253.00	0.00	0.00	0.00	0.00	0%	181,253.00	0.00

# CONTINUATION SHEET

PAGE 2 OF 2 PAGES

FROM: Marsh Construction  
100 West Long Lake, Suite 200  
Bloomfield Hills, MI 48304

PROJECT: 8192  
Sanctuary at Springboro  
862 Clearcreek Franklin Rd

TYPE OF WORK: General

APPLICATION NUMBER: 5  
APPLICATION DATE: 1/31/2018  
PERIOD TO: 1/31/2018

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED	G		H BALANCE TO FINISH (C-G)	I RETAINAGE
			FROM PREVIOUS APPLICATION	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE	% (G+C)		
20700	Consulting Fee	527,000.00	527,000.00	0.00	0.00	527,000.00	100%	0.00	0.00
21000	Contingency	233,322.00	0.00	0.00	0.00	0.00	0%	233,322.00	0.00
20000	Contractor Fee	492,235.00	37,000.00	5,000.00	0.00	42,000.00	9%	450,235.00	4,200.00
20000	Pre Construction Contractor Fee	35,000.00	35,000.00	0.00	0.00	35,000.00	100%	0.00	0.00
	Grand Total	14,276,457.00	1,188,253.00	54,100.00	0.00	1,242,353.00	9%	13,034,104.00	25,328.00

## ***CHANGE ORDER INFORMATION***

<b>PROJECT:</b>	Sanctuary at Springboro 8627 Clearcreek Franklin Road Springboro OH 45006	<b>PROJECT NO.:</b>	8192	<b>Owner:</b>	<input type="checkbox"/>
<b>CONTRACTOR:</b>	T.H. Marsh Construction Co. 100 West Long Lake Road Suite 200 Bloomfield Hills, MI 48304	<b>CHANGE ORDER NO.:</b>	1	<b>Architect:</b>	<input type="checkbox"/>
		<b>DATE:</b>	11/02/2017	<b>Contractor:</b>	<input type="checkbox"/>
		<b>ARCHITECT PROJECT NO.:</b>		<b>Field:</b>	<input type="checkbox"/>
		<b>CONTRACT DATE:</b>		<b>Other:</b>	<input type="checkbox"/>
		<b>CONTRACT FOR:</b>			
		<b>PAGE NO.:</b>	1 of 1		

**The contract change is as follows:**

(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives.)

<b>DESCRIPTION OF THE WORK</b>	<b>AMOUNT</b>
--------------------------------	---------------

M.B. C.O. #1 - Owner Change #1	150,000.00
PCO 001 - Rough Carpentry Cost Escalation.	

**CONTRACT SUM WILL BE CHANGED IN THE AMOUNT OF \$ 150,000.00**

**Breakdown**

The Original Contract Sum was	\$ 14,169,337.00
The net change by previously authorized Change Orders	\$
The Contract Sum prior to this Change Order was	\$ 14,169,337.00
The Contract Sum will be changed by this Change Order in the amount of	\$ 150,000.00
The new Contract Sum including this Change Order will be	\$ 14,319,337.00

The Contract Time will be changed by the number of days:

The date of the Substantial Completion as of the date of this Change Order therefore is:

**NOT**

This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor. In which case a Change Order is executed to supersede the Construction Change Directive.

**NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.**

Kaas Wilson  
**ARCHITECT**

1301 American Blvd E.  
Suite 100  
Bloomington, MN 55425

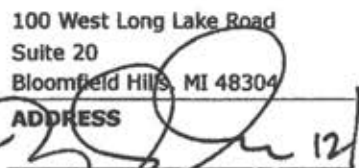
**ADDRESS**

BY (Signature)  **DAT**  
Brian Johnson, Director of CA /  
Senior Project Manager  
(Typed Name & Title)

T.H. Marsh Construction Co.  
**CONTRACTOR**

100 West Long Lake Road  
Suite 200  
Bloomfield Hills, MI 48304

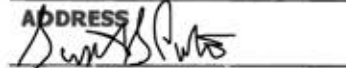
**ADDRESS**

BY (Signature)  **DAT**  
Brandon Ryckman, Vice Presiden  
(Typed Name & Title)

The Sanctuary at Springboro OH  
**OWNER**

123 Any Street  
Springboro, OH 45066

**ADDRESS**

BY (Signature)  **DAT**  
(Typed Name & Title)

Gary Carlson, Manager

12/27/17



<b>PROJECT:</b>	Sanctuary at Springboro 8627 Clearcreek Franklin Road Springboro OH 45006	<b>PROJECT NO.:</b>	8192	
<b>CONTRACTOR:</b>	T.H. Marsh Construction Co. 100 West Long Lake Road Suite 200 Bloomfield Hills, MI 48304	<b>CHANGE ORDER NO.:</b>	2	Owner: <input type="checkbox"/>
		<b>DATE:</b>	01/04/2018	Architect: <input type="checkbox"/>
		<b>ARCHITECT PROJECT NO.:</b>		Contractor: <input type="checkbox"/>
		<b>CONTRACT DATE:</b>		Field: <input type="checkbox"/>
		<b>CONTRACT FOR:</b>		Other: <input type="checkbox"/>
		<b>PAGE NO.:</b>	1 of 1	

**The contract change is as follows:**

(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives.)

<b>DESCRIPTION OF THE WORK</b>	<b>AMOUNT</b>
--------------------------------	---------------

MB C.O. #3 - Owner Change #2	-42,880.00
Plumbing VE Items:	
#1 - Clear Water waste system around the interior perimeter of the building into the Sanitary Waste system. (\$12,420.00).	
#2 - Eliminate the Bathroom Floor Cleanout in 118 units (\$7,800.00).	
Removal of 3rd party testing from contract. (\$22,660.00)	

<b>CONTRACT SUM WILL BE CHANGED IN THE AMOUNT OF</b>	<b>\$</b>	<b>-42,880.00</b>
--	-----------	-------------------

**Breakdown**

The Original Contract Sum was	\$	14,169,337.00
The net change by previously authorized Change Orders	\$	150,000.00
The Contract Sum prior to this Change Order was	\$	14,319,337.00
The Contract Sum will be changed by this Change Order in the amount of	\$	-42,880.00
The new Contract Sum including this Change Order will be	\$	14,276,457.00

The Contract Time will be changed by the number of days:

The date of the Substantial Completion as of the date of this Change Order therefore is:

**NOT**

This Change Order does not include changes in the Contract Sum, Contract Time or Gauranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contracor. in which case a Change Order is executed to supersede the Construction Change Directive.

**NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.**

Kaas Wilson

**ARCHITECT**

 1301 American Blvd  
 Suite 100  
 Bloomington, MN 55425

**ADDRESS**

 BY  DAT

 Director of Contract Administration  
 (Typed Name & Title)

T.H. Marsh Construction Co.

**CONTRACTOR**

 100 West Long Lake Road  
 Suite 20  
 Bloomfield Hills, MI 48304

**ADDRESS**

 BY  1/4/18 DAT

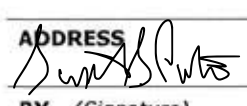
 Brandon Ryckman, Vice Presiden  
 (Typed Name & Title)

The Sanctuary at Springboro OH

**OWNER**

 123 Any Street  
 Springboro, OH 45066

**ADDRESS**

 BY  1/08/18 DAT

 Gary Carlson, Managing member  
 (Typed Name & Title)

# ***BUDGET ADJUSTMENT***

# FIRST CONSTRUCTION CONSULTING, INC.

Sanctuary at Springboro

Springboro, Ohio

## BUDGET ADJUSTMENT SUMMARY

	App #4		App #5	Current vs. Previous Variance	Current vs. Original Variance	% Increase From Original Schedule
	ORIGINAL	Dec-17 PREVIOUS	Jan-18 CURRENT			
	1	2	3	(3-2)	(3-1)	(3-1)/1
General Conditions	\$623,081	\$623,081	\$623,081	-	-	0%
Licensed Survey	\$21,250	\$21,250	\$21,250	-	-	0%
Inspections/Testing	\$22,660	\$22,660	\$0	(22,660)	(22,660)	-100%
Building Permit	\$135,000	\$135,000	\$135,000	-	-	0%
Liability Insurance	\$72,099	\$72,099	\$72,099	-	-	0%
Performance Bond	\$118,304	\$118,304	\$118,304	-	-	0%
Earthwork	\$487,642	\$599,588	\$599,588	-	111,946	0%
Asphalt Paving	\$164,985	\$166,771	\$166,771	-	1,786	1%
Retaining Walls	\$87,585	\$75,980	\$75,980	-	(11,605)	-13%
Landscaping	\$136,700	\$140,106	\$140,106	(0)	3,406	2%
Concrete	\$450,425	\$450,145	\$450,145	-	(280)	0%
Masonry	\$441,975	\$466,700	\$466,700	-	24,725	6%
Structural Steel	\$10,497	\$10,497	\$24,279	13,782	13,782	131%
Steel Railings	\$54,963	\$54,963	\$49,211	(5,752)	(5,752)	-10%
Rough Carpentry	\$704,200	\$1,096,190	\$755,754	(340,436)	51,554	7%
Rough Lumber	\$1,089,286	\$704,200	\$1,277,280	573,080	187,994	17%
Millwork	\$951,842	\$951,842	\$951,842	-	-	0%
Waterproofing	\$1,753	\$1,753	\$1,753	-	-	0%
Insulation	\$180,849	\$180,849	\$180,849	-	0	0%
Shingles/Roofing Tile	\$137,204	\$131,250	\$131,250	-	(5,954)	-4%
Siding	\$328,904	\$275,717	\$275,717	-	(53,187)	-16%
Sealants	\$25,300	\$25,300	\$25,300	-	-	0%
Metal Doors & Frames	\$318,860	\$333,524	\$333,524	-	14,664	5%
Impact Doors	\$1,712	\$1,712	\$1,712	-	-	0%
Windows	\$91,939	\$45,875	\$90,749	44,875	(1,190)	-1%
Glass & Glazing	\$27,000	\$29,000	\$29,000	-	2,000	7%
Drywall / RC Channel	\$781,772	\$781,772	\$781,772	-	-	0%
Flooring	\$434,200	\$434,200	\$434,200	-	-	0%
Painting	\$323,000	\$323,000	\$205,612	(117,388)	(117,388)	-36%
Marker / Track Boards	\$975	\$911	\$911	-	(64)	-7%
Wall & Corner Guards	\$33,537	\$35,657	\$35,657	-	2,120	6%
Fireplaces	\$10,000	\$10,000	\$10,000	-	-	0%
Signage	\$12,378	\$12,378	\$12,378	-	0	0%
Lockers	\$2,960	\$1,140	\$1,140	-	(1,820)	-61%
Fire Protection Specialites	\$3,817	\$2,650	\$2,650	-	(1,167)	-31%
Postal Specialties	\$10,761	\$10,057	\$10,057	-	(704)	-7%

Continued on Page 2



# FIRST CONSTRUCTION CONSULTING, INC.

Sanctuary at Springboro

Springboro, Ohio

## BUDGET ADJUSTMENT SUMMARY

	App #4		App #5			
	ORIGINAL	Dec-17 PREVIOUS	Jan-18 CURRENT	Current vs. Previous Variance	Current vs. Original Variance	% Increase From Original Schedule
	1	2	3	(3-2)	(3-1)	(3-1)/1
Storage Shelving	\$8,515	\$8,515	\$8,515	-	-	0%
Toilet Accessories	\$34,256	\$21,875	\$21,875	-	(12,381)	-36%
Waste Chutes & Collector	\$9,766	\$9,766	\$9,766	-	-	0%
Food Service Equipment	\$202,969	\$202,969	\$202,969	-	(0)	0%
Laundry Equipment	\$18,870	\$18,870	\$18,870	-	-	0%
Appliances	\$83,966	\$83,966	\$83,966	-	-	0%
Window Treatment	\$21,992	\$21,992	\$21,992	-	(0)	0%
Bike Racks	\$2,000	\$2,000	\$2,000	-	-	0%
Elevating Device	\$145,137	\$145,137	\$145,137	-	-	0%
Plumbing	\$1,300,280	\$1,345,755	\$1,396,922	51,167	96,642	7%
Fire Protection	\$288,800	\$291,500	\$291,500	-	2,700	1%
HVAC	\$1,022,500	\$1,022,500	\$1,022,500	-	-	0%
Electrical	\$1,022,013	\$1,022,013	\$1,022,013	-	-	0%
Communications	\$180,253	\$181,253	\$181,253	-	1,000	1%
Allowance 1	\$8,500	\$0	\$0	-	(8,500)	-100%
Contractor Fee	\$484,722	\$484,722	\$492,235	7,513	7,513	2%
<b>INPLACE TOTAL</b>	<b>\$13,133,954</b>	<b>\$13,208,954</b>	<b>\$13,413,135</b>	<b>\$204,181</b>	<b>\$279,181</b>	<b>2%</b>
MATERIALS (Estimated)						
Onsite						
Offsite						
Deposits						
CONTINGENCY	\$405,383	\$330,383	\$233,322	(97,061)	(172,061)	-42%
*Pre Const. General Construction	\$68,000	\$68,000	\$68,000	-	-	0%
*Consulting Fee	\$527,000	\$527,000	\$527,000	-	-	0%
*Pre Const. Contractor Fee	\$35,000	\$35,000	\$35,000	-	-	0%
*Indirect/Soft Costs <b>NOT</b> verified by FCC						
<b>PROJECT TOTAL.....</b>	<b>\$14,169,337</b>	<b>\$14,169,337</b>	<b>\$14,276,457</b>	<b>\$107,120</b>	<b>\$107,120</b>	<b>1%</b>

## ***DEPOSIT SUMMARY***

# PAYMENT APPLICATION

**TO:** T.H.MARSH  
100 W. Long Lake Rd  
Suite 200  
Bloomfield Hills MI 48304

**PROJECT NAME AND LOCATION:** SANCTUARY AT SPRINGBORO  
8627 Clearcreek Franklin Rd  
Springboro OH 45066

**APPLICATION #** 1

**Distribution to:**

**PERIOD THRU:** 12/31/2017

**Owner Project #:**

**DATE OF CONTRACT:** 10/31/2017

☐ OWNER  
☐ ARCHITECT  
☐ CONTRACTOR

**FROM:** BJ Construction Services  
46385 Continental Drive  
Chesterfield MI 48047

**ARCHITECT:** ARCHITECT  
BILLING

## CONTRACTOR'S SUMMARY OF WORK

Application is made for payment as shown below.  
Continuation Page is attached

<b>1. CONTRACT AMOUNT</b>	951,842.00
<b>2. SUM OF ALL CHANGE ORDERS</b>	0.00
<b>3. CURRENT CONTRACT AMOUNT</b> (Line 1 + 2)	951,842.00
<b>4. TOTAL COMPLETED AND STORED</b> (Column G on Continuation Page)	5,280.00
<b>5. RETAINAGE:</b>	
A. 10% Of Completed Work (Columns D+ E on Continuation Page)	528.00
B. 10% of Material Stored (Column F on Continuation Page)	0.00
Total Retainage (Line 5a + 5b or Column I on Continuation Page)	528.00
<b>6. TOTAL COMPLETED AND STORED LESS RETAINAGE:</b> (Line 4 minus Line 5 Total)	4,752.00
<b>7. LESS PREVIOUS CERTIFICATES FOR PAYMENT:</b>	0.00
<b>8. CURRENT PAYMENT DUE:</b>	✓ 4,752.00
<b>9. BALANCE TO FINISH:</b> Line 3 - Line 6	947,090.00

SUMMARY OF CHANGE ORDERS	ADDITIONS	DEDUCTIONS
Total changes approved in previous months	0.00	0.00
Total approved this month	0.00	0.00
<b>TOTALS</b>	0.00	0.00
<b>NET CHANGES</b>	0.00	

Contractor's signature below: BJ Construction Services

CONTRACTOR:

By:

Date:

State of:

County of:

Subscribed and sworn to before me this 15th

day of December 2017

Notary Public:

My Commission Expires:

DAWN M. OZARK  
Notary Public, State of Michigan  
County of St. Clair  
My Commission Expires Aug. 20, 2018  
Acting in the County of Adams

## ARCHITECT'S CERTIFICATION

Architect's signature below:

CERTIFIED AMOUNT:

4,752.00

ARCHITECT:

ARCHITECT

By:

Date:

Payment shall be made only to Contractor

## CONTINUATION SHEET

AIA DOCUMENT G703

PAGE 1 OF 3 PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 1

APPLICATION DATE: 12/15/2017

PERIOD TO: 12/31/2017

ARCHITECT'S PROJECT NO: 8192

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED	TOTAL COMPLETED AND STORED TO DATE	%	BALANCE TO FINISH	RETAINAGE
			FROM PREVIOUS APPLICATION	THIS PERIOD					
	<b><u>1st FLOOR</u></b>								
	<u>MILLWORK</u> LABOR	\$42,000.00				\$0.00		\$42,000.00	\$0.00
	MATERIAL	\$168,000.00		\$1,680.00		\$1,680.00	1.00%	\$166,320.00	\$168.00
	<u>Doors / Accessories / Misc</u> LABOR	\$66,000.00				\$0.00		\$66,000.00	\$0.00
	MATERIAL					\$0.00			\$0.00
	<u>ACT</u> LABOR	\$7,500.00				\$0.00		\$7,500.00	\$0.00
	MATERIAL	\$12,000.00				\$0.00		\$12,000.00	\$0.00
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Users may obtain validation of this document by requesting of the license a completed AIA Document D401 - Certification of Document's Authenticity

**CONTINUATION SHEET**

AIA DOCUMENT G703

PAGE 2 OF 3 PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.

APPLICATION NO: 1  
APPLICATION DATE: 12/15/2017

In tabulations below, amounts are stated to the nearest dollar.

PERIOD TO: 12/31/2017

Use Column I on Contracts where variable retainage for line items may apply.

ARCHITECT'S PROJECT NO: 8192

A	B	C	D	E	F	G	H	I	
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED	TOTAL COMPLETED AND STORED TO DATE	%	BALANCE TO FINISH	RETAINAGE
			FROM PREVIOUS APPLICATION	THIS PERIOD					
	<u>2nd FLOOR</u>								
	MILLWORK								
	LABOR	\$44,000.00				\$0.00		\$44,000.00	\$0.00
	MATERIAL	\$176,000.00		\$1,760.00		\$1,760.00	1.00%	\$174,240.00	\$176.00
	Doors / Accessories / Misc								
	LABOR	\$76,000.00				\$0.00		\$76,000.00	\$0.00
	MATERIAL					\$0.00			\$0.00
	ACT								
	LABOR	\$8,000.00				\$0.00		\$8,000.00	\$0.00
	MATERIAL	\$12,000.00				\$0.00		\$12,000.00	\$0.00
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# CONTINUATION SHEET

AIA DOCUMENT G703

PAGE 2 OF 3 PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.

APPLICATION NO:	1
APPLICATION DATE:	12/15/2017
PERIOD TO:	12/31/2017
ARCHITECT'S PROJECT NO:	8192

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

A	B	C	D	E	F	G	H	I	
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED	TOTAL COMPLETED AND STORED TO DATE	%	BALANCE TO FINISH	RETAINAGE
			FROM PREVIOUS APPLICATION	THIS PERIOD					
	3rd FLOOR								
	MILLWORK	LABOR	\$46,000.00			\$0.00		\$46,000.00	\$0.00
		MATERIAL	\$184,000.00	\$1,840.00		\$1,840.00	1.00%	\$182,160.00	\$184.00
	Doors / Accessories / Misc	LABOR	\$88,000.00			\$0.00		\$88,000.00	\$0.00
		MATERIAL				\$0.00			\$0.00
	ACT	LABOR	\$8,500.00			\$0.00		\$8,500.00	\$0.00
		MATERIAL	\$13,842.00			\$0.00		\$13,842.00	\$0.00
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<b>Project:</b> The Sanctuary at Spanghore 8627 Cicaronen Franklin Rd Spanghore, Ohio 45066	<b>Contractor:</b> TH Mark Construction Co. 100 West Long Lake Road, Suite 200 Bloomfield, Michigan 48304	<b>Application Number:</b> 1 <b>Application Date:</b> Jan 17, 2018 <b>Period To:</b> Jan 31, 2018 <b>Project Code:</b> 300628 <b>Architect's Project:</b> <b>Contract:</b> <b>Contract Date:</b> Dec 28, 2017	<b>Distribute To:</b> <input type="checkbox"/> Owner <input type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Construction Mgr <input type="checkbox"/> Other
<b>Sub-Contractor:</b> Eranger Hardware Consultants P.O. Box 18429 Eranger, Kentucky 41018	<b>Architect:</b> PH7 Architects 330 West Spring Street Suite 285 Columbus, Ohio 43215		

Sub-Contractor's Application For Payment

Current Status:

1. Original Contract Sum	312,434.66
2. Net Change Orders	0.00
3. Contract Sum to Date	312,434.66
4. Total Completed and Stored to Date	16,100.00
5. Total Retainage to Date	0.00
6. Total Earned Less Retainage	16,100.00
7. Previous Certificates for Payment	0.00
8. Sales Tax Due	1,088.75
9. Current Payment Due, including Tax	17,188.75
10. Balance to Finish, including Retainage	296,334.66

Change Order Summary	Additions	Deductions
Total approved in previous periods	0.00	0.00
Total approval this period	0.00	0.00
Totals	0.00	0.00
Net Change Orders	0.00	

The undersigned Sub-Contractor certifies that to the best of the Sub-Contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents and that all amounts have been paid by the Sub-Contractor for work which previous Certificates for Payment were issued and payments received from the Owner, and that the current payment shown herein is now due.

Sub-Contractor: Eranger Hardware Consultants  
By: Lieta Scharber Date: 1/18/18

State/Prov. of: OHIO County of: Clermont  
Subscribed and sworn before me this 18th day of January, 2018  
Notary Public: Lieta Scharber My Commission Expires 11/01/22

Architect's Certificate for Payment

In accordance with the Contract Documents, based on the on-site observations and the data comprising this application, the Architect certifies to the owner that to the best of the Architect's knowledge, information and belief the work has progressed as indicated, the quality of work is in accordance with the Contract Documents, and the Sub-Contractor is entitled to payment of the AMOUNT CERTIFIED.

Amount Certified: \_\_\_\_\_  
(Attach explanation if amount certified differs from the amount applied for)

Architect: PH7 Architects  
By: \_\_\_\_\_ Date: \_\_\_\_\_

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Sub-Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Sub-Contractor under this Contract.



LIETA SCHARBER  
NOTARY PUBLIC  
STATE OF OHIO  
My Commission Expires  
November 1, 2022

Project Code : 300628  
 Project Name : The Sanctuary at Springboro  
 Architect's Project :

Application Number : 1  
 Application Date : Jan 17, 2018  
 Period To : Jan 31, 2018

A	B	C	D	E	F	G	H	I	
Item #	Description of Work	Scheduled Value	Work Completed		Materials Stored	Completed & Stored to Date	Percent Complete	Balance to Finish	Retainage
			From Previous Applications	This Period					
1	Wood Doors	146,000.00	0.00	0.00	0.00	0.00	0.00	146,000.00	0.00
2	Engineering	18,100.00	0.00	18,100.00	0.00	18,100.00	100.00	0.00	0.00
3	08 71 00 Finish Hardware	83,700.00	0.00	0.00	0.00	0.00	0.00	83,700.00	0.00
4	Hollow Metal	66,634.86	0.00	0.00	0.00	0.00	0.00	66,634.86	0.00
5	Shop Install	0.00	0.00	0.00	0.00	0.00	100.00	0.00	0.00
Totals		333,524.86	0.00	18,100.00	0.00	18,100.00	0.00	290,534.86	0.00

333,524.00