

# **DODSON BUILDING**

218-220 NORTH BERNARD STREET  
SPOKANE, WASHINGTON 99201

Submitted 11/17/2021

## **SPECIAL VALUATION DOCUMENTATION**



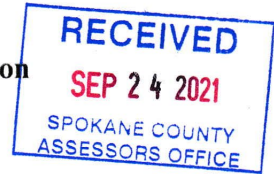
Project Developer:  
**FRUCI FAMILY LLC**  
C/O ROGER FRUCI  
23 EAST HIGH DRIVE  
SPOKANE, WA 99203  
509-879-5340

Prepared by:  
JIM KOLVA ASSOCIATES, LLC  
115 SOUTH ADAMS STREET, SUITE 1  
SPOKANE, WA 99201  
509-458-5517



Application and Certification of Special Valuation  
on Improvements to Historic Property

Chapter 84.26 RCW



File With Assessor by October 1

File No: \_\_\_\_\_

**I. Application**

County: Spokane

Property Owner: Fruci Family LLC

Parcel No./Account No: 35184.0611

Mailing Address: 23 E. High Drive, Spokane, WA 99203

E-Mail Address: rogerfruci@gmail.com

Phone Number: 509-879-5340

Legal Description: HAVERMALE ADD LT 12 BLK 8 & W1/2 OF VAC ALLEY E OF & ADJ

Property Address (Location): N218-220 Bernard Street

Describe Rehabilitation: The 2nd-4th floors of the building were gutted and rebuilt as apartments with new electrical, plumbing, HVAC, and interior decor. The roof was replaced, coping repointed, and new mechanical equipment installed.

Property is on: (check appropriate box) ☒ National Historic Register ☒ Local Register of Historic Places

Building Permit No: B1918408BLDC

Date: 12/30/2019

Jurisdiction: City

County/City

Rehabilitation Started: August 2019

Date Completed: July 2021

Actual Cost of Rehabilitation: \$ 3,002,406

**Affirmation**

As owner(s) of the improvements described in this application, I/we hereby indicate by my signature that I/we am/are aware of the potential liability (see reverse) involved when my/our improvements cease to be eligible for special valuation under provisions of Chapter 84.26 RCW.

I/We hereby certify that the foregoing information is true and complete.

Signature(s) of All Owner(s):

RP Fruci  
Managing Member  
9-23-21

**II. Assessor**

The undersigned does hereby certify that the ownership, legal description and the assessed value prior to rehabilitation reflected below has been verified from the records of this office as being correct.

Assessed value exclusive of land prior to rehabilitation: \$ 1,299,900

Date: 9/24/21

Joyce Mendoza  
Assessor/Deputy

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REV 64 0035e (w) (2/9/12)

35184.0633



## **Work Completed**

The Dodson (Fruci) Building, originally a Single Room Occupancy Hotel was converted to offices during the 1950s-1980s with subsequent remodels into the 2000s. The project for which this application is made consisted of joining the historic main building at 218-220 North Bernard Street and an adjacent year-2000 two-story commercial/office building. Two corridors were opened in the adjacent walls at the second floor level to join the second floors of the two buildings. The work expenditures in the adjacent two-story building are not included in this application. The application includes only the work completed in the historic Dodson Building.

The offices that had occupied the second, third and fourth floors were gutted and twenty residential apartments were added back. The project involved both interior and exterior work, including interior structural. The roof and parapet coping were refurbished with the addition of new mechanical equipment. Historic windows openings along the south (alley) façade that had been filled with brick were reopened and new sash was installed.

This extensive renovation was completed as an Investment Tax Credit project for Historic Preservation that was submitted on March 31, 2020 and approved by the National Park Service on August 28, 2020. The Part 3, documentation of the completed work, was approved by the National Park Service on March 21, 2021.

The work began in the basement with a closing of the under-sidewalk vault and updating the water and utility connections and repouring of the sidewalk, carefully preserving and shoring the original glass vault blocks in the sidewalk. New electrical, plumbing, and HVAC equipment were also housed in the basement. The first floor included two tenant spaces with two separate entries. The space on the south side was not included in the renovation project. The front lobby of the north side bay was remodeled while the rear portion was not included in the project. Original historic stairs were refurbished. Otherwise, the entire upper three floors were gutted to the bare brick walls, subfloors, and ceiling joists. New electrical, plumbing, and HVAC systems were installed. New sheetrock walls framed the hallways and each of the rooms. Hallways are carpeted and ceilings are suspended acoustical tile and integrated lighting fixtures. Room walls and ceilings were finished with paint; new flooring, cabinets and appliances were installed.

The building parcel number has changed since at the project onset, it originally consisted of two parcels—one for each building—under a single ownership. The parcel number of the subject building, 218-220 North Bernard was 35184.0611. The connection of the buildings required the combining of the two lots as a single parcel. The new parcel number is 35184.0633.

## Building Permits

Date	Record Number	Record Type	Project Title	Description	Address	Action	Expiration Status
02/07/2021	<b>ELVP0285</b>	Elevator Project	DAVE FRUCI		218 N BERNARD ST, SPOKANE WA 00000 United States		Pending
11/04/2020	<b>B2016349ELVA</b>	Elevator Alteration Permit	DAVE FRUCI	Modernize 3 stop basement traction elevator. Door operator, Controller, fixtures, wiring, governor motor and rope gripper	218 N BERNARD ST, SPOKANE WA 00000 United States		11/04/2021 Closed
03/12/2020	<b>B2004093MECH</b>	Mechanical ePermit	Install two water heaters	Install two gas water heaters	218 N BERNARD ST, SPOKANE WA 00000 United States		03/12/2021 Final
03/12/2020	<b>B2004090PLMB</b>	Plumbing ePermit	Remodeling plumbing for apartment building	New sanitary sewer and water piping to three floors of apartments.	218 N BERNARD ST, SPOKANE WA 00000 United States		03/12/2021 Final
02/19/2020	<b>B2002757MECH</b>	Mechanical ePermit	12510 INSTALLATION OF HEAT PUMPS, INDOOR UNITS & ERV'S	INSTALLATION OF 29 DUCTLESS HEAT PUMPS, 61 DAIKIN INDOOR UNITS, AND 2 ERV UNITS	218 N BERNARD ST, SPOKANE WA 00000 United States		02/18/2021 Final
12/30/2019	<b>B1921773BLDC</b>	Commercial Change of Use	Fruci Building Remodel and COU	Fruci Building Remodel and COU Remodel of existing building for new hotel use, R-1	218 N BERNARD ST, SPOKANE WA 00000 United States		03/02/2021 CO Final
10/28/2019	<b>B1918408BLDC</b>	Commercial Building Remodel	Fruci Building Interior "Demolition"	Fruci Building Interior "Demolition" Non-structural interior demolition of previous tenant improvements, 2nd 3rd and 4th floors only. Includes removing portion of MEP systems to shell environment	218 N BERNARD ST, SPOKANE WA 00000 United States		Final 10/27/2020 Inspection Done

## **Construction Costs**

Total 24-Month Expenditure: August 1, 2019 through July 31, 2021- **\$2,996,328**

### **Statement on Construction Costs from the Building Owner:**

The project was comprised of two connected buildings that functionally operate as one. The north building is the FedEx building, which was built about 20 years ago. The ground floor of that building is FedEx, and had only very minor renovations for items like fire sprinklers. The 2nd floor was gutted and converted to apartments.

The 2nd building is a 4 story plus basement historic building that qualifies for the Special Valuation. The top 3 floors were completely gutted and converted to apartments.

Since the construction process was a single process that included both buildings, the allocation of qualifying and non-qualifying was fairly complicated. There were over 300 line items of expense that needed to be allocated. Please note that the spreadsheet I provided to includes 100% of the project costs, both qualifying and non-qualifying. Those 300 categories were then grouped into more general categories. The process was as follows

- First, any expense that related only the FedEx building was categorized as 100% not qualifying.
- Next, any items that were not part of the building – for example, furniture & fixtures and that kind of thing, were categorized as 100% no-qualifying. I wanted to tie the recap to the penny into all expenses of the project as captured in our overall accounting system, since that is the only way to be sure that nothing was missed. So, the totals on the recap tie to the penny to 100% of the expenditures. The reconciliation verifying that is included on the bottom of the spreadsheet.
- Next, all 300 plus categories of expenses were allocated in one of 5 ways, whichever was most appropriate and accurate.
  - First, the historic building comprised 68.26% of the total project area. Any expense that did not fall into one of the other percentages was allocated base on this factor.
  - Some items were allocated based on the number of apartments. We have 27 apartments, 20 in the historic building. Items like bathrooms, kitchen plumbing, etc. are most appropriately allocated based on the number of apartments in each of the two buildings. They are not related to total square footage, since, as an example, a 2-bedroom and 1-bedroom unit both have the one kitchen and one bathroom, thus, the same cost.
  - Also, some line items were allocated based on the square footage of the apartments – using the percentage for each building. Examples of this would be floor sheathing, sheetrock and ceilings etc.
  - Finally, some items were allocate based on a percentage due to the unique facts of that work, based on conversions with the superintendent from Leone & Keeble, our general contractor.



- Once all the hard costs were allocated based on the above criteria, that gave us an overall “rehab qualifying percentage” for all hard costs, and that % was then used to allocated soft costs that did not have any specific basis/relationship that was more appropriate. So, this included architectural, construction period interest, etc.

Hopefully this addresses the approach used for the allocation of cost to Qualifying or Non-Qualifying for the Special Valuation.

# **CONSTRUCTION COSTS**

**Dodson Building**  
**218 N. Bernard St. Spokane, WA 99201**  
**Computation of 24 month County period**  
**24 months period is August 1 2019 through July 31, 2021**

<b>Detail</b>	<b>24-Month Total Non Qualifying</b>	<b>24-Month TOTAL COUNTY Qualifying</b>	<b>TOTAL COSTS</b>
<b>1 GENERAL REQUIREMENTS</b>			
2 Bond	4,677	17,323	22,000
3 B&O	2,515	9,317	11,832
4 Gen. Liability Insurance	4,338	16,069	20,407
5 Permits	444	1,644	2,088
6 Safety	497	1,842	2,339
7 Final Cleaning	1,494	5,536	7,030
8 General Conditions	9,432	34,939	44,371
9 Temp Facilities	2,794	10,348	13,142
9 Supervision - Labor	9,974	36,949	46,923
10 Supervision - Burden	2,309	8,554	10,863
11 Supervision - Vehicle	1,085	4,019	5,104
12 Overhead	6,550	24,264	30,814
13 Profit	6,550	24,263	30,813
<b>14 DIVISION 2 - SITE WORK</b>			
15 Saw cutting	-	10,622	10,622
16 Selective Demo	-	33,080	33,080
<b>TOTAL GENERAL REQUIREMENTS</b>			
<b>CHANGE ORDER DEMO</b>	712	7,417	8,129
<b>CHANGE ORDERS BASEMENT</b>			
<b>BASEMENT STRUCTURAL</b>	26,128	57,652	83,780
<b>STRUCTURAL STEEL</b>	467	10,946	11,413
1 Dimensional Framing	-	7,789	7,789
2 Roof Sheathing	-	7,407	7,407
3 Floor Sheathing	3,876	8,988	12,864
4 Blocking/Backing	1,716	3,979	5,695
CHANGE ORDERS CARPENTRY	11,071	45,460	56,531
Additional Payment	569	1,223	1,792
Signage - Interior	1,924	7,861	9,785
13 Equipment			
Physical Structed of TI	644	1,841	2,485
<b>STAIRWELLS &amp; OLD WINDOWS</b>	-	88,514	88,514
CHANGE ORDERS FINISH	440	28,666	29,106
CHANGE ORDERS Insulation	5,364	15,982	21,346
CHANGE ORDERS THERMAL PROTECTION	-	3,958	3,958
<b>THERMAL AND MOISTURE PROTECTION</b>	11,190	93,939	105,129
<b>ELEVATOR</b>			
22 Smoke Doors	-	20,000	20,000
Elevator Rebuild	-	56,154	56,154
<b>DOORS AND WINDOWS</b>	28,443	86,539	114,982
<b>SHEET ROCK</b>	71,688	166,209	237,897
<b>FRAMING</b>	17,351	40,227	57,578
<b>CEILING</b>	7,876	18,259	26,135
<b>FLOORING</b>	29,596	68,619	98,215



<b>PAINT</b>	17,628	<b>40,872</b>	58,500
<b>TOILET AND BATH</b>	2,414	<b>6,897</b>	9,311
<b>CASEWORK</b>	26,272	<b>75,064</b>	101,336
<b>QUARTZ COUNTERTOPS</b>	13,099	<b>37,424</b>	50,523
<b>FIRE SPRINKLERS</b>	30,826	<b>66,311</b>	97,137
CHANGE ORDERS PLUMBING	262	<b>6,477</b>	6,739
<b>PLUMBING</b>	77,804	<b>240,996</b>	318,800
<b>GAS PIPING</b>	-	<b>7,700</b>	7,700
CHANGE ORDERS FIRE SPRINKLERS	1,115	<b>8,653</b>	9,768
<b>FIRE STOPPING</b>	3,250	<b>3,250</b>	6,500
<b>FINISH</b>			
INTERIOR DESIGN	-	<b>27,876</b>	27,876
CHANGE ORDER HVAC	2,349	<b>7,890</b>	10,239
<b>HVAC</b>	52,233	<b>233,667</b>	285,900
CHANGE ORDERS ELECTRICAL	2,019	<b>46,909</b>	48,928
PS-WIRELESS & LOCK SYSTEM	2,294	<b>6,552</b>	8,846
<b>ELECTRICAL</b>	70,343	<b>321,557</b>	391,900
<b>DOOR LOCKS</b>			
Wireless & Lock System	1,039	<b>2,967</b>	4,006
DOOR LOCKS	8,083	<b>11,266</b>	19,349
<b>NON-REHAP CHANGE ORDERS</b>	3,647	-	3,647
	2,253	<b>5,223</b>	7,476
TOTAL GENERAL CONDITIONS CHANGE ORDER			
CONSTRUCTION LOAN FEES	40,286	<b>149,274</b>	189,560
CITY PERMITS	1,300	<b>18,548</b>	19,848
BUILDERS RISK	6,050	<b>22,408</b>	28,458
DIRECT TAX CREDIT FEES	-	<b>15,997</b>	15,997
DEMO	17,181	<b>124,673</b>	141,854
ENGINEERING FEES	20,833	<b>71,571</b>	92,404
ARCHITECT FEES	59,768	<b>119,702</b>	179,470
CORNICE RENOVATION	-	-	-
PROJECT MANAGEMENT	18,253	<b>37,524</b>	55,777
SURVEY	-	<b>3,250</b>	3,250
FURNITURE, FIXTURES AND TVs	469,414	-	469,414
			4,028,625
<b>TOTALS</b>	1,221,730	<b>2,806,895</b>	4,028,625
	<u>51,148</u>	<u>189,433</u>	240,581
<b>24 month Period Expenditures</b>	<b>1,272,878</b>	<b>2,996,328</b>	<b>4,269,206</b>
Add back costs prior to and after the 24 month period	<u>10,155</u>	<u>36,536</u>	<u>46,691</u>
Proof - Totals equal the total project cost	1,283,033	<b>3,032,864</b>	4,315,896
			-

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11/12/21

Cash Basis

# Fruci Family LLC

## Transactions by Account

### All Transactions

Type	Date	Num	Name	Memo	Paid Amount	Balance
<b>300 · Apartment Conversion Costs</b>						
<b>400 · First Floor</b>						
Bill	06/10/2021	06-8681	Wolf Architectural Group	Draft of 1st floor Apartment Layout	135.00	135.00
Bill	09/08/2021	06-8778	Wolf Architectural Group	Window addition study	810.00	945.00
Total 400 · First Floor					945.00	945.00
<b>302 · Elevator Rebuild</b>						
Check	12/22/2020	1018	Inland Elevator, LLC	Partial payment on elevator rebuild	24,520.68	24,520.68
Bill	01/18/2021	210050	Inland Elevator, LLC	Final Bill - reconciles to Bid + \$350 pl...	31,633.47	56,154.15
Total 302 · Elevator Rebuild					56,154.15	56,154.15
<b>Cornice Repair</b>						
Bill	10/11/2021	4679	Paintcrafters	Repair holes, clean, prime & paint	13,952.00	13,952.00
Total Cornice Repair					13,952.00	13,952.00
<b>304 · Video Security System</b>						
Bill	12/10/2020	51056	Camtek	Video Camera system - down payment	14,758.43	14,758.43
Bill	12/16/2020	51066	Camtek	Partial payment on Video System	3,169.85	17,928.28
Bill	12/16/2020	51066	Camtek	Partial Payment on stairwell arlarm sy...	711.41	18,639.69
Bill	12/16/2020	51066	Camtek	Payment on 2 additionl cameras	636.16	19,275.85
Bill	12/16/2020	51066	Camtek	Sales tax on securtiy system paymetns	402.05	19,677.90
Check	02/01/2021	6463	Allied Security	229550	35.74	19,713.64
Check	02/01/2021	6482	Camtek		173.65	19,887.29
Total 304 · Video Security System					19,887.29	19,887.29
<b>306 · Signage - Interior</b>						
Check	11/23/2020	1492	Vic Linden Signs	50% down - Room numbers and two ...	2,418.12	2,418.12
Bill	12/31/2020	21004	Vic Linden Signs	Room Number signs	2,187.81	4,605.93
Bill	12/31/2020	21004	Vic Linden Signs	Credit for 2nd logo for frong door	-230.33	4,375.60
Bill	01/05/2021	E-mail...	Vic Linden Signs	50% down on apartment door signs	1,279.58	5,655.18
Bill	01/18/2021	30019	Vic Linden Signs	50% down on interior lobby logo/signa...	0.00	5,655.18
Bill	01/22/2021	30032	Vic Linden Signs	Signage Stairway doors & directional ...	2,529.96	8,185.14
Bill	01/26/2021	30044	Vic Linden Signs	Logo on front entry door	217.26	8,402.40
General Journal	02/11/2021	CC	One time vendor	10 Video Stickers - Compliance signs	77.33	8,479.73
Bill	02/19/2021	30043	Vic Linden Signs	Interior directional signs/front door sig...	1,234.71	9,714.44
Bill	03/04/2021	21058	Vic Linden Signs	address above front door	70.79	9,785.23
Bill	10/04/2021	21736	Vic Linden Signs	Larger QR code	40.88	9,826.11
Total 306 · Signage - Interior					9,826.11	9,826.11
<b>308 · Signage - Exterior</b>						
Check	11/16/2020	1491	Ramsay Signs	50% down on main sign - Fed Ex Buil...	9,035.00	9,035.00
Bill	03/29/2021	115.9...	Ramsay Signs	Balance due on North Sign only	11,219.31	20,254.31
Bill	03/29/2021	50 % ...	Ramsay Signs	50% deposit west 2 signs	5,700.00	25,954.31
Check	07/08/2021	6583	Ramsay Signs	charge to take down our existing old si...	201.47	26,155.78
Bill	08/31/2021	115.9...	Ramsay Signs	Balance Due on West Signs	6,939.10	33,094.88
Total 308 · Signage - Exterior					33,094.88	33,094.88
<b>312 · Furnishings</b>						
<b>312.1 · JVA Art Prints of the Park</b>						
Bill	07/31/2020	146165	Design Source	Design Source on Wall Murals	375.00	375.00
General Journal	12/19/2020	CC			15,000.00	15,375.00
General Journal	12/29/2020	CC			12,000.00	27,375.00
Credit Card Charge	04/15/2021	CC	JVA	2nd to last payment. Prior 2 were on ...	7,371.38	34,746.38
Credit Card Charge	05/12/2021	CC	JVA	Final Payment	1,628.62	36,375.00
Total 312.1 · JVA Art Prints of the Park					36,375.00	36,375.00
<b>312.2 · Furniture - not S.A.</b>						
<b>312.21 · Furniture - not S.A.</b>						
General Journal	01/23/2021	CC		Lobby Bench	3,144.50	3,144.50
General Journal	01/23/2021	CC			7,717.60	10,862.10
Total 312.21 · Furniture - not S.A.					10,862.10	10,862.10

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11/12/21

Cash Basis

# Fruci Family LLC

## Transactions by Account

### All Transactions

Type	Date	Num	Name	Memo	Paid Amount	Balance
<b>312.2 · Furniture - not S.A. - Other</b>						
General Journal	11/07/2020	Rog V...		Nancy's purchase charged to Roger's ...	1,189.95	1,189.95
General Journal	11/07/2020	Rog V...		Lobby table & Counsol - Roger's Visa	2,415.62	3,605.57
General Journal	11/07/2020	Rog V...		Lobby metal bench - Roger's Visa	3,144.50	6,750.07
General Journal	12/09/2020	CC		cc charges not specified	445.92	7,195.99
Bill	02/08/2021	10478	RFJ Services LLC	Attachment of headboards to window ...	900.22	8,096.21
Credit Card Charge	02/19/2021		MintGroup	Cabinets and Bureaus	14,866.15	22,962.36
Credit Card Charge	02/19/2021		Target		41.37	23,003.73
Bill	02/19/2021	269300	Jacobs Custom Living	Kites/Butterflies/hardware - lightwell art	5,429.26	28,432.99
Bill	03/29/2021	274450	Jacobs Custom Living	Cushions for 2 window seats in 2 nort...	652.00	29,084.99
Check	05/12/2021	6551	RFJ Services LLC	Riverfront Park Apts	409.09	29,494.08
Total 312.2 · Furniture - not S.A. - Other					29,494.08	29,494.08
Total 312.2 · Furniture - not S.A.					40,356.18	40,356.18
<b>312.4 · Appliances</b>						
Bill	12/22/2020	State...	Fred's Appliance	Balance Due per statement less finan...	86,147.62	86,147.62
Bill	05/03/2021	Final ...	Fred's Appliance	Final Payment per Sharon's recon	19,454.59	105,602.21
Total 312.4 · Appliances					105,602.21	105,602.21
<b>312.6 · Int Design - Furnishings etc</b>						
<b>312.61 · Int. Design - Furnishings, etc.</b>						
General Journal	12/17/2020	CC			5,758.60	5,758.60
General Journal	12/19/2020	CC			2,097.87	7,856.47
General Journal	12/19/2020	CC			1,599.80	9,456.27
General Journal	12/29/2020	CC			191.58	9,647.85
General Journal	01/23/2021	CC			3,352.42	13,000.27
General Journal	01/23/2021	CC			4,364.55	17,364.82
Total 312.61 · Int. Design - Furnishings, etc.					17,364.82	17,364.82
<b>312.6 · Int Design - Furnishings etc - Other</b>						
Bill	08/31/2020	146202	Design Source	Signatge, aretwork	3,220.07	3,220.07
Bill	09/30/2020	146267	Design Source		5,458.95	8,679.02
Bill	10/31/2020	146329	Design Source	Staging assessories	13.07	8,692.09
Bill	10/31/2020	146322	Design Source	Design work - Furnitue/Art/Lightwell/E...	6,750.00	15,442.09
Bill	10/31/2020	146322	Design Source	Milage	33.98	15,476.07
Bill	11/30/2020	146380	Design Source	Artwork, staging, photos, etc	8,562.50	24,038.57
Bill	11/30/2020	14638...	Design Source	Expense Reimbursement	186.42	24,224.99
General Journal	12/19/2020	CC			2,514.44	26,739.43
Bill	12/31/2020	146417	Design Source	Need to break out any credit related it...	9,411.35	36,150.78
Bill	01/31/2021	146491	DS Studio	Kites, Art, Wardrobes etc, signage	4,827.03	40,977.81
Bill	01/31/2021	146481	DS Studio	Bench cushions net of refunds	214.04	41,191.85
Bill	02/28/2021	146508	DS Studio	Signage/furniture/furniture layout,etc etc	7,179.96	48,371.81
Bill	02/28/2021	146513	DS Studio		11.75	48,383.56
Bill	03/31/2021	146606	DS Studio	Art, furniture, wardrobes, kits, etc	4,813.51	53,197.07
Bill	04/30/2021	146667	DS Studio	Final art placement, lightwell metal, lig...	1,097.34	54,294.41
Bill	05/31/2021	146690	DS Studio	Coordination of final items	821.37	55,115.78
Total 312.6 · Int Design - Furnishings etc - Other					55,115.78	55,115.78
Total 312.6 · Int Design - Furnishings etc					72,480.60	72,480.60
<b>312.8 · Furniture from SA Bankruptsy</b>						
General Journal	10/20/2020	244	One time vendor	Wire from Numerica to Stay Alfred Tr...	62,065.73	62,065.73
General Journal	10/29/2020	Wire		Wire from Numerica to Custom Contr...	15,800.00	77,865.73
General Journal	10/29/2020	Wire		Cindy's entry to balance - amount adv...	-3,000.00	74,865.73
General Journal	10/29/2020	Wire		No 3rd truck needed so no credit	1,000.00	75,865.73
Bill	01/03/2021	26286...	People Ready	Labor for unloading	617.66	76,483.39
Check	01/05/2021	1497	One time vendor	Eric Zeff 4 hours labor to help with firs...	120.00	76,603.39
Bill	01/17/2021	26313...	People Ready	Pickup Design Source items plus sup...	255.17	76,858.56
Bill	01/18/2021		Labor Systems		0.00	76,858.56
Bill	01/20/2021	Visa	WAIFAIR	Numerica Visa Charge	705.64	77,564.20
Bill	03/23/2021	Furnit...	David Schuler	Assemble 27 rooms at \$400 each	10,800.00	88,364.20
Bill	03/23/2021	Furnit...	David Schuler	Extra work at \$50 per hour	1,400.00	89,764.20
Bill	03/23/2021	Furnit...	David Schuler	parts & supplies	175.47	89,939.67
Total 312.8 · Furniture from SA Bankruptsy					89,939.67	89,939.67
<b>312.10 · TVs</b>						
Check	10/10/2020	Trans	Roger P. Fruci Reimbursement	65 TV Wall Brackets from Best Buy - ...	2,368.07	2,368.07
General Journal	11/07/2020	Rog V...		3 initial TVs - Roger's Visa	980.07	3,348.14
General Journal	11/07/2020	Rog V...		65 TV mounting brackets from Best bu...	2,122.84	5,470.98
Check	11/25/2020	Trasfer	Roger P. Fruci Reimbursement	Transfer to Consulting Account to pay...	12,632.02	18,103.00
General Journal	12/09/2020	CC			7,628.66	25,731.66
Total 312.10 · TVs					25,731.66	25,731.66



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Cash Basis

# Fruci Family LLC

## Transactions by Account

### All Transactions

Type	Date	Num	Name	Memo	Paid Amount	Balance
<b>312 · Furnishings - Other</b>						
General Journal	12/09/2020	CC			4,530.36	4,530.36
General Journal	04/01/2021	CC		Misc. Apartment Furniture moved fro...	4,156.28	8,686.64
Total 312 · Furnishings - Other					8,686.64	8,686.64
Total 312 · Furnishings					379,171.96	379,171.96
<b>314 · Int. Design - Credit Related</b>						
Bill	06/12/2019	145314	Design Source	Nancy work in initial layout and start o...	848.42	848.42
Bill	06/30/2019	145366	Design Source	Nancy & Polina work on finish specs	1,885.01	2,733.43
Bill	07/31/2019	145422	Design Source	Finalize Specs for Contractor bids, co...	968.75	3,702.18
Bill	09/30/2019	145559	Design Source	Floorplans/produce specs/ligghing/me...	1,656.25	5,358.43
Bill	10/31/2019	145631	Design Source	Floorplans/produce specs/ligghing/me...	1,665.89	7,024.32
Bill	11/30/2019	145648	Design Source	Floorplans/produce specs/ligghing/me...	5,783.92	12,808.24
Bill	01/09/2020	145766	Design Source	Floorplans/produce specs/ligghing	6,000.76	18,809.00
Bill	01/31/2020	145839	Design Source	Contract documents	1,593.75	20,402.75
Bill	03/04/2020	14586...	Design Source	Product submittals	281.25	20,684.00
Bill	03/31/2020	145964	Design Source		968.75	21,652.75
Bill	05/12/2020	146007	Design Source		756.60	22,409.35
Bill	05/28/2020	146052	Design Source	Finishes & appliances	625.00	23,034.35
Bill	06/30/2020	146109	Design Source	10.50 hours. Appliance Bid, paint col...	1,312.50	24,346.85
Bill	07/31/2020	146165	Design Source	furniture/exterior signage	4,199.14	28,545.99
Bill	08/31/2020	146202	Design Source	Work on flooring	437.50	28,983.49
Bill	09/30/2020	146267	Design Source	Flooring sinks, lighwell wall historic si...	1,343.75	30,327.24
Bill	11/30/2020	146380	Design Source	Lobby Brick design, paints,design lob...	1,250.00	31,577.24
Bill	12/31/2020	146417	Design Source	Reveiw invoice for qualifying - exist si...	1.00	31,578.24
Total 314 · Int. Design - Credit Related					31,578.24	31,578.24
<b>315 · Consultants Time</b>						
<b>316 · Physical Structure of TI</b>						
<b>316.4 · PS - Wireless &amp; Lock System</b>						
Check	09/08/2020	6363	Chad Knodel	Securtiy System/Door Locks/	495.00	495.00
Check	09/21/2020	6368	Chad Knodel	Work on lock system	60.00	555.00
Check	11/16/2020	6407	Chad Knodel	Install fiber optic connections - feeds t...	840.00	1,395.00
Check	11/16/2020	6407	Chad Knodel	Reimburse for network switch & cabli...	296.65	1,691.65
Check	11/30/2020	6416	Chad Knodel	Equipment - Network switches & cables	734.50	2,426.15
Check	12/14/2020	6423	Chad Knodel	Door Lock system	1,047.40	3,473.55
Check	12/28/2020	6427	Chad Knodel	Door lock AC system \$600, Wireless ...	2,616.00	6,089.55
Check	01/11/2021	6450	Chad Knodel	Set up locks/AC/etc	713.21	6,802.76
Check	01/22/2021	6457	Chad Knodel	Access control wiring, connections, etc	1,474.80	8,277.56
Check	02/05/2021	6469	Chad Knodel	Install door sensros, control board, pr...	568.29	8,845.85
Total 316.4 · PS - Wireless & Lock System					8,845.85	8,845.85
<b>316 · Physical Structure of TI - Other</b>						
Bill	07/03/2020	# 1	Ryan Lloyd	Camera location PDF/work with Best ...	281.25	281.25
Check	07/28/2020	6335	Ryan Lloyd	Video Camera Bids, Construction sch...	612.00	893.25
Bill	07/31/2020	July Ti...	Ryan Lloyd	Furniture Bid/video bids/building signs	678.75	1,572.00
Bill	08/18/2020	8-14-20	Ryan Lloyd	Video camera bid, signage	270.00	1,842.00
Check	09/08/2020	6361	Ryan Lloyd	Securityl System/Video	37.50	1,879.50
Check	09/21/2020	6367	Ryan Lloyd		0.00	1,879.50
Bill	09/25/2020	9-25-20	Ryan Lloyd		0.00	1,879.50
Check	10/16/2020	6384	Ryan Lloyd		0.00	1,879.50
Check	11/02/2020	6397	Ryan Lloyd		0.00	1,879.50
Check	11/16/2020	6405	Ryan Lloyd		0.00	1,879.50
Check	11/30/2020	6414	Ryan Lloyd		0.00	1,879.50
Check	12/14/2020	6424	Ryan Lloyd		0.00	1,879.50
Check	12/28/2020	6425	Ryan Lloyd	Bernard Project	0.00	1,879.50
Check	01/11/2021	6449	Ryan Lloyd		0.00	1,879.50
Check	01/22/2021	6456	Ryan Lloyd		0.00	1,879.50
Check	02/08/2021	6477	Ryan Lloyd	Fruci Family LLC	0.00	1,879.50
Check	02/22/2021	6486	Ryan Lloyd		0.00	1,879.50
Check	03/04/2021	6501	Ryan Lloyd	Bernard Project	606.00	2,485.50
Check	03/19/2021	6509	Ryan Lloyd		0.00	2,485.50
Total 316 · Physical Structure of TI - Other					2,485.50	2,485.50
Total 316 · Physical Structure of TI					11,331.35	11,331.35
Total 315 · Consultants Time					11,331.35	11,331.35

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Cash Basis

# Fruci Family LLC

## Transactions by Account

### All Transactions

Type	Date	Num	Name	Memo	Paid Amount	Balance
<b>317 · Hotel Operations Set UP</b>						
<b>317.2 · Hospitality Software Setup</b>						
Bill	06/09/2020	1	John Deroulet	Consulting on Hotel Operations 3 hou...	225.00	225.00
Bill	07/03/2020	# 1	Ryan Lloyd		560.25	785.25
Check	07/28/2020	6333	John Deroulet	Streamline	206.25	991.50
Check	07/28/2020	6334	Doug Truitt		150.00	1,141.50
Check	07/28/2020	6335	Ryan Lloyd	Streamline	150.00	1,291.50
Bill	07/31/2020	July Ti...	Ryan Lloyd	Manager duty spreadsheet	231.00	1,522.50
Bill	08/07/2020	7-31-20	John Deroulet	Streamline and Base Rate Plan	206.25	1,728.75
Bill	08/14/2020	8-14-20	Doug Truitt	Tour Apartments for pricing	150.00	1,878.75
Bill	08/14/2020	8-14-20	John Deroulet	Rate plan/apartment visit	300.00	2,178.75
Bill	08/18/2020	8-14-20	Ryan Lloyd	Furniture/manager's duties	307.50	2,486.25
Check	09/08/2020	6361	Ryan Lloyd		169.50	2,655.75
Check	09/08/2020	6362	John Deroulet		475.75	3,131.50
Check	09/21/2020	6367	Ryan Lloyd		823.50	3,955.00
Check	09/21/2020	6369	John Deroulet	Streamline	893.25	4,848.25
Check	09/21/2020	6370	Doug Truitt	Streamline	1,312.50	6,160.75
Bill	09/25/2020	9-25-20	John Deroulet	Streamline & Ring Central, Streamline...	787.50	6,948.25
Bill	09/25/2020	9-25-20	Ryan Lloyd	Streamline/Furniture/staffing plan	567.00	7,515.25
Bill	09/25/2020	9-25-20	Doug Truitt	Streamline/Unit setup for different cha...	431.25	7,946.50
Check	10/16/2020	6383	Doug Truitt	Unit set up and Bizcor	225.00	8,171.50
Check	10/16/2020	6384	Ryan Lloyd	Furniture order & assembly, Bizcore s...	483.00	8,654.50
Check	10/16/2020	6385	John Deroulet	Streamline set up & training	407.25	9,061.75
Check	11/02/2020	6396	Doug Truitt		653.37	9,715.12
Check	11/02/2020	6397	Ryan Lloyd	Staffing, vendors, etc	1,188.75	10,903.87
Check	11/02/2020	6399	John Deroulet		341.25	11,245.12
Check	11/16/2020	6403	Doug Truitt	Streamline build out	225.00	11,470.12
Check	11/16/2020	6404	John Deroulet		411.00	11,881.12
Check	11/16/2020	6405	Ryan Lloyd	Mostly Staffing, Ring Central	1,337.25	13,218.37
Check	11/30/2020	6413	Doug Truitt	Streamline Set up 12 hours/Photogra...	1,650.00	14,868.37
Check	11/30/2020	6414	Ryan Lloyd	Staffing resumes/calls. work on oper...	618.00	15,486.37
Check	11/30/2020	6415	John Deroulet	Rign Central/	381.20	15,867.57
Check	12/14/2020	6421	John Deroulet	Set up systems	723.75	16,591.32
Check	12/14/2020	6422	Doug Truitt	Set up Streamline etc/edit Photos	1,325.25	17,916.57
Check	12/14/2020	6424	Ryan Lloyd	Staff/supplis/Streamline etc	607.50	18,524.07
Check	12/28/2020	6425	Ryan Lloyd	Bernard Project	941.25	19,465.32
Check	12/28/2020	6426	John Deroulet	Fruci Family LLC	562.20	20,027.52
Check	12/28/2020	6428	Doug Truitt	Creating OTA Channels	1,125.00	21,152.52
Check	01/11/2021	6449	Ryan Lloyd		561.00	21,713.52
Check	01/11/2021	6451	John Deroulet		362.40	22,075.92
Check	01/13/2021	6452	Doug Truitt	OTA Channel Creation	825.00	22,900.92
Check	01/22/2021	6455	John Deroulet		743.25	23,644.17
Check	01/22/2021	6456	Ryan Lloyd		1,026.00	24,670.17
Check	01/22/2021	6458	Jose Ochoa	Work on supplies	150.00	24,820.17
Check	02/05/2021	6468	Jose Ochoa	Supply orders and apartment set up ...	997.50	25,817.67
Check	02/05/2021	6470	Doug Truitt	Website Set up Work - Bizcor	562.50	26,380.17
Check	02/05/2021	6473	John Deroulet	Ring Central set up and training Susa...	681.23	27,061.40
Check	02/08/2021	6477	Ryan Lloyd	Fruci Family LLC	878.25	27,939.65
Check	02/22/2021	6485	John Deroulet	System set up	465.75	28,405.40
Check	02/22/2021	6486	Ryan Lloyd		154.50	28,559.90
Check	02/24/2021	6491	Jose Ochoa	91.75 hours All the details and tasks ...	2,725.50	31,285.40
Check	03/04/2021	6498	John Deroulet	Fruci Family LLC	112.50	31,397.90
Check	03/04/2021	6499	Doug Truitt	Bernard Apartments	562.50	31,960.40
Check	03/04/2021	6501	Ryan Lloyd	Bernard Project	0.00	31,960.40
Check	03/04/2021	6502	Jose Ochoa	Fruci Family, LLC	2,700.00	34,660.40
Check	03/19/2021	6509	Ryan Lloyd	3.15 hours	236.25	34,896.65
Check	03/19/2021	6510	Doug Truitt	13.50 hours - mostly photography	1,012.50	35,909.15
Check	03/19/2021	6511	Jose Ochoa	79.25 hours	2,377.50	38,286.65
Check	03/19/2021	6512	John Deroulet	1.25 hours	93.75	38,380.40
Check	04/01/2021	6520	Jose Ochoa	74.10 hours Mainly furniture assemb...	2,223.00	40,603.40
Check	04/02/2021	6522	Doug Truitt	Photo editing 11:00 hours	825.00	41,428.40
Check	04/16/2021	6528	Jose Ochoa	38.25 hours includes about 20 hours ...	1,147.50	42,575.90
Check	04/16/2021	6529	Doug Truitt	Map file creation for restraunts etc	75.00	42,650.90
Check	04/30/2021	6545	Jose Ochoa	Was actually an online payment	945.00	43,595.90
Check	05/14/2021	6557	Jose Ochoa	37 Hours. Furniture/Sturm/Art work	1,100.00	44,695.90
Check	05/28/2021	6563	Jose Ochoa	35.25 Hours - mostly furniture ?	1,057.50	45,753.40
Check	07/29/2021	6590	John Deroulet	Provided data on occupancy % & the M	100.00	45,853.40
Check	07/30/2021	6593	John Deroulet	Severa e-mails with occupancy and ot...	150.00	46,003.40
Total 317.2 · Hospitality Software Setup					46,003.40	46,003.40

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# Fruci Family LLC

## Transactions by Account

### All Transactions

Type	Date	Num	Name	Memo	Paid Amount	Balance
<b>317.6 · Wireless &amp; Lock System</b>						
Bill	07/03/2020	#1	Chad Knodel	All on access control/low voltage desi...	1,110.00	1,110.00
Check	09/08/2020	6363	Chad Knodel	domain anes, google - high estimate	165.00	1,275.00
Check	09/21/2020	6368	Chad Knodel	G Suite/Set up domain	104.16	1,379.16
Check	10/16/2020	6386	Chad Knodel	Various	240.00	1,619.16
Check	11/02/2020	6398	Chad Knodel	Technology	530.00	2,149.16
Check	11/30/2020	6416	Chad Knodel	Wiring for newwork/configure/Lynx	851.46	3,000.62
Check	02/05/2021	6469	Chad Knodel	AC Training	240.00	3,240.62
Check	02/22/2021	6484	Chad Knodel	1.76 Hours	264.41	3,505.03
Check	03/04/2021	6500	Chad Knodel	Bernard Project	500.40	4,005.43
Total 317.6 · Wireless & Lock System					4,005.43	4,005.43
Total 317 · Hotel Operations Set UP					50,008.83	50,008.83
<b>318 · Door Locks</b>						
Check	07/01/2020	ACH	Lynx	Door Lock Hardware	13,613.00	13,613.00
Check	07/01/2020	ACH	Lynx	Software	407.73	14,020.73
Check	07/01/2020	ACH	Lynx	Hubs	47.73	14,068.46
Check	07/01/2020	ACH	Lynx	Set up	1,068.98	15,137.44
Check	10/15/2020		Lynx		1,454.13	16,591.57
Check	10/15/2020		Lynx		0.00	16,591.57
Check	10/15/2020		Lynx		0.00	16,591.57
Check	10/15/2020		Lynx		0.00	16,591.57
Check	11/02/2020	6398	Chad Knodel	Security Gateway hardware for door lo...	120.00	16,711.57
General Journal	12/09/2020	CC			453.12	17,164.69
Check	01/11/2021		Lynx		1,454.13	18,618.82
Check	01/11/2021		Lynx		0.00	18,618.82
Check	01/11/2021		Lynx		0.00	18,618.82
Check	01/11/2021		Lynx		0.00	18,618.82
Check	02/10/2021		Lynx		730.00	19,348.82
Check	02/10/2021		Lynx		0.00	19,348.82
Check	02/10/2021		Lynx		0.00	19,348.82
Check	02/10/2021		Lynx		0.00	19,348.82
Total 318 · Door Locks					19,348.82	19,348.82
<b>319 · Construction Loan Fees</b>						
General Journal	03/06/2020	280		.5% Loan Origination Fee	21,625.78	21,625.78
General Journal	03/06/2020	280		Appaisal,Tittle Insuarncce & other loan ...	11,235.83	32,861.61
General Journal	06/05/2020	241		Draw Insp #1	1,138.50	34,000.11
General Journal	06/05/2020	241		Draw Insp #2	1,138.50	35,138.61
General Journal	07/06/2020	244		Inspection Fee	1,138.50	36,277.11
General Journal	09/25/2020	244		"Granite Invoice for Draw"	1,138.50	37,415.61
General Journal	10/07/2020	244		Draw Ins #4	1,138.50	38,554.11
General Journal	11/04/2020	245		Draw Inspection Fee	1,138.50	39,692.61
General Journal	11/04/2020	246		Adjust to Numerica Loan Balance Ori...	0.00	39,692.61
General Journal	12/01/2020	245		Draw Inspection Fee	1,138.50	40,831.11
General Journal	01/08/2021	CC			1,138.50	41,969.61
Transfer	02/26/2021	CC		Loan Advance - Fees?	812.00	42,781.61
General Journal	02/26/2021	CC			1,138.50	43,920.11
General Journal	03/31/2021	CC			1,138.50	45,058.61
Total 319 · Construction Loan Fees					45,058.61	45,058.61
<b>320 · Misc Tax Credit Eligible</b>						
Bill	06/18/2020	Fruci 1	Washington Masonry	RegROUT rooftop coping and chimney top	6,738.62	6,738.62
Bill	07/26/2020	12400	Metro Protective Services	80 Hours Security Officer required by ...	2,000.00	8,738.62
Bill	01/22/2021	30033	Vic Linden Signs	Room 210 permanent window film	733.99	9,472.61
Total 320 · Misc Tax Credit Eligible					9,472.61	9,472.61
<b>321 · Construction Period Interest</b>						
Check	03/09/2020	1001	Dave Fruci	Dave interst on S.T. Loan	724.08	724.08
Check	03/09/2020	1002	Paula Heck	Paula Interest S.T. Loan	898.00	1,622.08
Check	04/13/2020	1483	Numerica CU		2,976.65	4,598.73
Check	05/11/2020	2869	Numerica CU		4,089.57	8,688.30
Check	06/05/2020		Numerica CU		4,585.16	13,273.46
Check	07/06/2020		Numerica CU		4,530.85	17,804.31
Check	08/05/2020	Trans	Numerica CU	Interest payment	6,054.14	23,858.45
Check	09/15/2020	Trans	Numerica CU	Interest payment	7,018.32	30,876.77
Check	10/10/2020	Trans	Numerica CU	Sept Loan Interest	7,796.74	38,673.51
Check	11/07/2020	Trans	Numerica CU	Interest payment	9,815.65	48,489.16
Check	12/13/2020	Trans	Numerica CU		10,671.86	59,161.02
Check	01/13/2021	Trans	Numerica CU	Loan Interest	12,525.07	71,686.09
Bill	02/03/2021	Feb In...	Numerica CU		14,095.50	85,781.59
Check	03/15/2021	Trans	Numerica CU	March Payemnt	13,062.90	98,844.49
Total 321 · Construction Period Interest					98,844.49	98,844.49



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# Fruci Family LLC

## Transactions by Account

### All Transactions

Type	Date	Num	Name	Memo	Paid Amount	Balance
<b>322 · Construction Period R.E. Tax</b>						
Bill	06/15/2020	1st hal...	Spokane County Treasurer	1st half 2020 exteneded 218 N. Bern...	10,344.83	10,344.83
Bill	06/15/2020	1st Ha...	Spokane County Treasurer	1st half 2020 245 W. Spokane Falls ...	7,747.44	18,092.27
Bill	10/31/2020	2nd h...	Spokane County Treasurer	2nd half 2020 exteneded 249 W. Sp...	18,092.28	36,184.55
Total 322 · Construction Period R.E. Tax					36,184.55	36,184.55
<b>323 · Leone &amp; Keeble Contract Payment</b>						
General Journal	03/19/2020	281	Leone & Keeble, Inc	March Draw	79,068.08	79,068.08
General Journal	04/28/2020	Loan	Leone & Keeble, Inc	April Draw	108,618.49	187,686.57
General Journal	07/06/2020	243			439,728.71	627,415.28
General Journal	08/17/2020	243		Draw #5	376,112.31	1,003,527.59
General Journal	09/25/2020	243		Draw #5	547,863.09	1,551,390.68
General Journal	11/04/2020	245		Advance 11-4-20	291,471.69	1,842,862.37
General Journal	12/01/2020	245		Advance 12-1-20	304,904.58	2,147,766.95
Transfer	01/04/2021	CC		10-31-20 loan application # 9	305,880.13	2,453,647.08
Check	02/26/2021	1031	Leone & Keeble, Inc	Draw # 11	73,832.24	2,527,479.32
Check	02/26/2021	1031	Leone & Keeble, Inc	Draw # 10	211,123.69	2,738,603.01
Check	02/26/2021	1031	Leone & Keeble, Inc	What is this for ?	1,792.35	2,740,395.36
Check	03/30/2021	Bank	Leone & Keeble, Inc	Pay app # 12 January	29,529.90	2,769,925.26
Check	10/20/2021	1047	Leone & Keeble, Inc	Retainage Payment in full - App # 14 ...	135,136.25	2,905,061.51
Check	10/20/2021	1048	Leone & Keeble, Inc	Final construction payment App # 13 ...	40,036.86	2,945,098.37
Total 323 · Leone & Keeble Contract Payment					2,945,098.37	2,945,098.37
<b>324 · City Permits &amp; Fees</b>						
Check	12/30/2019	Trans	City of Spokane	Plan Reivew fee paid by Roger Visa	6,986.80	6,986.80
Check	01/14/2020	1474	City of Spokane	Boudry Line Adjustment to combine ...	350.00	7,336.80
Check	01/21/2020	1475	Spokane county Auditor	Boudry Line Adjustment	104.50	7,441.30
Bill	03/02/2020	Buildi...	City of Spokane	Building Permit Paid by Roger's Visa -...	10,672.00	18,113.30
Check	06/16/2020	6320	City of Spokane	Might be permit for Aptmnt conversion	175.00	18,288.30
General Journal	12/09/2020	CC		SOS	60.00	18,348.30
General Journal	12/17/2020	CC			200.00	18,548.30
General Journal	01/23/2021	CC		Fee in Lieu of Street Tree	1,300.00	19,848.30
Total 324 · City Permits & Fees					19,848.30	19,848.30
<b>325 · Builder's Risk for Construction</b>						
Check	12/19/2019	Phone	Liberty Mutual Insurance		2,877.00	2,877.00
Check	02/18/2020	Phone	Liberty Mutual Insurance	Paid by phone	2,877.00	5,754.00
Check	05/01/2020		Liberty Mutual Insurance		2,867.00	8,621.00
Check	08/18/2020	6354	Liberty Mutual Insurance		2,867.00	11,488.00
Check	10/29/2020	6395	Liberty Mutual Insurance	Fruci Family, LLC	2,867.00	14,355.00
Check	01/11/2021	6430	Liberty Mutual Insurance	502578960	1,623.09	15,978.09
Check	02/01/2021	6465	Liberty Mutual Insurance	502578960	1,243.91	17,222.00
Check	03/01/2021	6494	Liberty Mutual Insurance	502578960	2,867.00	20,089.00
Check	03/26/2021	6514	Liberty Mutual Insurance	502578960	1,780.83	21,869.83
Check	05/12/2021	6550	Liberty Mutual Insurance	502578960	2,867.00	24,736.83
Check	06/24/2021	6552	Liberty Mutual Insurance	502578960	1,780.83	26,517.66
Check	09/27/2021	6623	Liberty Mutual Insurance	502578960	1,940.00	28,457.66
Total 325 · Builder's Risk for Construction					28,457.66	28,457.66
<b>326 · Historic Tax Credit Expense</b>						
Check	11/27/2019	1471	Kara Mowery	50% of Fee	1,150.00	1,150.00
Bill	01/03/2020	Secon...	Kara Mowery	2nd half of fee	1,150.00	2,300.00
Check	05/20/2020	6313	NPS Application	National Park Service Application Fee	2,687.50	4,987.50
Check	05/26/2020	Trans	Roger P. Fruci	Reimburse CC payment of City Tax a...	203.50	5,191.00
Bill	06/30/2020	Printin...	Roger Work Payment	Abadan Cost of full set of plans for Pa...	229.18	5,420.18
Bill	06/30/2020	Printin...	Roger Work Payment	Fed Ex plans to Park Service in DC	46.75	5,466.93
Check	07/29/2020	6343	Roger P. Fruci	Full set of construction plans sent to t...	229.18	5,696.11
General Journal	12/09/2020	CC		Abadan Printing	229.18	5,925.29
Credit Card Charge	02/15/2021		UPS	Send docs to Washington DC	72.00	5,997.29
Check	04/08/2021	1033	Jim Kolva	Consulting on preservation process	10,000.00	15,997.29
Total 326 · Historic Tax Credit Expense					15,997.29	15,997.29

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Cash Basis

# Fruci Family LLC

## Transactions by Account

### All Transactions

Type	Date	Num	Name	Memo	Paid Amount	Balance
<b>327 · Demolitin &amp; Related</b>						
Check	10/18/2019	1469	Mountain Consutling Service...	Asbestos Survey - Estimte was \$2,980	3,000.00	3,000.00
Bill	11/22/2019	86364...	Johnson Controls	Secure fire sprinkler lines to allow de...	627.27	3,627.27
Check	12/07/2019	1472	IRS Envriomental	Demolition of 2nd & 3rd floors	63,848.00	67,475.27
Bill	12/16/2019	19-478	Mountain Consutling Service...	Asbestos Survey 4th floor	890.00	68,365.27
Check	12/18/2019	1473	IRS Envriomental	Demolition of 2nd & 3rd floors - Sales ...	5,682.47	74,047.74
Bill	12/20/2019	Billing 1	Rainbow Electric	Pre-Demo Electrical shut off	7,063.05	81,110.79
Bill	01/20/2020	21413-2	IRS Envriomental	4th floor demo	22,862.00	103,972.79
Bill	01/20/2020	21413-2	IRS Envriomental	2nd & 3r floor ceiling	19,514.00	123,486.79
Bill	01/20/2020	21413-2	IRS Envriomental	4th floor ceiling	7,569.00	131,055.79
Bill	01/20/2020	21413-2	IRS Envriomental	Sales tax	4,445.11	135,500.90
Bill	01/25/2020	Progr...	Rainbow Electric	Pre-Demo Electrical shut off	5,138.11	140,639.01
Bill	03/04/2020	20-081	Mountain Consutling Service...	Asbestos Survey "old wiring and oil pi...	510.00	141,149.01
Bill	03/16/2020	20-091	Mountain Consutling Service...	Asbestos Survey "uncovered flooring ...	705.00	141,854.01
Total 327 · Demolitin & Related					141,854.01	141,854.01
<b>329 · Engineering Fees</b>						
Bill	08/09/2019	06-7987	Wolf Architectural Group	GLR Engineers - Structural Analysis	928.13	928.13
Bill	10/03/2019		Wolf Architectural Group	Energy Conrol, Inc June through 7-12...	1,067.00	1,995.13
Bill	10/03/2019		Wolf Architectural Group	Icon Corp - Roof Inspection	419.27	2,414.40
Bill	10/03/2019		Wolf Architectural Group	GLR Structural engineering	1,485.00	3,899.40
Bill	12/06/2019	06-8151	Wolf Architectural Group	Summit Engineering - Electrical	11,000.00	14,899.40
Bill	12/06/2019	06-8151	Wolf Architectural Group	DCI - Civil	1,320.00	16,219.40
Bill	12/06/2019	06-8151	Wolf Architectural Group	GLR Structural engineering	4,727.25	20,946.65
Bill	01/09/2020	68-8210	Wolf Architectural Group	GLR Sturtural	6,199.88	27,146.53
Bill	01/09/2020	68-8210	Wolf Architectural Group	Summit Engineering - Electrical	4,400.00	31,546.53
Bill	01/09/2020	68-8210	Wolf Architectural Group	Energy Control - Mechanical	23,650.00	55,196.53
Bill	01/09/2020	68-8210	Wolf Architectural Group	DCI - Civil	3,080.00	58,276.53
Bill	02/10/2020	06-8239	Wolf Architectural Group	GLR Sturtural	1,707.75	59,984.28
Bill	02/10/2020	06-8239	Wolf Architectural Group	Summit Engineering - Electrical	4,187.70	64,171.98
Bill	02/10/2020	06-8239	Wolf Architectural Group	Energy Control - Mechanical		64,171.98
Bill	02/10/2020	06-8239	Wolf Architectural Group	DCI - Civil	880.00	65,051.98
Bill	02/10/2020	06-8239	Wolf Architectural Group	Wormer & Asccoicates - code compli...	1,815.00	66,866.98
Bill	02/10/2020	06-8239	Wolf Architectural Group	CDC Hardward Specs	506.00	67,372.98
Bill	02/10/2020	06-8239	Wolf Architectural Group	Sherry Pratt - sidewalk tree planter pl...	632.50	68,005.48
Bill	03/10/2020	06-8223	Wolf Architectural Group	GLR Sturtural	1,575.00	69,580.48
Bill	03/10/2020	06-8223	Wolf Architectural Group	Summit Engineering - Electrical	0.00	69,580.48
Bill	03/10/2020	06-8223	Wolf Architectural Group	Energy Control - Mechanical	0.00	69,580.48
Bill	03/10/2020	06-8223	Wolf Architectural Group	DCI - Civil	800.00	70,380.48
Bill	03/10/2020	06-8223	Wolf Architectural Group	Wormer & Asccoicates - code compli...	2,000.00	72,380.48
Bill	03/31/2020	96921	All West Testing & Engineering	Testing of seismic structural anchorin...	1,034.00	73,414.48
Bill	03/31/2020	96921	All West Testing & Engineering	Drywell infiltration testing for stormwater	1,675.00	75,089.48
Bill	04/12/2020	06-8292	Wolf Architectural Group	DCI	2,640.00	77,729.48
Bill	04/12/2020	06-8292	Wolf Architectural Group	DCI Energy Code review	880.00	78,609.48
Bill	04/12/2020	06-8292	Wolf Architectural Group	Sherry Pratt - Landscaping	126.50	78,735.98
Bill	04/12/2020	06-8292	Wolf Architectural Group	Wormer - Code work	3,135.00	81,870.98
Bill	05/30/2020	97560	All West Testing & Engineering	Special Inspections	970.00	82,840.98
Bill	06/05/2020	06-8327	Wolf Architectural Group		1,361.25	84,202.23
Bill	06/09/2020	06-8362	Wolf Architectural Group	Invoice dated 6-9-20 # 06-8362	951.50	85,153.73
Bill	06/30/2020	97995	All West Testing & Engineering	Testing	1,014.75	86,168.48
Bill	07/09/2020	06-8398	Wolf Architectural Group	Invoice dated 7-9-20	1,089.00	87,257.48
Bill	08/07/2020	06-8246	Wolf Architectural Group	GLR Structural Engineering	297.00	87,554.48
Bill	09/10/2020	06-8462	Wolf Architectural Group	GLR "March work"	1,831.50	89,385.98
Bill	09/10/2020	06-8451	Wolf Architectural Group	Energy Conrol and Wormer & Associa...	1,793.00	91,178.98
Bill	10/01/2020	06-8472	Wolf Architectural Group		0.00	91,178.98
Bill	11/04/2020	06-8497	Wolf Architectural Group		0.00	91,178.98
Bill	11/30/2020	06-8529	Wolf Architectural Group	Air Control - Elevator Shaft louvers etc	825.00	92,003.98
Bill	01/07/2021	06-8561	Wolf Architectural Group		0.00	92,003.98
Bill	01/28/2021	220-0...	All West Testing & Engineering		400.00	92,403.98
Bill	02/09/2021	06-8576	Wolf Architectural Group		0.00	92,403.98
Bill	04/09/2021	06-8609	Wolf Architectural Group		0.00	92,403.98
Total 329 · Engineering Fees					92,403.98	92,403.98

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Cash Basis

# Fruci Family LLC

## Transactions by Account

### All Transactions

Type	Date	Num	Name	Memo	Paid Amount	Balance
<b>331 · Architectural Fees</b>						
Bill	04/15/2019	06-7874	Wolf Architectural Group	Preperate of initial floorplans for 2-4	4,296.50	4,296.50
Bill	05/08/2019	06-7905	Wolf Architectural Group	Complete initial floorplan layout	1,008.00	5,304.50
Bill	06/10/2019	06-7918	Wolf Architectural Group	Walk through and meeting.	618.00	5,922.50
Bill	07/08/2019	06-7976	Wolf Architectural Group	Mutiple Meetings, cost analysys etc	2,704.00	8,626.50
Bill	07/20/2019		Dave Anderson	3 hours consulting	450.00	9,076.50
Bill	08/09/2019	06-7987	Wolf Architectural Group	Mutiple Meetings, As built, City meet...	5,069.00	14,145.50
Bill	10/03/2019		Wolf Architectural Group	328.25 hours	32,002.50	46,148.00
Bill	10/03/2019		Wolf Architectural Group	Printing	47.58	46,195.58
Check	11/07/2019		Wolf Architectural Group	2019-0111	14,177.00	60,372.58
Bill	12/06/2019	06-8151	Wolf Architectural Group	216.75 hours	22,202.50	82,575.08
Bill	01/09/2020	68-8210	Wolf Architectural Group	Plans/Bid Addendums/Bidder site me...	30,855.00	113,430.08
Bill	01/09/2020	68-8210	Wolf Architectural Group	Printeing Reimbursement	385.17	113,815.25
Bill	02/10/2020	06-8239	Wolf Architectural Group	Plans/Bid Addendums/Bidder site me...	9,375.00	123,190.25
Bill	03/10/2020	06-8223	Wolf Architectural Group	Project Admin/FRLs/Meetings etc	10,935.00	134,125.25
Bill	03/10/2020	06-8223	Wolf Architectural Group	Standard Digital Prints	33.00	134,158.25
Bill	03/10/2020	06-8223	Wolf Architectural Group	Architects Mark up on consultant fees	441.15	134,599.40
Bill	04/12/2020	06-8292	Wolf Architectural Group		6,232.50	140,831.90
Bill	06/05/2020	06-8327	Wolf Architectural Group		8,505.00	149,336.90
Bill	06/09/2020	06-8362	Wolf Architectural Group	Invoice dated 6-9-20 # 06-8362	6,637.50	155,974.40
Bill	07/09/2020	06-8398	Wolf Architectural Group	Invoice dated 7-9-20	5,512.50	161,486.90
Check	07/23/2020	1488	Abadan	Prints	14.11	161,501.01
Bill	08/07/2020	06-8246	Wolf Architectural Group		3,285.00	164,786.01
Bill	09/10/2020	06-8462	Wolf Architectural Group		0.00	164,786.01
Bill	09/10/2020	06-8451	Wolf Architectural Group		2,227.50	167,013.51
Bill	10/01/2020	06-8472	Wolf Architectural Group		1,215.00	168,228.51
Bill	11/04/2020	06-8497	Wolf Architectural Group		3,097.50	171,326.01
Bill	11/30/2020	06-8529	Wolf Architectural Group		3,285.00	174,611.01
Bill	01/07/2021	06-8561	Wolf Architectural Group		6,750.00	181,361.01
Bill	02/09/2021	06-8576	Wolf Architectural Group	19.5 Hours All Matt - Invoice missed - ...	1,755.00	183,116.01
Bill	04/09/2021	06-8609	Wolf Architectural Group	Finish up work	765.00	183,881.01
Total 331 · Architectural Fees					183,881.01	183,881.01
<b>332 · Legal - Apartment Conversion</b>						
Bill	03/31/2019	7759-...	Stamper Rubens	Reveiw SA NDA. Prepare NDA for us	425.00	425.00
Bill	08/24/2019	06829-...	Evans, Craven & Lackie, PS	Jim Topliff	2,240.00	2,665.00
Bill	08/31/2019	2	Stamper Rubens	Review LLC issues	650.00	3,315.00
Bill	10/31/2019	4	Stamper Rubens	Demolation company Indemnification	125.00	3,440.00
Bill	07/31/2020	8	Stamper Rubens	Trademark/Indepenent Contractor/Stre...	500.00	3,940.00
Bill	09/30/2020	9	Stamper Rubens	Work on trademark application	325.00	4,265.00
Bill	09/30/2020	9	Stamper Rubens	Trademark Filing Fee	225.00	4,490.00
Bill	11/30/2020	11	Stamper Rubens	AI Rubens review of elevator renovati...	175.00	4,665.00
Total 332 · Legal - Apartment Conversion					4,665.00	4,665.00
<b>333 · Project Management</b>						
<b>333.1 · Offset 2021 P&amp;L allocation</b>						
Bill	01/31/2021	1-31-21	Roger Work Payment	Offset posting to P&L	-7,724.00	-7,724.00
Bill	02/28/2021	2-28-21	Roger Work Payment	Allocate Feb to P&L	-6,314.00	-14,038.00
Bill	03/31/2021	March...	Roger Work Payment	Allocate to P&L	-7,037.00	-21,075.00
Total 333.1 · Offset 2021 P&L allocation					-21,075.00	-21,075.00
<b>333 · Project Management - Other</b>						
Bill	03/31/2019		Roger Work Payment	Stay Alred work January thorough Marc...	1,759.00	1,759.00
Check	06/02/2019	Trans	Roger Work Payment	LLC Renewal	2,079.00	3,838.00
Check	07/18/2019	6187	Roger P. Fruci	June Apartment Hours	967.00	4,805.00
Check	08/01/2019	Trans	Roger Work Payment	June Apartment Hours	2,344.00	7,149.00
Check	10/03/2019	Trans	Roger Work Payment	Roger Sept time	1,658.00	8,807.00
Check	10/03/2019	Trans	Roger Work Payment	Roger August time	2,232.00	11,039.00
Check	11/17/2019	Trans	Roger Work Payment	Roger Oct time	2,279.00	13,318.00
Check	12/10/2019	Trans	Roger Work Payment	Roger Oct time	3,591.00	16,909.00
Check	01/03/2020	Trans	Roger Work Payment	Roger December time	2,908.00	19,817.00
Bill	01/31/2020	Janua...	Roger Work Payment	January 66.55 hours	3,328.00	23,145.00
Bill	03/06/2020	Februr...	Roger Work Payment	Februray 2020	1,712.00	24,857.00
Check	04/04/2020	Trans	Roger Work Payment	Apartments	1,925.00	26,782.00
Check	05/11/2020	Trans	Roger Work Payment	April Time	1,405.00	28,187.00
Check	06/02/2020	Trans	Roger Work Payment	Apartments	2,325.00	30,512.00
Bill	06/30/2020	June ...	Roger Work Payment	66.92 Hours	3,346.00	33,858.00
Check	08/09/2020	Trans	Roger Work Payment	Apartments	3,938.00	37,796.00
Check	10/10/2020	Trans	Roger Work Payment	August Time 54.82 Hours	2,741.00	40,537.00
Check	10/10/2020	Trans	Roger Work Payment	September Time 76.75 hours	3,838.00	44,375.00
Check	11/14/2020	Trans	Roger Work Payment	Apartments	4,264.00	48,639.00
Bill	11/30/2020	Noven...	Roger Work Payment	116.92 Hours	5,846.00	54,485.00
Bill	12/31/2020	12-31-...	Roger Work Payment	121.94 Hours	6,097.00	60,582.00
Bill	01/31/2021	1-31-21	Roger Work Payment	154.48 Hours	7,724.00	68,306.00

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Cash Basis

**Fruci Family LLC**  
**Transactions by Account**  
**All Transactions**

Type	Date	Num	Name	Memo	Paid Amount	Balance
Bill	02/28/2021	2-28-21	Roger Work Payment	126.28 Hours	6,314.00	74,620.00
Bill	03/31/2021	March...	Roger Work Payment	140.74 hours	7,037.00	81,657.00
Total 333 · Project Management - Other					81,657.00	81,657.00
Total 333 · Project Management					60,582.00	60,582.00
<b>334 · Survey</b>						
Bill	03/27/2019	Chang...	Duryea & Associates, PS	Complete 2-3-4th floor survey. \$2,00...	5,000.00	5,000.00
Bill	10/18/2019	4638	Duryea & Associates, PS	\$2,000 balance left on bid for full con...	3,000.00	8,000.00
Bill	01/10/2020	Legal ...	Duryea & Associates, PS		250.00	8,250.00
Total 334 · Survey					8,250.00	8,250.00
Total 300 · Apartment Conversion Costs					4,315,896.51	4,315,896.51
<b>TOTAL</b>					<b>4,315,896.51</b>	<b>4,315,896.51</b>

## **Before Photos**





1. Context along Bernard Street, looking northeast



2. Southwest Corner of Building-west and south facades, looking northeast

Dodson Building (Fruci Building), 218-220 North Bernard Street, Spokane, WA



3. Front Facade, looking east



4. Northwest Corner-front and north facades, looking southeast

Dodson Building (Fruci Building), 218-220 North Bernard Street, Spokane, WA





5. Context along Bernard Street, looking southeast



6. Northeast Corner, looking along alley to northwest

Dodson Building (Fruci Building), 218-220 North Bernard Street, Spokane, WA





7. Southeast Corner-east facade, looking west



8. Rear (East) Facade, looking north

Dodson Building (Fruci Building), 218-220 North Bernard Street, Spokane, WA





9. South Façade - Southwest corner detail showing cornice return and windows, looking north



10. Front Facade- former SRO entrance, looking east





11. Front Façade - former SRO hotel entry and storefronts, looking south



12. Front Facade Storefront and sidewalk vault lights, looking northeast

Dodson Building (Fruci Building), 218-220 North Bernard Street, Spokane, WA





13. Southwest Corner - cornice and parapet coping



14. Southwest Corner - cornice return, parapet coping

Dodson Building (Fruci Building), 218-220 North Bernard Street, Spokane, WA



15. Front Façade - northwest corner showing cornice and coping, looking southeast



16. South Façade, east corner-showing cornice course and terra cotta coping, looking north

Dodson Building (Fruci Building), 218-220 North Bernard Street, Spokane, WA





17. Front Façade - SRO hotel entrance pediment showing crack



18. Sidewalk Vault Lights, looking east toward north bay entrance

Dodson Building (Fruci Building), 218-220 North Bernard Street, Spokane, WA





19. Roof, looking west from southeast corner



20. Roof, looking west at light well and chimney

Dodson Building (Fruci Building), 218-220 North Bernard Street, Spokane, WA





21. Roof, looking northeast toward northeast corner



22. Roof Parapet Wall Coping, looking northeast

Dodson Building (Fruci Building), 218-220 North Bernard Street, Spokane, WA





23. First Floor - North Bay Lobby, looking east



24. 1st Floor - north entry bay, looking west

Dodson Building (Fruci Building), 218-220 North Bernard Street, Spokane, WA





25. First Floor North Bay - former office, looking east



26. First Floor - north bay tenant space, looking east



27. Second Floor Offices, east end



28. Second Floor Office Area, looking west





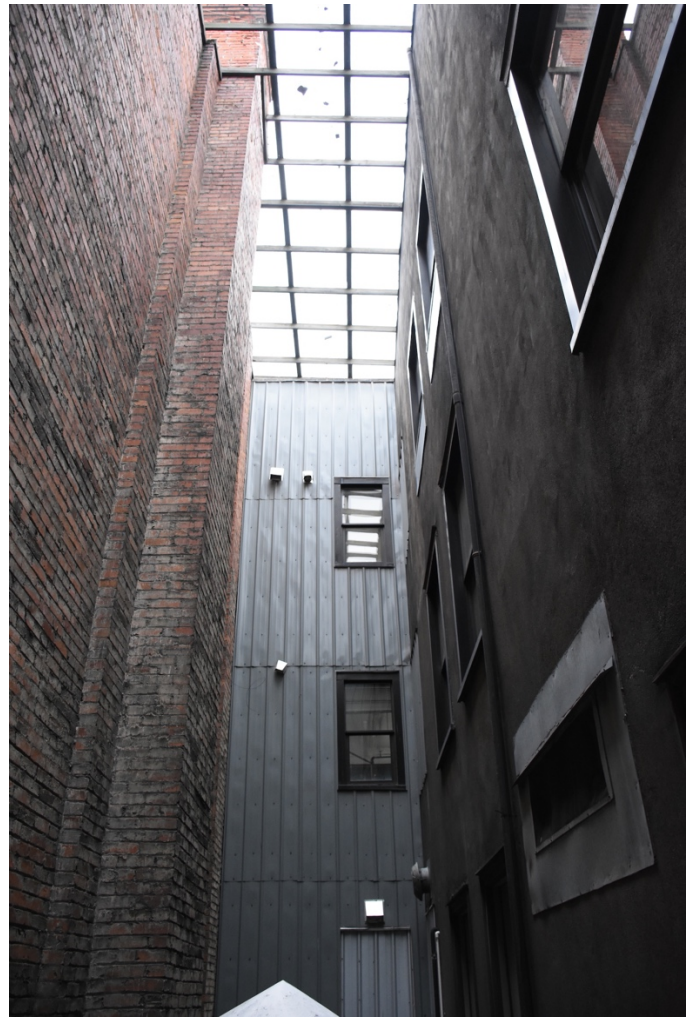
29. Second Floor Offices - kitchen area



30. Second Floor Offices, lightwell window-north



31. Second Floor Light Well, looking east



32. Second Floor Light Well, looking up toward roof.





33. Third Floor Offices, looking northeast toward lightwell



34. Third Floor Offices, looking southwest

Dodson Building (Fruci Building), 218-220 North Bernard Street, Spokane, WA



35. Third Floor Offices, looking southwest



36. Third Floor Offices, looking east



37. Fourth Floor Offices - elevator and stairs to west, looking north



38. Fourth Floor Offices, looking southwest

Dodson Building (Fruci Building), 218-220 North Bernard Street, Spokane, WA





39. Fourth Floor Office - NW corner, looking northwest



40. Fourth Floor - central corridor, looking east



41. Basement-former offices, looking east toward elevator, stairs, equipment rooms



42. Basement, looking west toward sidewalk vault, west side of wall





43. Basement - sidewalk vault, looking south



44. Basement Sidewalk Vault, looking east at vault lights





45. Historic SRO Stairs-Looking West From 2<sup>nd</sup> Floor Landing to Main Entry on Bernard Street



46. Historic Stairs – Typical Balustrade

Dodson Building (Fruci Building), 218-220 North Bernard Street, Spokane, WA





47. Historic Stairs to third floor, spindles replaced



48. Historic Stairs – Corner Turn at 2<sup>nd</sup> Floor Landing



49. 1st Floor - South Bay Retail Space, looking east



50. 1st Floor - South Bay Retail Space, looking southeast

Dodson Building (Fruci Building), 218-220 North Bernard Street, Spokane, WA





51. 1st Floor - South Bay Space, looking east toward treatment rooms



52. 1st Floor - South Bay Space, looking east toward treatment rooms

Dodson Building (Fruci Building), 218-220 North Bernard Street, Spokane, WA

## **After Photos**



1. Northwest corner of front facade, looking southeast



2. Front facade, looking east





3. Southwest corner - west and south facades, looking northeast



4. Front (west) corner of south facade, looking north





5. Southeast corner - south side and rear, looking northwest



6. South facade - east end, looking north



7. Cornice and coping along south parapet wall, looking north



8. Rooftop, looking west from east end





9. Rooftop, looking east from west end



10. Rooftop - parapet coping detail, northwest corner, looking northwest





11. Rooftop, looking west at light well and chimney



12. Southwest corner - first floor along storefront





13. Northwest corner - first floor along storefront



14. First floor entry to north bay, looking east (to apartments and offices)





15. First floor north bay entry vestibule, looking east (to entries to apartments and rear offices)



16. First floor north entry vestibule, looking west





17. Offices in north bay, looking north (not in project)



18. Elevator to basement, 2nd, 3rd, 4th floors, looking north

19. Fourth floor elevator lobby looking south toward central hallway



20. Fourth floor, looking north toward elevator lobby from central hallway



21. Fourth floor - central hallway, looking east



22. Fourth floor – central hallway, looking west



23. Fourth floor, looking south toward stairs in southeast corner (tiles installed)



24. Fourth floor southeast stair landing, looking south (before tiles installed)



25. Unit 417, looking east at entry door



26. Unit 417 (east end) - kitchen, looking south





27. Unit 417 - living area looking north toward bedroom 2 and bathroom



28. Unit 417 - looking northwest toward bedroom 1 showing lightwell window and north wall

29. Unit 417 - bathroom vanity, sink, toilet (typical)



29a. Unit 417 - bathroom shower (typical)





30. Unit 417 - bedroom 2 – east wall, looking northeast at ceiling and window heads



30a. Unit 401 - looking west across kitchen at window in west wall



31. Unit 401 - detail of window head in west wall



32. Unit 402 kitchen, looking east





33. Unit 402 (southwest corner) - living area, looking southwest at bedroom door



34. Unit 402 - bedroom in southwest corner

35. Unit 402 - bedroom in southwest corner, showing window heads and ceiling



36. Fourth floor - elevator lobby and door to historic stairs





37. Historic stairs - fourth floor stair landing, looking northwest at safety rail



38. Historic stairs - fourth floor landing, looking north and down toward intermediate landing and stairs to third floor

39. Historic stairs - intermediate landing, looking southwest toward 4th Floor landing



40. Historic stairs - third floor landing

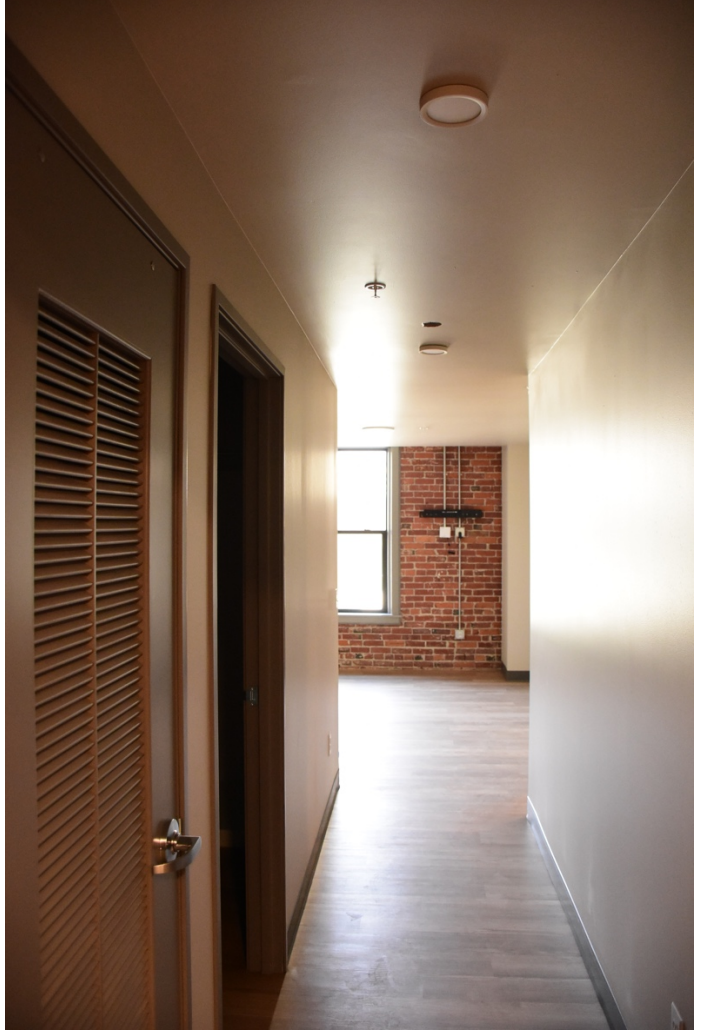


41. Historic stairs - 3rd floor landing, door to lobby



42. Third floor elevator lobby, looking north

43. Third floor elevator lobby, looking south to central hallway



44. Room 301 - entry hall, looking west





45. Room 301 - bathroom vanity, sink, toilet



46. Room 301 - kitchen, looking southeast



47. Room 301 - bedroom, looking northwest



47a. Room 301 - detail of window-ceiling detail

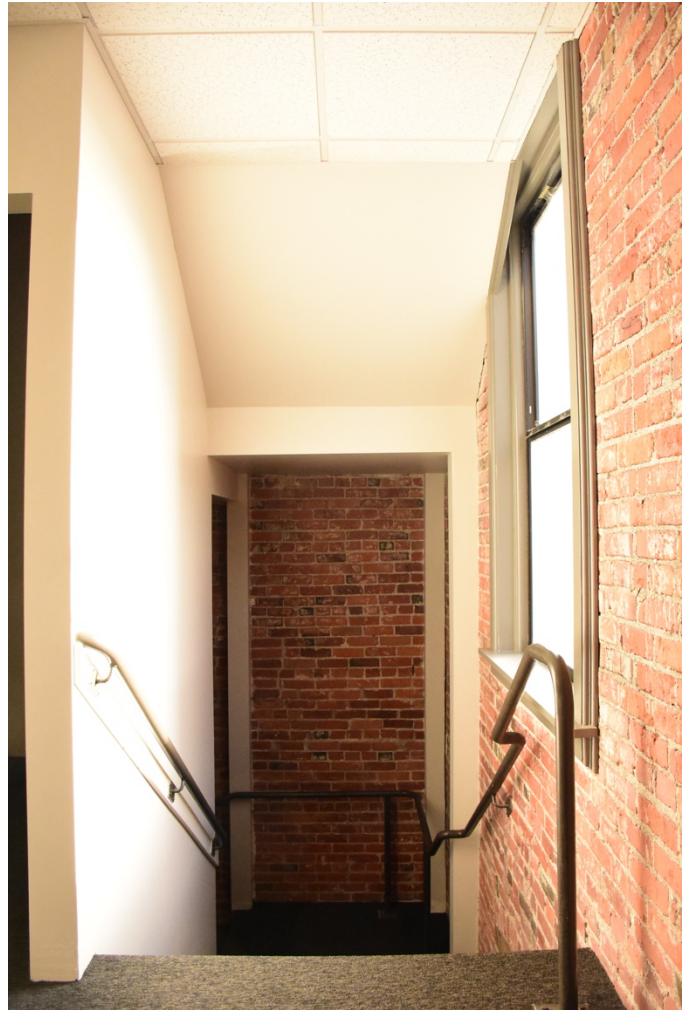


48. Third floor central hallway, looking east from west end



49. Third floor central hallway, looking west from east end

50. Third floor - stair well in southeast corner, looking east up toward fourth floor



51. Third floor - stair well in southeast corner, looking east down toward second floor





52. Unit 306 - bathroom, vanity, sink, toilet, shower



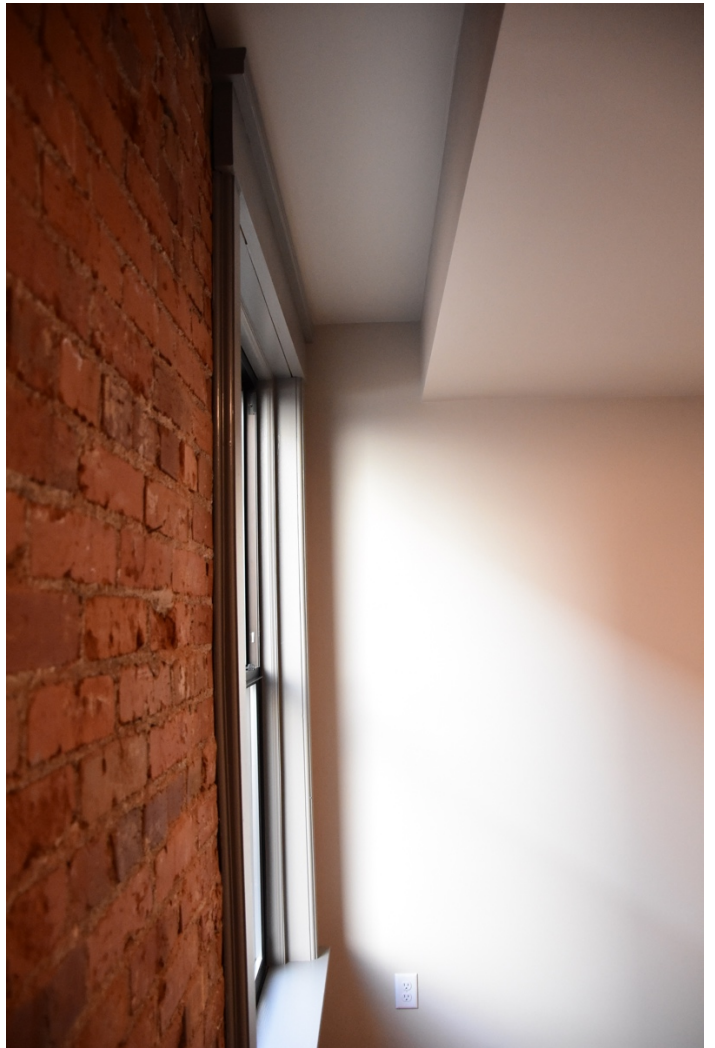
53. Unit 306 - kitchen, looking east



54. Unit 306 (along south wall), looking southwest across living area toward bedroom



55. Unit 306 - bedroom, looking southwest



56. Unit 306 - bedroom window head-ceiling detail



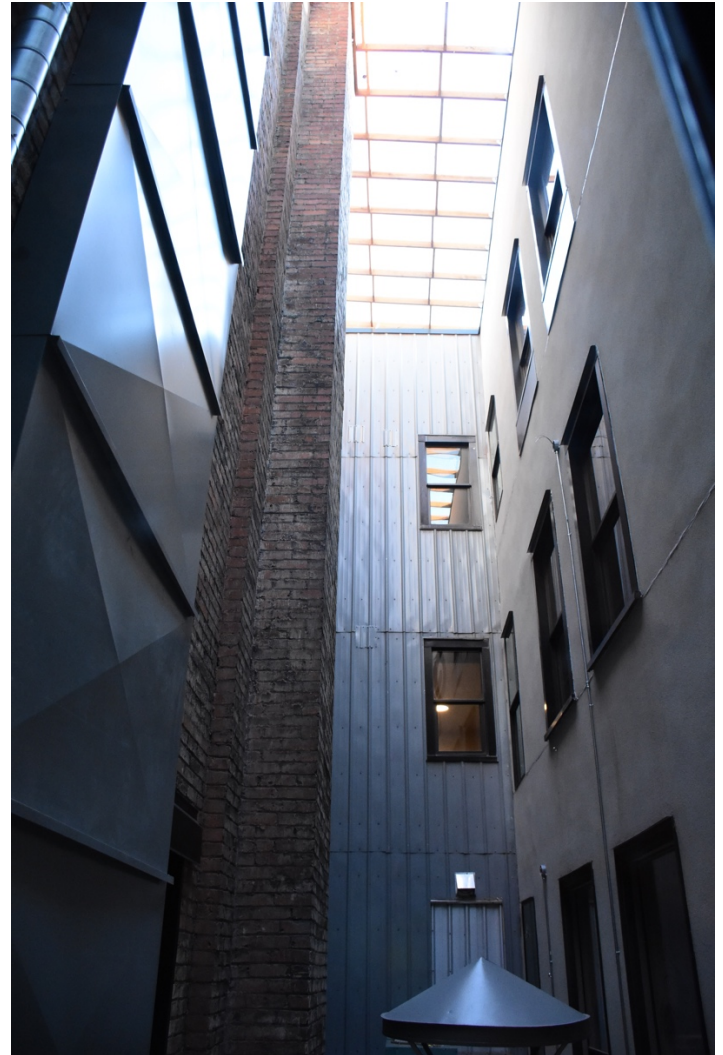
57. Second floor - elevator-stair lobby, looking northwest



58. Second floor lobby, looking north toward corridor to light well and north wing



59. Second floor, looking east at light well



60. Second floor light well, looking east and up at rooftop screen



61. Second floor lobby, looking south toward central corridor



62. Second floor, looking east along central hallway



63. Second floor, looking west along central hallway



64. East end hallway to Unit 206 and building to north



65. Unit 206 kitchen, looking southwest



66. Unit 206, looking south along east wall toward bedroom





67. Unit 206 - bathroom vanity, toilet and shower



68. Unit 206, looking southeast across bedroom toward east wall

69. Second floor - east end hallway, looking south toward central hallway & southeast stairwell



70. Second floor, southeast corner landing, looking south at electrical panels

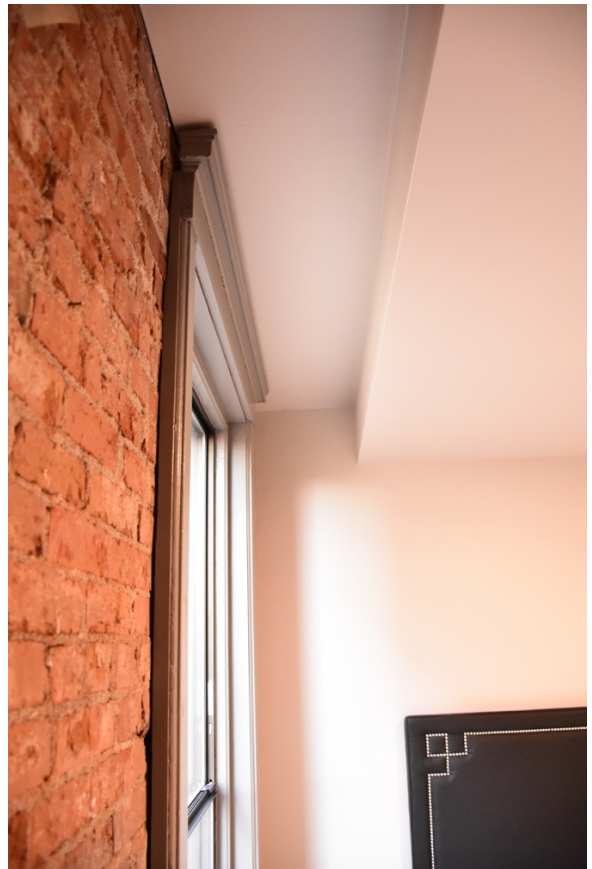




71. Unit 212, looking west across kitchen-dining area (west wall)



72. Unit 212, looking northwest at bedroom



73. Unit 212, looking north along window-ceiling detail in bedroom



74. Second floor lobby, looking northwest at elevator and door to historic stairs



75. Second floor, looking down and west toward first floor from intermediate landing





76. Second floor landing bench, looking northwest from door to landing



77. First floor - historic stairs, looking east and up



78. Basement - historic stairs, looking east and up



79. Basement, looking west at west end from elevator lobby





80. Basement, looking southwest at rebuilt west wall (sidewalk vault filled in) and electrical



81. Basement, looking northwest at rebuilt west wall



82. Basement - Equipment room along north wall, looking north



83. Basement, looking north at elevator and equipment room





84. 1st Floor - south bay retail space, looking southeast



85. 1st Floor - south bay retail space, looking northeast



86. 1st Floor - south bay retail space, looking east toward treatment rooms



87. 1st Floor - south bay retail space, looking southeast toward treatment rooms



## Contractor Back-up Documentation

# Leone & Keeble Allocation of SOV & Change Orders

## APPLICATION FOR PAYMENT

Fruci Building Renovation  
Spokane, WA 99201  
Job # 20-563

Period 5/31/2021  
Architect: e Architectural Group  
Estimate No. 13

CONTRACT ITEMS		TOTAL	TOTAL	PERCENT	VALUE	VALUE	VALUE
ITEM	DESCRIPTION	CONTRACT	COMPLETE	COMPLETE	PREVIOUS	CURRENT	CONTRACT
NO.		VALUE	TO DATE		ESTIMATES	ESTIMATE	BALANCE
1	<b>GENERAL REQUIREMENTS</b>						
2	Bond	22,000.00	22,000.00	100	22,000.00	-	-
3	B&O	11,832.00	11,832.00	100	11,832.00	-	-
4	Gen. Liability Insurance	20,407.00	20,407.00	100	20,407.00	-	-
5	Permits	2,088.00	2,088.00	100	2,088.00	-	-
6	Safety	2,339.00	2,339.00	100	2,339.00	-	-
7	Final Cleaning	7,030.00	7,030.00	100	7,030.00	-	-
8	General Conditions	44,371.00	44,371.00	100	43,927.29	443.71	-
9	Temp Facilities	13,142.00	13,142.00	100	13,142.00	-	-
9	Supervision - Labor	46,923.00	46,923.00	100	46,923.00	-	-
10	Supervision - Burden	10,863.00	10,863.00	100	10,863.00	-	-
11	Supervision - Vehicle	5,104.00	5,104.00	100	5,104.00	-	-
12	Overhead	30,814.00	30,814.00	100	30,505.86	308.14	-
13	Profit	30,813.00	30,813.00	100	30,504.87	308.13	-
14	<b>DIVISION 2 - SITE WORK</b>						
15	Saw cutting	10,622.00	10,622.00	100	10,622.00	-	-
16	Selective Demo	33,080.00	33,080.00	100	33,080.00	-	-
17	Excavation	16,200.00	16,200.00	100	16,200.00	-	-
18	Fine Grade Footings	625.00	625.00	100	625.00	-	-
19	Fine Grade SOG	991.00	991.00	100	991.00	-	-
20	Slab/Footing Gravel	582.00	582.00	100	582.00	-	-
21	Sand Bedding	368.00	368.00	100	368.00	-	-
22	Asphalt Patching	8,438.00	8,438.00	100	8,438.00	-	-
23	Pavement Markings	825.00	825.00	100	825.00	-	-
24	Landscape / Irrigation	6,865.00	6,865.00	100	6,865.00	-	-
25	<b>DIVISION 3 - CONCRETE</b>						
26	Rebar	2,486.00	2,486.00	100	2,486.00	-	-
27	Mesh	124.00	124.00	100	124.00	-	-
28	Footings Form	471.00	471.00	100	471.00	-	-
29	Footing Concrete	1,034.00	1,034.00	100	1,034.00	-	-



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30	SOG Concrete	540.00	540.00	100	540.00	-	-
31	SOG Finish	799.00	799.00	100	799.00	-	-
32	Topping Slab Form	63.00	63.00	100	63.00	-	-
33	Topping Slab Pour	582.00	582.00	100	582.00	-	-
34	Topping Slab Finish	339.00	339.00	100	339.00	-	-
35	Concrete Pumping	4,600.00	4,600.00	100	4,600.00	-	-
36	Expansion Joints	146.00	146.00	100	146.00	-	-
37	Concrete Epoxy Anchors	1,159.00	1,159.00	100	1,159.00	-	-
38	Hollow Core Planking	23,200.00	23,200.00	100	23,200.00	-	-
39	Hollow Core Install	3,106.00	3,106.00	100	3,106.00	-	-
40	CDF Infill	13,690.00	13,690.00	100	13,690.00	-	-
41	Grout Infill	1,267.00	1,267.00	100	1,267.00	-	-
42	<b>DIVISION 4 - MASONRY</b>						
43	CMU Walls	20,447.00	20,447.00	100	20,447.00	-	-
44	Grout / Imbeds	3,800.00	3,800.00	100	3,800.00	-	-
	Less non Glass prism Allocation per w/s 10 & 10-A						
45	<b>DIVISION 5 - METALS</b>						
46	Structural Steel	6,083.00	6,083.00	100	6,083.00	-	-
47	Steel Erection	2,957.00	2,957.00	100	2,957.00	-	-
48	Crane	900.00	900.00	100	900.00	-	-
49	Metal Fabrications	1,473.00	1,473.00	100	1,473.00	-	-
50	<b>DIVISION 6 - CARPENTRY</b>						
51	Dimensional Framing	7,789.00	7,789.00	100	7,789.00	-	-
52	Roof Sheathing	7,407.00	7,407.00	100	7,407.00	-	-
53	Floor Sheathing	12,864.00	12,864.00	100	12,864.00	-	-
54	Blocking/Backing	5,695.00	5,695.00	100	5,695.00	-	-
55	Rough Hardware	6,644.00	6,644.00	100	6,644.00	-	-
56	Simpson Hardware	1,178.00	1,178.00	100	1,178.00	-	-
57	Seismic Ledgers	6,053.00	6,053.00	100	6,053.00	-	-
58	Seismic Anchor Bolts	31,456.00	31,456.00	100	31,456.00	-	-
59	Seismic Epoxy	20,266.00	20,266.00	100	20,266.00	-	-
60	Simpson Straps	12,048.00	12,048.00	100	12,048.00	-	-
61	Seismic Blocking	1,633.00	1,633.00	100	1,633.00	-	-
62	Finish Carpentry	7,736.00	7,736.00	100	7,736.00	-	-
63	Equipment	1,500.00	1,500.00	100	1,500.00	-	-
SUBTOTAL ORIGINAL CONTRACT		537,857.00	537,857.00		536,797.02	1,059.98	-

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Fruci Building Renovation  
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Job # 20-563

Period 5/31/2021  
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Estimate No. 13

CONTRACT ITEMS		TOTAL	TOTAL	PERCENT	VALUE	VALUE	VALUE
ITEM	DESCRIPTION	CONTRACT	COMPLETE	COMPLETE	PREVIOUS	CURRENT	CONTRACT
NO.		VALUE	TO DATE		ESTIMATES	ESTIMATE	BALANCE
64	<b>DIVISION 7 - THERMAL AND MOISTURE PROTECTION</b>						
65	Waterproofing	794.00	794.00	100	794.00	-	-
66	Sound Insulation	35,711.00	35,711.00	100	35,711.00	-	-
67	Firestopping	1,424.00	1,424.00	100	1,424.00	-	-
68	Roof Hatch	1,200.00	1,200.00	100	1,200.00	-	-
69	Roofing Materials	33,800.00	33,800.00	100	33,800.00	-	-
70	Roofing Labor	26,000.00	26,000.00	100	26,000.00	-	-
71	Roofing Closeout	6,200.00	6,200.00	100	6,200.00	-	-
72	Smoke Doors	20,000.00	20,000.00	100	20,000.00	-	-
73	Joint Sealants	3,578.00	3,578.00	100	3,578.00	-	-
74	<b>DIVISION 8 - DOORS AND GLAZING</b>						
75	Hollow Metal Doors/Frames	23,584.00	23,584.00	100	23,584.00	-	-
76	Wood Doors	35,314.00	35,314.00	100	35,314.00	-	-
77	Aluminum Windows	13,893.00	13,893.00	100	13,893.00	-	-
78	Door Hardware	35,287.00	35,287.00	100	35,287.00	-	-
79	Mirrors	3,326.00	3,326.00	100	3,326.00	-	-
80	<b>DIVISION 9 - FINISHES</b>						
81	GWB - Hanging Labor	119,222.00	119,222.00	100	119,222.00	-	-
82	GWB - Hanging Materials	48,086.00	48,086.00	100	48,086.00	-	-
83	GWB- Taping Labor	51,519.00	51,519.00	100	51,519.00	-	-
84	GWB - Taping Materials	19,070.00	19,070.00	100	19,070.00	-	-
85	Metal Stud - Labor	42,450.00	42,450.00	100	42,450.00	-	-
86	Metal Stud - Materials	15,128.00	15,128.00	100	15,128.00	-	-
87	FRP	700.00	700.00	100	700.00	-	-
88	Acoustical Ceiling	10,800.00	10,800.00	100	10,800.00	-	-
89	Acoustical Underlayment	14,635.00	14,635.00	100	14,635.00	-	-
90	Ceramic Tile - Materials	4,100.00	4,100.00	100	4,100.00	-	-
91	Ceramic Tile - Labor	5,200.00	5,200.00	100	5,200.00	-	-
92	Resilient Flooring - Materials	45,000.00	45,000.00	100	45,000.00	-	-
93	Resilient Flooring - Labor	24,215.00	24,215.00	100	24,215.00	-	-
94	Carpet - Materials - (all carpet is glued down)	15,800.00	15,800.00	100	15,800.00	-	-
95	Carpet - Labor	3,900.00	3,900.00	100	3,900.00	-	-
96	Paint	58,500.00	58,500.00	100	58,500.00	-	-
97	<b>DIVISION 10 - ACCESSORIES</b>						



## APPLICATION FOR PAYMENT

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98	Corner Guards	1,076.00	1,076.00	100	1,076.00	-	-
99	Fire Extinguishers & Cabinets	1,430.00	1,430.00	100	1,430.00	-	-
100	Toilet & Bath Accessories	5,973.00	5,973.00	100	5,973.00	-	-
101	<b>DIVISION 11 - EQUIPMENT</b>						
102	Residential Appliances	832.00	832.00	100	832.00	-	-
103	<b>DIVISION 11 - FURNISHINGS</b>						
104	Manufactured Casework - Materials	87,736.00	87,736.00	100	87,736.00	-	-
105	Manufactured Casework - Install	13,600.00	13,600.00	100	13,600.00	-	-
106	Quartz Countertops	50,523.00	50,523.00	100	50,523.00	-	-
107	<b>DIVISION 21 - FIRE SPRINKLERS</b>						
108	Fire Sprinklers - Engineering/Technical Services	19,847.00	19,847.00	100	19,847.00	-	-
109	Fire Sprinklers - Materials	38,701.00	38,701.00	100	38,701.00	-	-
110	Fire Sprinklers - Install Labor	38,589.00	38,589.00	100	38,589.00	-	-
111	<b>DIVISION 22 - PLUMBING</b>						
112	Mobilization	9,500.00	9,500.00	100	9,500.00	-	-
113	Mech. Demo	12,000.00	12,000.00	100	12,000.00	-	-
114	Rough In Water - Materials	30,000.00	30,000.00	100	30,000.00	-	-
115	Rough In Waste - Materials	38,000.00	38,000.00	100	38,000.00	-	-
116	Pipe Insulation	20,000.00	20,000.00	100	20,000.00	-	-
117	Water Treatment	3,780.00	3,780.00	100	3,780.00	-	-
118	Rough-In Water - Labor	34,610.00	34,610.00	100	34,610.00	-	-
119	Rough-In Waste - Labor	45,000.00	45,000.00	100	45,000.00	-	-
120	Trim for Rough-In - Materials	35,000.00	35,000.00	100	35,000.00	-	-
121	Trim for Finish - Materials	38,154.00	38,154.00	100	38,154.00	-	-
122	Water Heaters	18,700.00	18,700.00	100	18,700.00	-	-
123	Trim - Labor	28,056.00	28,056.00	100	28,056.00	-	-
124	Equipment	6,000.00	6,000.00	100	6,000.00	-	-
125	Gas Piping - Materials	3,500.00	3,500.00	100	3,500.00	-	-
126	Gas Piping - Labor	4,200.00	4,200.00	100	4,200.00	-	-
127	Fire Stopping	6,500.00	6,500.00	100	6,500.00	-	-
128	<b>DIVISION 23 - HVAC</b>						
129	2nd Floor Mob	5,000.00	5,000.00	100	5,000.00	-	-
130	2nd Floor Labor	31,960.00	31,960.00	100	31,960.00	-	-
131	2nd Floor Materials	49,940.00	49,940.00	100	49,940.00	-	-
132	3rd Floor Mob	5,000.00	5,000.00	100	5,000.00	-	-
133	3rd Floor Labor	21,500.00	21,500.00	100	21,500.00	-	-
134	3rd Floor Materials	39,430.00	39,430.00	100	39,430.00	-	-

APPLICATION FOR PAYMENT

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SUBTOTAL ORIGINAL CONTRACT	2,000,430.00	2,000,430.00	1,999,370.02	1,059.98	-
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## APPLICATION FOR PAYMENT

Fruci Building Renovation  
 Spokane, WA 99201  
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Period 5/31/2021  
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CONTRACT ITEMS		TOTAL	TOTAL	PERCENT	VALUE	VALUE	VALUE
ITEM	DESCRIPTION	CONTRACT	COMPLETE	COMPLETE	PREVIOUS	CURRENT	CONTRACT
NO.		VALUE	TO DATE		ESTIMATES	ESTIMATE	BALANCE
135	<b>DIVISION 23 - HVAC cont.</b>						
136	4th Floor Mob	5,000.00	5,000.00	100	5,000.00	-	-
137	4th Floor Labor	21,500.00	21,500.00	100	21,500.00	-	-
138	4th Floor Materials	39,430.00	39,430.00	100	39,430.00	-	-
139	Roof Mob	5,000.00	5,000.00	100	5,000.00	-	-
140	Roof Labor	14,950.00	14,950.00	100	14,950.00	-	-
141	Roof Materials	26,500.00	26,500.00	100	26,500.00	-	-
142	Permits	1,530.00	1,530.00	100	1,530.00	-	-
143	Crane	6,200.00	6,200.00	100	6,200.00	-	-
144	Air Balance	6,960.00	6,960.00	100	6,960.00	-	-
145	Equipment Startup	6,000.00	6,000.00	100	6,000.00	-	-
146	<b>DIVISION 26 - ELECTRICAL</b>						
147	Mobilization	6,665.00	6,665.00	100	6,665.00	-	-
148	Rough-In	103,170.00	103,170.00	100	103,170.00	-	-
149	Feeders and Panels	73,075.00	73,075.00	100	73,075.00	-	-
150	Switchgear	60,653.00	60,653.00	100	60,653.00	-	-
151	Light Fixtures	51,659.00	51,659.00	100	51,659.00	-	-
152	Trim/Connections	15,650.00	15,650.00	100	15,650.00	-	-
153	Systems	81,028.00	81,028.00	100	81,028.00	-	-
TOTAL ORIGINAL CONTRACT		2,525,400.00	2,525,400.00		2,524,340.02	1,059.98	-

## APPLICATION FOR PAYMENT

Fruci Building Renovation  
Spokane, WA 99201  
Job # 20-563

Period 5/31/2021  
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Estimate No. 13

CHANGE ORDER ITEMS		TOTAL	TOTAL	PERCENT	VALUE	VALUE	VALUE
ITEM	DESCRIPTION	CONTRACT	COMPLETE	COMPLETE	PREVIOUS	CURRENT	CONTRACT
NO.		VALUE	TO DATE		ESTIMATES	ESTIMATE	BALANCE
1	<b>CHANGE ORDER #1</b>						
2	COP #2 Joist Bay Insulation	5,937.00	5,937.00	100	5,937.00	-	-
3	COP #3 Ledger at Basement	934.00	934.00	100	934.00	-	-
4	COP #4 Roof Hatch Framing	2,287.00	2,287.00	100	2,287.00	-	-
5	COP #5 Dumbwaiter Infills	1,381.00	1,381.00	100	1,381.00	-	-
6	COP #6 Wall Type 1A & 1B Changes	22,871.00	22,871.00	100	22,871.00	-	-
7	COP #8 Change Insulation to Fiber in Walls	(10,995.00)	(10,995.00)	100	(10,995.00)	-	-
8	COP #9 Relocate Fire Riser	5,075.00	5,075.00	100	5,075.00	-	-
9	<b>CHANGE ORDER #2</b>						
10	COP #10 Replace Smoke Seal Doors	9,786.00	9,786.00	100	9,786.00	-	-
11	COP #12 Change Swing of Interior East Emergency Exit I	4,111.00	4,111.00	100	4,111.00	-	-
12	COP #13 Temporary Fire System	3,699.00	3,699.00	100	3,699.00	-	-
13	COP #14 Fill Vault Under Sidewalk	(32,457.00)	(32,457.00)	100	(32,457.00)	-	-
14	COP #15 Deduct Labor/Materials for Parapet Cap Sheathi	(7,487.00)	(7,487.00)	100	(7,487.00)	-	-
15	COP #16 Labor Cost Due to Permit Delay	1,804.00	1,804.00	100	1,804.00	-	-
16	COP #17 Additional Demo	1,565.00	1,565.00	100	1,565.00	-	-
17	<b>CHANGE ORDER #3</b>						
18	COP #18 Additional Plumbing Demo	3,107.00	3,107.00	100	3,107.00	-	-
19	COP #19 Concrete Wall and Footing	3,490.00	3,490.00	100	3,490.00	-	-
20	COP #20 Replace Existing Batts with New Batts & Vapor	1,748.00	1,748.00	100	1,748.00	-	-
21	COP #21 Furr Out, Hang & Finish GWB Wall	1,924.00	1,924.00	100	1,924.00	-	-
22	COP #22.1 Relocate Elevator Room Exhaust	1,056.00	1,056.00	100	1,056.00	-	-
23	COP #24 Flex Connectors at 2nd Floor Expansion Joint	2,011.00	2,011.00	100	2,011.00	-	-
24	COP #25 Wrap Roof Drain Pipe with Insulation	1,095.00	1,095.00	100	1,095.00	-	-
25	COP #26 Recoat Existing Roof at Lightwell	3,958.00	3,958.00	100	3,958.00	-	-
26	<b>CHANGE ORDER #4</b>						
27	COP #23.1 Access Controls	6,689.00	6,689.00	100	6,689.00	-	-
28	COP #27 Lightwell Sprinkler Head Change	1,564.00	1,564.00	100	1,564.00	-	-
29	COP #29 Delete Trees	(7,269.00)	(7,269.00)	100	(7,269.00)	-	-
30	COP #30 Seismic Separations for HVAC and FP	4,698.00	4,698.00	100	4,698.00	-	-
31	COP #31 Extend Elevator Exhaust Above 2nd Floor	784.00	784.00	100	784.00	-	-
32	COP #32 Smart Hub Access Panels	1,976.00	1,976.00	100	1,976.00	-	-
33	COP #34 Power for Motorized Dampers	2,718.00	2,718.00	100	2,718.00	-	-
34	COP #35 Lightwell Roof Abatement	549.00	549.00	100	549.00	-	-



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35	COP #36 Repair Stucco/Flashing in Lightwell	13,361.00	13,361.00	100	13,361.00	-	-
36	<b>CHANGE ORDER #5</b>						
37	COP #37 Power/controls at Elevator Smoke Doors	4,093.00	4,093.00	100	4,093.00	-	-
38	COP #38 Additional Type "D" Fixtures in Room 208	577.00	577.00	100	577.00	-	-
39	COP #39 Smoke Door Stainless Steel Break Metal	1,649.00	1,649.00	100	1,649.00	-	-
40	COP #40 Add Switches for Garbage Disposal	1,872.00	1,872.00	100	1,872.00	-	-
41	COP #41 Add Fixtures Above Unit Entry Doors	17,864.00	17,864.00	100	17,864.00	-	-
42	COP #42 Add Receptacle for Washer/Dryer	2,020.00	2,020.00	100	2,020.00	-	-
43	COP #43 Refeed Power to Lightwell AC Unit	744.00	744.00	100	744.00	-	-
44	COP #44 Add Mineral Wool Insulation Above Units 212/	690.00	690.00	100	690.00	-	-
45	<b>CHANGE ORDER #6</b>						
46	COP #45 Meter Pack Jumpers	1,976.00	1,976.00	100	1,976.00	-	-
47	COP #46 Unit Dimmer Switches in Living Room	1,921.00	1,921.00	100	1,921.00	-	-
48	COP #47 Re-hang Ceiling in East Stairwell	1,566.00	1,566.00	100	1,566.00	-	-
49	COP #48 Re-feed Floors 2-4 Common Area to MDP	808.00	808.00	100	808.00	-	-
50	COP #50 Add Lightwell Lighting	3,635.00	3,635.00	100	3,635.00	-	-
51	COP #51 Entry Door Replacement	6,442.00	6,442.00	100	6,442.00	-	-
52	<b>CHANGE ORDER #7</b>						
53	COP #54 Lobby Barrel Ceiling Skim Coat	1,682.00	1,682.00	100	1,682.00	-	-
54	COP #55 Lobby Thin Brick Change to N. Wall	6,513.00	6,513.00	100	6,513.00	-	-
55	COP #56 Lobby Flooring Change	533.00	533.00	100	533.00	-	-
56	COP #57 Lobby Lighting Changes	5,558.00	5,558.00	100	5,558.00	-	-
57	COP #58 P-Lam Benches in 202/203	2,024.00	2,024.00	100	2,024.00	-	-
58	COP #59 Elevator/Stairwell Flooring Transitions	1,093.00	1,093.00	100	1,093.00	-	-
59	<b>CHANGE ORDER #8</b>						
60	COP #60 Elevator Electrical Upgrades	4,516.00	4,516.00	100	4,516.00	-	-
61	COP #61 Elevator Louver/Damper Upgrades	2,380.00	2,380.00	100	2,380.00	-	-
62	COP #63 Dumpster Area Lighting	818.00	818.00	100	818.00	-	-
63	COP #64 PIV Enclosure at Spa	640.00	640.00	100	640.00	-	-
64	COP #65 Oil Pipe Demo	406.00	406.00	100	406.00	-	-
65	COP #66 Replace Cracked Floor Joists	303.00	303.00	100	303.00	-	-
66	COP #67 Mechanical Penetrations @ Breezeway	1,425.00	1,425.00	100	1,425.00	-	-
67	COP #68 Basement Brick & Ceiling Demo	1,570.00	1,570.00	100	1,570.00	-	-
68	COP #70 West Stairwell Demo	116.00	116.00	100	116.00	-	-
69	COP #71 TV Bracket Extensions	271.00	271.00	100	271.00	-	-
CHANGE ORDER SUBTOTAL		127,675.00	127,675.00		127,675.00	-	-

## APPLICATION FOR PAYMENT

Fruci Building Renovation  
Spokane, WA 99201  
Job # 20-563

Period 5/31/2021  
Architect: e Architectural Group  
Estimate No. 13

CHANGE ORDER ITEMS		TOTAL	TOTAL	PERCENT	VALUE	VALUE	VALUE
ITEM	DESCRIPTION	CONTRACT	COMPLETE	COMPLETE	PREVIOUS	CURRENT	CONTRACT
NO.		VALUE	TO DATE		ESTIMATES	ESTIMATE	BALANCE
70	<b>CHANGE ORDER #9</b>						
71	COP #72 Lobby Floor Demo, Tile Backer, Ramp	3,047.00	3,047.00	100	3,047.00	-	-
72	COP #73 Water Meter Reader Wires	512.00	512.00	100	512.00	-	-
73	COP #74 Breezeway Siding and Siding Repairs	2,794.00	2,794.00	100	2,794.00	-	-
74	COP #75 Additional Floor Prep at Shower Bases	1,536.00	1,536.00	100	1,536.00	-	-
75	COP #76 Ladder at Terrace for FedEx Roof Access	484.00	484.00	100	484.00	-	-
76	COP #77 Additional Exit Signage	835.00	835.00	100	835.00	-	-
77	COP #78 Haul TV's to Basement Storage	95.00	95.00	100	95.00	-	-
78	COP #79 Wall Penetration for Lightwell Hose	137.00	137.00	100	137.00	-	-
79	COP #80 Keypad and Other Hardware Changes	2,773.00	2,773.00	100	2,773.00	-	-
80	<b>CHANGE ORDER #10</b>						
81	COP #62.1 Grotto Lighting and Irrigation Controls	1,213.00	1,213.00	100	-	1,213.00	-
82	COP #69 COVID-19 Cleaning and Supervision	5,449.00	5,449.00	100	-	5,449.00	-
83	COP #81 Touch Up Paint Damaged Caused by Furniture ?	1,459.00	1,459.00	100	-	1,459.00	-
84	COP #82 Add Sprinkler Head to Dumb Waiter Shaft	994.00	994.00	100	-	994.00	-
85	COP #83 Add Dishwasher Air Gaps	1,009.00	1,009.00	100	-	1,009.00	-
86	COP #84 SS Expansion Joint Covers	1,951.00	1,951.00	100	-	1,951.00	-
87	COP #85 Add Corner Guards at Appliances	1,242.00	1,242.00	100	-	1,242.00	-
88	COP #86 New Plywood and Ceiling Grate at Elevator	630.00	630.00	100	-	630.00	-
89	COP #87 Anchor Existing Windows at FedEx Side	224.00	224.00	100	-	224.00	-
90	COP #88 Extra Dump Runs for Furniture Mover Cardboai	2,027.00	2,027.00	100	-	2,027.00	-
91	COP #89 Misc. Elevator Improvements	1,475.00	1,475.00	100	-	1,475.00	-
92	COP #90 Stair Riser, Trim, Cove Repairs	353.00	353.00	100	-	353.00	-
93	COP #91 Modify Window Sill in Room 407	196.00	196.00	100	-	196.00	-
94	COP #92 Add Towel Racks to Restrooms	1,150.00	1,150.00	100	-	1,150.00	-
95	COP #93 Lobby Light Brackets, GWB Patch/Repair/Paint	1,505.00	1,505.00	100	-	1,505.00	-
96	COP #94 Touch Up Entry Brake Metal	112.00	112.00	100	-	112.00	-
97	COP #95 Lightwell Kite System Anchors & Wire	5,293.00	5,293.00	100	-	5,293.00	-
98	COP #96 Hang Signage on Metal Gates	158.00	158.00	100	-	158.00	-
99	COP #97 Secure Roof Hatch	112.00	112.00	100	-	112.00	-
100	COP #98 Additional Locking Hardware in Basement	673.00	673.00	100	-	673.00	-
101	COP #99 East Patio Drainage and Door 8 Modifications	1,529.00	1,529.00	100	-	1,529.00	-
102	COP #100 Bush Down Sidewalk at Entry Way	412.00	412.00	100	-	412.00	-
103	COP #101 Re-Clean lightwell Roof	169.00	169.00	100	-	169.00	-



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104	COP #102 Drill Masonry for Canopy Irrigation Line	922.00	922.00	100	-	922.00	-
105	COP #103 Basement Lighting, Exit Signs, and Street Ligh	1,966.00	1,966.00	100	-	1,966.00	-
106	COP #104 Hang Artwork	5,214.00	5,214.00	100	-	5,214.00	-
107		-	-	-	-	-	-
108		-	-	-	-	-	-
CHANGE ORDER TOTAL		177,325.00	177,325.00		139,888.00	37,437.00	-
ORIGINAL CONTRACT TOTAL		2,525,400.00	2,525,400.00		2,524,340.02	1,059.98	-
BILLING TOTALS		2,702,725.00	2,702,725.00	100%	2,664,228.02	38,496.98	-

## Reconcilliation:

Amout paid per QB	2,945,098.37
Total Per Above	(2,702,725.00)
Less sales tax 8.9%	(240,581.32)
Bank inspection related fee	(1,792.05)
Total	0.00