

Special Valuation Application

The Knickerbocker Apartments



507 S Howard Street
Spokane, WA 99204

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Application to the Assessor's Office



TOM KONIS
SPOKANE COUNTY ASSESSOR

Spokane City/County Historical Preservation Office
Attn: Megan Duval
808 W Spokane Falls Blvd
Spokane, WA 99201-3333

CC: Knickerbocker LLC

Jim Hawvermale, Levy Specialist
(509) 477-5903 jhawvermale@spokanecounty.org

Friday, October 1, 2021

RE: Application for Special valuation as Historic Property

Enclosed please find the application received October 1, 2021 from:

Knickerbocker LLC

For the property at:

507 S Howard Street, Spokane, WA
County Parcel ID: 35191.4301

I would like to take this opportunity to advise the property owner that this application, if approved, will see first tax benefits in 2023. Specifically, applications received by October 1, 2021 will be:

- Reviewed by the Historical Preservation Office in calendar year 2021.
- Once approved the exemption is placed on the 2022 assessment roll for
- 2023 property tax collection.



**Application and Certification of Special Valuation
on Improvements to Historic Property**

Chapter 84.26 RCW



File With Assessor by October 1

File No: 10207854

I. Application

County: Spokane

Property Owner: Knickerbocker LLC

Parcel No./Account No: 35191.4301

Mailing Address: 2208 W 2nd Ave, Spokane, WA 99201

E-Mail Address: accounts@iudevelopment.com Phone Number: 206-304-3964

Legal Description: Lots 1 and 2, Block 85, Second Addition to Railroad Addition, According to Plat Recorded in Volume "A" of Plats, Page 8, in the City of Spokane, Spokane County, Washington

Property Address (Location): 507 S Howard Street, Spokane, WA 99204

Describe Rehabilitation: Renovation of apartment units: plumbing, electrical, and interior finishes.
Buildout of cafe in historic restaurant space: plumbing, electrical, HVAC,
and interior finishes. Repair of exterior sandstone masonry foundation.

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

Building Permit No: B2014755BLDC Date: 10/8/2020 Jurisdiction: Spokane/Spokane

Rehabilitation Started: October 2019 Date Completed: October 2021

Actual Cost of Rehabilitation: \$ 950,000

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):

[Signature]

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: \$ 2,286,500

Date: 10/1/2021

[Signature]
Assessor/Deputy

To ask about the availability of this publication in an alternate format for the visually impaired, please call (360) 705-6715.

Teletype (TTY) users, please call (360) 705-6718. For tax assistance, call (360) 534-1400.

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

Project Introduction

The Knickerbocker Apartments is a four-story, red brick building located on the lower South Hill in Spokane, Washington. The 'H' shaped building is located across the street from Lewis & Clark High School and has similar architectural detailing, including glazed terra cotta.

The building extends to all four lot lines with an eastern, gated courtyard and a western entrance courtyard. Constructed in 1911, it was designed as a high-end apartment building with a lower-level billiards hall and full-service restaurant. Throughout its history, it has continued to be used as apartments. Although alterations were made to some elements of the apartment interiors, the original quarter-sawn flooring, double-hung wood windows, and opulent lobby entrance have been preserved.

The surrounding neighborhood has several other large, historic apartment buildings. Over the years, medical uses, offices, and condos have been constructed. The resulting area is a densely populated neighborhood with an active daytime workforce.

Knickerbocker, LLC purchased the property in Spring of 2018. The building ownership invested in renovations to building electrical and plumbing infrastructure, apartment unit interior renovations (flooring, plaster, painting, electrical, plumbing, kitchens, and bathrooms), and constructing a coffeeshop (floor structure, flooring, plumbing, electrical, intumescent paint, HVAC, new restrooms, cabinetry, lighting) in the space where there was historically a restaurant for the building.

Renovation Expenses Summary

In this application, we have provided a breakdown of project expenses paid between October 1st, 2019 and October 31st, 2021 (Section 1) as well as invoices and receipts for the large material purchases and subcontracts (Section 3). The major suppliers, subcontractors, and consultants have been listed in the table on the following page.

Before and After photos of the completed work are described in Section 2.

Supplier & Subcontractors

- A+ Masonry
- Ace Hardware
- Allied Fire & Security
- Amazon.com
- Awesome Hauling
- Blue Ribbon Hardwood
- Board & Vellum Architects
- Build.com
- City of Spokane – Permits
- Clifton Larsen Allen – CPA
- DCI Engineers
- Gesa Credit Union
- Glass Doctor
- Flywheel Construction
- Hazen Audel
- Home Depot
- Instant Sign Factory
- InterUrban Development
- IRS Environmental Inc
- Jeremy Logan Painting
- Jill Yotz
- Kanally Construction
- Lowe's
- Pratt & Larson Tile
- PM Architects
- Professional Piping Inc
- Royal Bechtold
- Secure Pacific Corporation
- Smart Finishes Painting
- Spokane Hardware Supply
- Steve DeWalt
- The Drain Specialist
- Voltric Electric
- Vyanet Spokane

Section 1: Summary Breakdown of Project Costs

Knickerbocker Apartments - 507 S Howard St - Rehab Expenditures
September 1st 2019 - October 31st, 2021

Date	Payee	Memo	Payment	Type
Architectual				
02/27/2020	Board & Vellum	Architectual Services	1,000.00	check
04/15/2020	Board & Vellum	Architectual Services	7,245.88	check
08/05/2020	Board & Vellum	Architectual Services	1,696.25	check
08/20/2020	Board & Vellum	Architectual Services	5,718.75	check
09/23/2020	Board & Vellum	Architectual Services	9,292.50	check
11/24/2020	Board & Vellum	Architectual Services	1,222.50	check
02/08/2021	Board & Vellum	Architectual Services	472.50	check
04/05/2021	Board & Vellum	Architectual Services	813.75	check
04/15/2021	Board & Vellum	Architectual Services	5,253.75	check
12/10/2020	PM Architects	Architectual Services - NREC Review	400.00	check
Total			33,115.88	
Construction				
03/03/2020	Awesome Hauling	Debris Removal	1,518.00	Check
08/14/2020	Flywheel Construction	Construction Services	3,061.47	Check
11/18/2020	Flywheel Construction	Construction Services	66,978.00	Check
11/30/2020	Flywheel Construction	Construction Services	1,524.60	Check
02/26/2021	Flywheel Construction	Construction Services	10,668.77	Check
3/10/2021	Flywheel Construction	Deposit for Construction Services	179,000.00	Check
07/06/2021	Flywheel Construction	Construction Services	150,251.08	Check
08/20/2021	Flywheel Construction	Construction Services	1,725.00	Check
9/3/21	Flywheel Construction	Construction Services	117,468.09	Check
10/26/21	Flywheel Construction	Construction Services	62,666.49	Check
NA	Flywheel Construction	Deduct Equipment Costs	(44,375.00)	
09/13/2021	Royal Bechtold	Construction Services	2,027.75	Check
02/25/2021	Royal Betchold	Construction Services	2,500.00	Check
02/25/2021	Jeremy Logan Painting	Paint	5,934.39	Check
11/25/2020	Jeremy Logan Painting	Draw #3 Paint	3,974.19	Check
10/06/2020	Glass Doctor	Glass Replacement	160.08	Expense
08/10/2021	Hazen Audel	Carpentry	1,125.00	Expense
08/10/2021	Hazen Audel	Carpentry	1,125.00	Expense
02/25/2021	Kanally Construction	Apartment Renovation	23,336.72	Expense
09/04/2020	Kanally Construction	Apartment Renovation	25,532.00	Expense
09/02/2020	Blue Ribbon Hardwood	Hardwood Repair & Refinishing	8,961.06	Expense
02/25/2021	Blue Ribbon Hardwood	Hardwood Repair & Refinishing	2,147.29	Check
03/12/2020	Smart Finishes	Painting	1,536.40	Check
06/01/2020	Vyanet Spokane	Security System & Keys	371.71	Expense
03/13/2020	IRS Environmental Inc	Environmental Survey	3,190.45	Check
Total			632,408.54	
Electrical				
03/10/2020	Voltric Electric	Electrical Updates for Rehab	8,657.25	Check
09/11/2020	Voltric Electric	Electrical Updates for Rehab	4,756.32	Check
11/24/2020	Voltric Electric	Electrical Updates for Rehab	12,904.65	Check
02/25/2021	Voltric Electric	Electrical Updates for Rehab	14,701.50	Check
Total			41,019.72	
Engineering				
08/14/2020	DCI Engineers	Engineering Analysis	3,570.00	Check
10/26/2020	DCI Engineers	Engineering Analysis	655.00	Check
Total			4,225.00	
Masonry				
09/14/2021	A+ Masonry	Sandstone Foundation Repair & Painting	35,719.20	Check
Total			35,719.20	

Development Management				
01/06/2021	InterUrban Development	To INTERURBAN DEVEL S To INTERURBAN DEVEL	December Asset Mgm	4,800.00 Expense
01/22/2021	InterUrban Development	To INTERURBAN DEVEL S To INTERURBAN DEVEL	January Asset Mgm	700.00 Expense
01/25/2021	InterUrban Development	To INTERURBAN DEVEL S To INTERURBAN DEVEL	February Asset Mgm	2,400.00 Expense
01/26/2021	InterUrban Development	To INTERURBAN DEVEL S To INTERURBAN DEVEL	March Asset Mgm	1,200.00 Expense
04/14/2021	InterUrban Development	To INTERURBAN DEVEL S To INTERURBAN DEVEL	10 April Asset Mgm	1,200.00 Expense
05/12/2021	InterUrban Development	To INTERURBAN DEVEL S To INTERURBAN DEVEL	May Asset Mgm	1,200.00 Expense
06/19/2021	InterUrban Development	To INTERURBAN DEVEL S To INTERURBAN DEVEL	June Asset Mgm	1,200.00 Expense
07/23/2021	InterUrban Development	To INTERURBAN DEVEL S To INTERURBAN DEVEL	July Asset Mgm	1,200.00 Expense
08/04/2021	InterUrban Development	To INTERURBAN DEVEL S To INTERURBAN DEVEL	August Asset Mgm	1,200.00 Expense
09/01/2021	InterUrban Development	To INTERURBAN DEVEL	Share 10 Online Sept Asset Mgmt	1,200.00 Expense
05/02/2021	Square Space	Website		158.76 Expense
Total				16,458.76
Permitting				
11/19/19	City of Spokane	Permit		88.00
11/19/2019	City of Spokane	Permit		802.68
11/19/19	City of Spokane	Permit		294.40
01/20/2020	City of Spokane	Permit		35.00
1/7/21	Spokane Accel Permit	Permit		822.00
3/6/21	City of Spokane	Permit		25.00
Total				344.51
Plumbing				
09/23/2020	Professional Piping Inc	Plumbing Rehab		490.05
11/24/2020	Professional Piping	Plumbing Rehab		13,328.27
02/25/2021	Professional Piping	Plumbing Rehab		1,646.72
05/27/2021	The Drain Specialist	Clean out		130.68
06/30/2021	Professional Piping Inc	Leak Repair		307.64
Total				15,903.36
Professional Fees				
08/09/2021	CliftonLarsonAllen	Prep for refi		45.00
07/20/2021	CliftonLarsonAllen	Prep for refi		900.00
05/27/2021	CliftonLarsonAllen	2020 Tax Returns		1,653.75
02/04/2021	CliftonLarsonAllen	2019 Tax Returns		1,575.00
03/02/2020	George Hughes, CPA			2,908.07
Total				7,081.82
Materials				
06/09/2020	Build.Com	Construction Materials		399.29 Expense
01/05/2021	Home Depot	Misc Supplies		92.52 Expense
03/19/2021	Home Depot	Misc Supplies		184.04 Expense
07/19/2021	Home Depot	Misc Supplies		150.00 Expense
06/05/2020	Home Depot	Misc Supplies		227.40 Expense
06/04/2020	Home Depot	Misc Supplies		40.28 Expense
12/02/2020	Lowe's	Misc Supplies		101.12 Expense
12/30/2020	Lowe's	Misc Supplies		108.83 Expense
01/07/2021	Lowe's	Misc Supplies		91.30 Expense
05/10/2021	Lowe's	Misc Supplies		144.68 Expense
07/22/2020	Lowes	Kitchen Sinks		1,017.77 Expense
06/11/2020	Lowes	Misc Supplies		41.95 Expense
06/11/2020	Ace Hardware	Misc Supplies		7.62 Expense
06/10/2020	Ace Hardware	Misc Supplies		49.17 Expense
06/07/2020	Ace Hardware	Misc Supplies		8.27 Expense
02/19/2020	Amazon.com	Locksets		155.67 Check
02/05/2020	Pratt & Larson	Flooring - Tile		1,566.00 Expense
02/19/2020	Steve Dewalt	Materials Reimbursement		645.57 Check
04/07/2020	Jill Yotz	Materials Reimbursement		72.70 Expense
02/14/2020	Jill Yotz	Materials Reimbursement		26.63 Check
11/17/2020	Steve Dewalt	Materials Reimbursement		772.85 Expense

11/24/2020	Spokane Hardware Supply	Cabinetry Hardware	206.37	Expense
06/12/2020	Spokane Hardware Supply	Cabinetry Hardware	188.60	Expense
Total			6,298.63	
Security System				
10/7/2019	Allied Fire and Security	Security during rehab	171.52	
11/30/19	Allied Fire and Security	Security during rehab	200.19	
9/29/20	Allied Fire and Security	Keys	257.28	
8/5/2021	Secure Pacific Corporation	Security System	3,081.97	
Total			3,710.96	
Signage				
04/30/2021	Instant Sign Factory	INSTANT SIGN FACTORY 509-4563333 INSTANT SIGN FACTORY 509-	154.50	
Total			154.50	
Construction Interest				
			Interest	P&I
6/12/20	Gesa Credit Union	Construction Interest	1,323.41	1,323.41
7/2/20	Gesa Credit Union	Construction Interest	1,818.15	1,818.15
8/3/20	Gesa Credit Union	Construction Interest	1,759.50	1,759.50
9/16/20	Gesa Credit Union	Construction Interest	1,818.15	1,818.15
10/5/20	Gesa Credit Union	Construction Interest	1,994.86	1,994.86
11/4/20	Gesa Credit Union	Construction Interest	1,892.03	1,892.03
12/1/20	Gesa Credit Union	Construction Interest	2,116.24	2,116.24
1/4/21	Gesa Credit Union	Construction Interest	2,214.32	2,214.32
2/4/21	Gesa Credit Union	Construction Interest	2,811.69	6,638.55
3/10/21	Gesa Credit Union	Construction Interest	3,403.20	5,473.04
3/25/21	Gesa Credit Union	Construction Interest	2,000.00	2,000.00
4/6/21	Gesa Credit Union	Construction Interest	1,601.09	7,573.04
5/14/21	Gesa Credit Union	Construction Interest	5,048.47	7,473.04
6/21/21	Gesa Credit Union	Construction Interest	5,040.27	7,473.04
7/22/21	Gesa Credit Union	Construction Interest	4,105.08	7,473.01
8/2/21	Gesa Credit Union	Construction Interest	1,453.34	7,374.04
Total			40,399.80	66,414.42
Total Rehabilitation Expenditures 836,840.68				

Section 2: Before & After Photos

Apartment #4 Living + Kitchen (Modern finishes)

Before



After



Apartment #5 Living + Kitchen (Modern finishes)

Before



After



Historic Apartment - Kitchen

Before



After



Historic Apartment – Living & Dining

Before



After



Coffeeshop Interior – West Facing

Before



After



Coffeeshop Interior – East Facing

Before



After



New Electrical Service

Before: 800 amp total building service

After: Additional 400 amp service for coffeeshop and apartments



Building Exterior Masonry & Painting

Before



After



Section 3: Invoices and Receipts for Material Suppliers and Subcontractors



PO Box 18351 • Spokane, WA 99228 • Phone: (509) 342-7950 • Fax: 866-872-2141

Steve dewalt
(206) 304-3964

Job Address:
507 S Howard St
Spokane, WA 99204

Print-date: 6-15-2021

Knickerbocker - Ground Floor Sandstone Maintenance

Price Breakdown

Title	Description	Price
Pressure Washing & Repairing Damaged Sandstone	Pressure washing all of the first floor/basement sandstone with our steam cleaner to remove as much of the loose paint as we can to prepare for repairs and paint. After wash is completed we will go through and resurface all of the damaged areas with a cementitious patch as best we can to match the original profile.	\$15,000.00
Painting Sandstone Ground Floor Elevation	After the wash and repairs are completed we will allow for surfaces to dry then come back and mask off windows, doors, and brick to prep for painting. Once everything is ready we will apply two coats of our super paint of which we had good experience on exterior surfaces in the Spokane climate. We will keep things as protected as possible but might have to schedule a good time in accordance with weather to comply. We will need to have you block off sidewalks and adjacent walkways for us to avoid foot traffic.	\$17,800.00

Total Price: \$32,800.00

Thanks Steve for meeting with me the other day, here is the pricing for painting the street level sandstone surfaces. This will include all the sandstone walls except for the main entrance elevation.

Sincerely,

Paul Bordak
A Plus Masonry
(509) 209-7128

Signature



Print Name:

Steve DeWalt

Date:

7/1/2021

*Only one proposal can be approved. Approving this will decline all other available proposals.



Invoice

January & February

Board & Vellum
115 15th Ave E Suite 100
Seattle, WA 98112
boardandvellum.com

2020006.00 Meeting House Knickerbocker

Rob Brewster & Steve DeWalt
518 Riverside Avenue, Suite 220
Spokane, WA 99201

Invoice Number: **2020006 - 001**

Reference:

Due on receipt

This past month, we kicked off the project and spent a day in Spokane verifying as-built measurements and meeting with the building department. We also began work in the Schematic Design phase, working on floor plan sketches and design concepts.

Monika Shreves

Associate | Interior Design

Phase	Estimated Range per Agreement	Previously Billed	Current Amt
As-Built Measurements	Fixed Fee: \$3000	\$0.00	\$3,000.00
Pre-Design/Schematic Design	Fixed Fee: \$7,000	\$0.00	\$3,500.00
Design Development	Fixed Fee: \$10,000	\$0.00	
Permitting	Hourly: No Estimate	\$0.00	
Construction Documents	Hourly: \$3,000-\$5,000	\$0.00	
Construction Observation	Hourly: No Estimate	\$0.00	
Retainer Credit	Retainer Credit: \$1,000	\$0.00	(\$250.00)
Reimbursable Expenses	Total Reimbursable Expenses	\$0.00	\$995.88

Invoice Total **\$7,245.88**

Total Balance Due Past Due Balance \$0.00 **\$7,245.88**



Board & Vellum
115 15th Ave E Suite 100
Seattle, WA 98112
boardandvellum.com

Project: **Meeting House Knickerbocker**

Client: Rob Brewster & Steve DeWalt
518 Riverside Avenue, Suite 220
Spokane, WA 99201

Invoice Number: **2020006-001**

Invoice Date: **2/29/2020**

Reference:

Date	Phase	Staff	Notes	Hours	Bill Rate	Total
1/29/2020	As-Built Measurements	Monika Shreves	\$3,000 billed this period (100% complete)	1	\$3,000.00	\$3,000.00
As-Built Measurements						\$3,000.00
2/29/2020	Pre-Design / Schematic Design	Monika Shreves	\$3,500 billed this period (50% complete)	0.5	\$7,000.00	\$3,500.00
Pre-Design / Schematic Design						\$3,500.00
2/29/2020	Reimbursable Expenses	Team	Transportation: Airfare, cab fare, etc. plus 15% markup	1.15	\$757.29	\$870.88
2/29/2020	Reimbursable Expenses	Team	Meals: Receipts provided for reference and contribute toward maximum meal per diem of \$62.50 per day, per person	2	\$62.50	\$125.00
Reimbursable Expenses						\$995.88
2/29/2020	Retainer Credit	B&V	Retainer Credit	1	(\$250.00)	(\$250.00)
Retainer Credit						(\$250.00)
INVOICE TOTAL:						\$7,245.88

If you have trouble viewing this message, [click here](#) to request a plain text-only version of this email.



Confirmation code: ATBVUR

You're all set. Thank you for booking with Alaska and we look forward to seeing you on board.

View full details about your flight reservation and fare.

VIEW/MANAGE

Flight	Departs	Arrives	Class	Traveler(s)	Seat(s)
Alaska 2621 Bombardier Q400	Seattle (SEA) Tue, Feb 4 8:45 am	Spokane (GEG) Tue, Feb 4 9:53 am	X (Coach)	Monika Shreves Fabiola Shreves	
Flight Operated By Horizon Air as AlaskaHorizon. Check in with Alaska Airlines.					
Alaska 691 Boeing 737-800	Spokane (GEG) Wed, Feb 5 7:00 am	Seattle (SEA) Wed, Feb 5 8:21 am	X (Coach)	Monika Shreves Fabiola Shreves	

Additional information

Prohibited hazardous materials

The Federal Government has specific restrictions about hazardous materials in carry-on and checked baggage. Failure to declare hazardous materials may result in civil and criminal penalties. For more information, visit: [the FAA website](#).

Summary of airfare charges

Monika Shreves

MP# [Enter Mileage Program](#)

Ticket 0272153923223

Base Fare and Surcharges	\$253.95
Taxes and Other Fees	\$47.85
Per person total	\$301.80

Fabiola Shreves

MP# [Enter Mileage Program](#)

Ticket 0272153923224

Base Fare and Surcharges	\$253.95
Taxes and Other Fees	\$47.85
Per person total	\$301.80

Total charges for air travel USD \$603.60

View all [taxes, fees and charges](#)

Total charges and credits

Nonrefundable fare of \$603.60 was charged to the Visa card with number *****3912 held by Monika Shreves on 01/30/2020.

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Total: **\$8.33**
Tue, Feb 04, 2020

Thanks for riding,
Monika

We're glad to have you as an
Uber Rewards Gold Member.



Total **\$8.33**

◆ You earned 16 points on this trip

This trip was charged to Board & Vellum.

Trip Fare	\$5.03
<hr/>	
Subtotal	\$5.03
Tolls, Surcharges, and Fees ?	\$3.30

Amount Charged



Board & Vellum | [Switch](#)

\$8.33



Uber Rewards

Base points

16

2 points per eligible \$ on UberX

You rode with Shad



Has passed a multi-step safety screen

4.93★ Rating

Shad is known for:
Cool Car

How was your ride?

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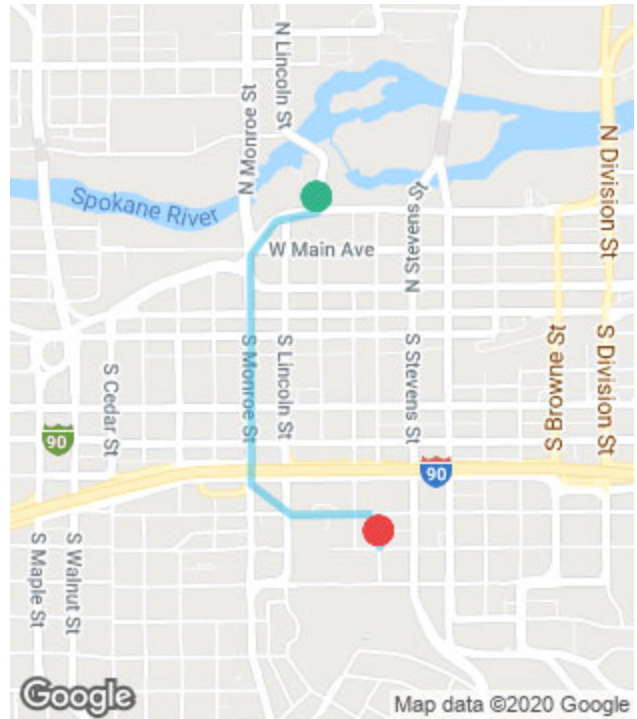
02:32pm

777 W Spokane Falls Blvd,
Spokane, WA



02:37pm

524 W 6th Ave, Spokane, WA



Invite your friends and family.

Get up to \$5 off your next ride when you refer a
friend to try Uber. Share code: mgsvk

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[CONTACT SUPPORT >](#)

[MY TRIPS >](#)

Uber



Total: **\$30.49**
Tue, Feb 04, 2020

Thanks for riding,
Monika

We're glad to have you as an
Uber Rewards Gold Member.



Total **\$30.49**

◆ You earned 60 points on this trip

This trip was charged to Board & Vellum.

Trip Fare	\$27.75
<hr/>	
Subtotal	\$27.75
Promotions	-\$1.15

Tolls, Surcharges, and Fees [?](#)

\$3.89

Amount Charged



Board & Vellum | [Switch](#)

\$30.49



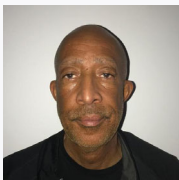
Uber Rewards

Base points

60

2 points per eligible \$ on UberX

You rode with Alphonso



Has passed a multi-step
safety screen

4.90 ★ Rating

Alphonso is known for:
Great Conversation

How was your ride?

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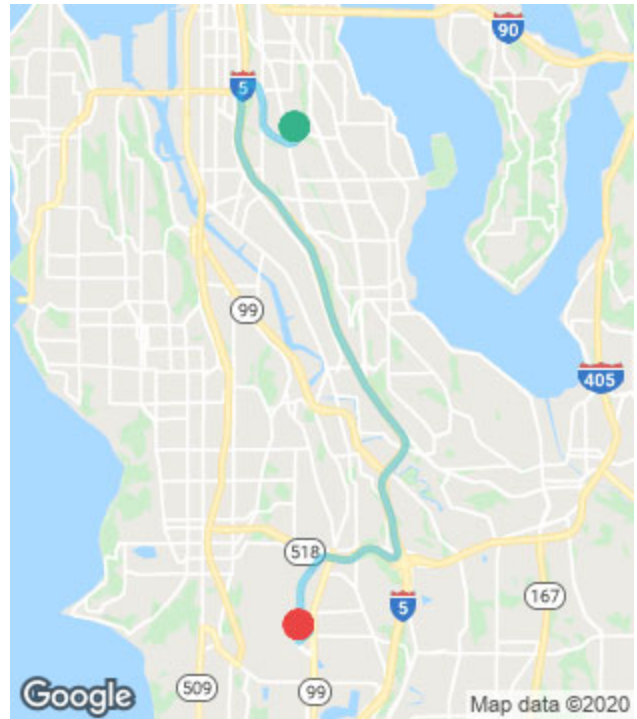
07:23am

2416 S Columbian Way,
Seattle, WA



07:44am

22 Air Cargo Rd, SeaTac, WA



Invite your friends and family.

Get up to \$5 off your next ride when you refer a friend to try Uber. Share code: mgsvk

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Uber



Total: **\$22.24**
Tue, Feb 04, 2020

Thanks for riding,
Monika

We're glad to have you as an
Uber Rewards Gold Member.



Total **\$22.24**

◆ You earned 44 points on this trip

This trip was charged to Board & Vellum.

Trip Fare	\$17.44
<hr/>	
Subtotal	\$17.44
Tolls, Surcharges, and Fees ?	\$4.80

Amount Charged



Board & Vellum | [Switch](#)

\$22.24



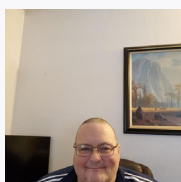
Uber Rewards

Base points

44

2 points per eligible \$ on UberX

You rode with Robert



Has passed a multi-step
safety screen

4.73★ Rating

Robert is known for:
Excellent Service

How was your ride?

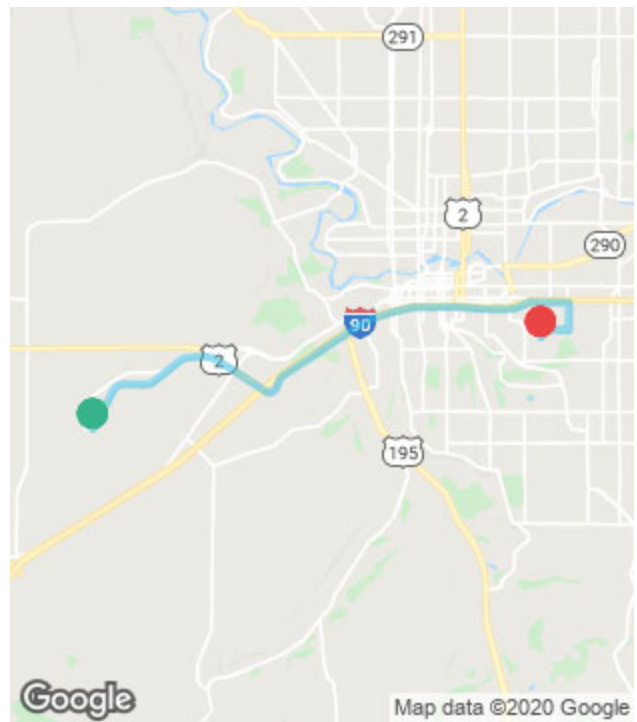
[Rate Or Tip](#)

When you ride with Uber, your trips are insured in case of a covered accident. [Learn more.](#)



10:14am
Washington

10:28am
1727 E 11th Ave, Spokane,
WA



Invite your friends and family.

Get up to \$5 off your next ride when you refer a friend to try Uber. Share code: mgsvk

[REPORT LOST ITEM >](#)

[CONTACT SUPPORT >](#)

[MY TRIPS >](#)

Uber

← Trip Details

[Help](#)[Receipt](#)

UberX Receipt

Trip Fare	\$30.04
Subtotal	\$30.04
Tolls, Surcharges, and Fees	\$8.33
Tip	\$5.75
Total	\$44.12

Board & Vellum	\$38.37
----------------	---------

2/5/20, 5:56 PM

Other Payment	\$5.75
---------------	--------

2/5/20, 5:57 PM

A temporary hold of \$38.37 was placed on your payment method at the start of the trip. This is not a charge and has or will be removed. It should disappear from your bank statement shortly.



Total: **\$30.49**
Wed, Feb 05, 2020

Thanks for riding,
Monika

We're glad to have you as an
Uber Rewards Gold Member.



Total **\$30.49**

◆ You earned 60 points on this trip

This trip was charged to Board & Vellum.

Trip Fare	\$25.61
<hr/>	
Subtotal	\$25.61
Promotions	-\$3.45

Tolls, Surcharges, and Fees [?](#)

\$8.33

Amount Charged



Board & Vellum | [Switch](#)

\$30.49



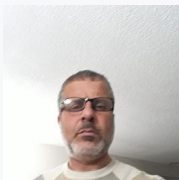
Uber Rewards

Base points

60

2 points per eligible \$ on UberX

You rode with Sarhan



Has passed a multi-step
safety screen

4.84 ★ Rating

Sarhan is known for:
Excellent Service

How was your ride?

[Rate Or Tip](#)

When you ride with Uber, your trips are insured in case of a covered accident. [Learn more.](#)



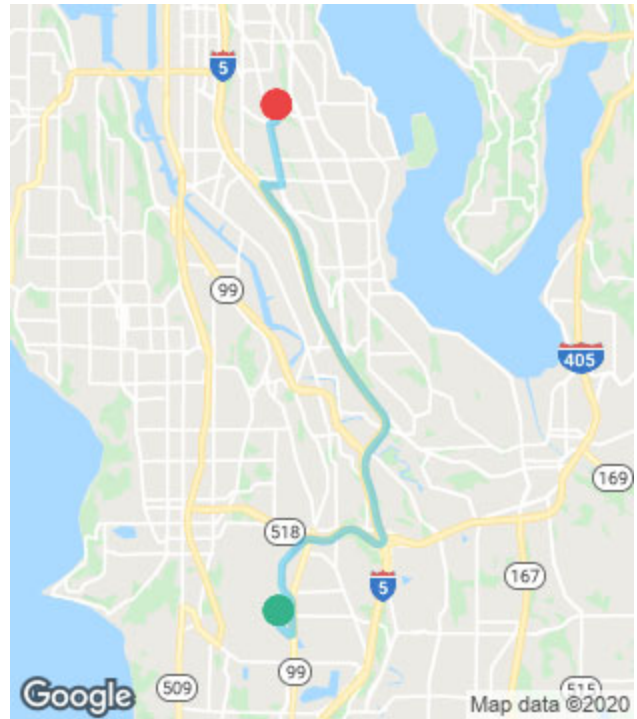
09:34am

17801 International Blvd,
SeaTac, WA



09:52am

2430 S Columbian Way,
Seattle, WA



Invite your friends and family.

Get up to \$5 off your next ride when you refer a friend to try Uber. Share code: mgsvk

[REPORT LOST ITEM >](#)

[CONTACT SUPPORT >](#)

[MY TRIPS >](#)

Uber



Total: **\$18.02**
Wed, Feb 05, 2020

Thanks for riding,
Monika

We're glad to have you as an
Uber Rewards Gold Member.



Total **\$18.02**

◆ You earned 36 points on this trip

This trip was charged to Board & Vellum.

Trip Fare	\$13.22
<hr/>	
Subtotal	\$13.22
Tolls, Surcharges, and Fees ?	\$4.80

Amount Charged



Board & Vellum | [Switch](#)

\$18.02



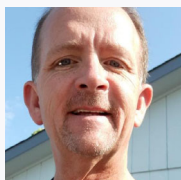
Uber Rewards

Base points

36

2 points per eligible \$ on UberX

You rode with Peter



Has passed a multi-step safety screen

4.91 ★ Rating

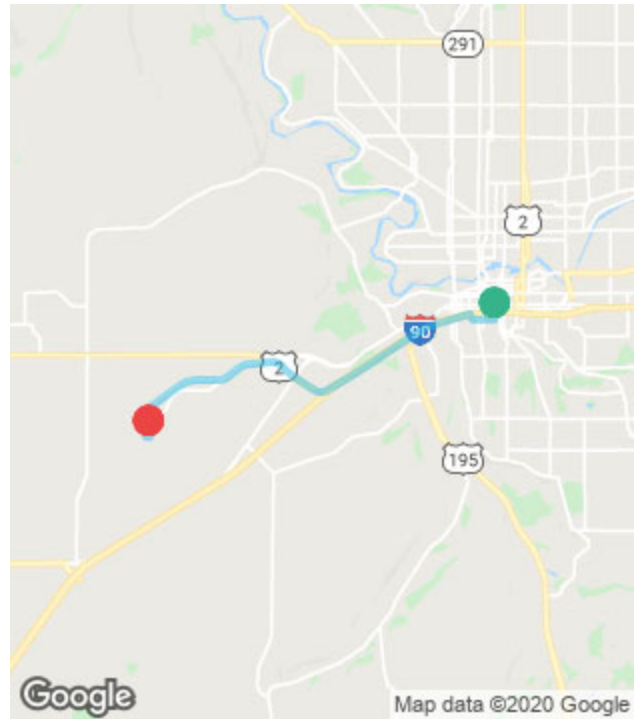
Peter is known for:
Excellent Service

How was your ride?

[Rate Or Tip](#)

When you ride with Uber, your trips are insured in case of a covered accident. [Learn more.](#)

- 05:50am
517 W 5th Ave, Spokane, WA
- 06:04am
Washington



Invite your friends and family.

Get up to \$5 off your next ride when you refer a friend to try Uber. Share code: mgsvk

[REPORT LOST ITEM >](#)

[CONTACT SUPPORT >](#)

[MY TRIPS >](#)

Uber

SOULFUL SOUPS
117 N HOWARD ST
SPOKANE, WA 99201
ph 509-459-1190

TABLE: Counter #71 - 1 Guest
Server: Counter
2/4/2020 12:58:06 PM
Sequence #: 0000089
ID #: 0060537

ITEM	QTY	PRICE
Croissant SW	1	\$6.00
Cup w/Slice	(2@)	\$7.25
		\$14.50
Subtotal		\$20.50
Sales Tax		\$1.82
Grand Total		\$22.32

Credit Purchase

Name : SHREVES/MONIKA
CC Type : VISA
CC Num : XXXX XXXX XXXX 3912
Reference : 3912th1xzwwt1xz3
Approval : 04199G
Server : Counter
Ticket Name : Counter #71

Payment Amount: \$22.32

Tip:

Total:

\$22.32

2.00

24.32

AID: A0000000031010

CUSTOMER COPY

I agree to pay the amount shown above.

Thank you for visiting!
Come back soon!

CLINKERDAGGER RESTAURANT
WEST 621 MALLON
SPOKANE, WA 99201
509.328.5965
RESTAURANT

Date: Feb04'20 08:48PM
Card Type: VISA
Acct #: XXXXXXXXXXXXX1712K
Card Entry: KEYED
Trans Type: PURCHASE
Auth Code: 04667G
Check: 409
Table: 20/1
Server: 54291 Alexis T

Subtotal: 126.50

Tip: 20.00

Total: 146.50

Fabiola Vaughn
Signature

RESTAURANT COPY

Please sign, total, and leave
for your server

Merchant : 34234

TERMINAL ID: 1

***** PURCHASE *****

CARD # : *****1712 C

EXP DATE : **/**

RESPONSE CODE : 00

APP LABEL: CHASE VISA

Mode: Issuer

AID: A0000000031010

TVR: 0080008000

TSI: F800

IAD: 06010A0360A002

ARC: 00

00 APPROVED - THANK YOU 000



Invoice

March

Board & Vellum
115 15th Ave E Suite 100
Seattle, WA 98112
boardandvellum.com

2020006.00 Meeting House Knickerbocker

Rob Brewster & Steve DeWalt
518 Riverside Avenue, Suite 220
Spokane, WA 99201

Invoice Number: **2020006 - 002**

Reference:

Due on receipt

This past month, we were primarily in the Schematic Design and Pre-Design phase, working on equipment layout, floor plan options, and initial design concepts, culminating in our first design meeting. On the Design Development front, we performed work sketching revised plan options for client review after our first meeting. We also performed work on the Permitting front, beginning to set up drawings and perform related code analysis exercises.

Monika Shreves

Associate | Interior Design

Phase	Estimated Range per Agreement	Previously Billed	Current Amt
As-Built Measurements	Fixed Fee: \$3000	\$3,000.00	
Pre-Design/Schematic Design	Fixed Fee: \$7,000	\$3,500.00	\$3,500.00
Design Development	Fixed Fee: \$10,000	\$0.00	\$500.00
Permitting	Hourly: No Estimate	\$0.00	\$1,483.75
Construction Documents	Hourly: \$3,000-\$5,000	\$0.00	
Construction Observation	Hourly: No Estimate	\$0.00	
Retainer Credit	Retainer Credit: \$1,000	(\$250.00)	(\$250.00)
Reimbursable Expenses	Total Reimbursable Expenses	\$995.88	

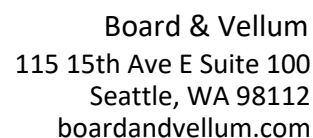
Invoice Total

\$5,233.75

Total Balance Due

Past Due Balance \$7,245.88

\$12,479.63



Client: Rob Brewster & Steve DeWalt
518 Riverside Avenue, Suite 220
Spokane, WA 99201

Invoice Date: 3/31/2020

Reference:

INVOICE TOTAL:	\$5,233.75
----------------	------------



Invoice

May 2020

Board & Vellum
115 15th Ave E Suite 100
Seattle, WA 98112
boardandvellum.com

2020006.00 - Meeting House Knickerbocker

Rob Brewster & Steve DeWalt
518 Riverside Avenue, Suite 220
Spokane, WA 99201

Invoice Number: **1062**
Date: **May 31 2020**
Due on receipt

This past month, with the project getting back up and running, we performed permit coordination with the city and the general contractor, as well as drafted the storage and bathroom layout needed for permit.

Thank You

Monika Mannix — Associate | Interior Design

Current Month's Billing

Stage	Fee \$	Previously Invoiced \$	Invoiced this Month \$
As-Built Measurements	3,000.00	3,000.00	
Pre-Design/Schematic Design	7,000.00	7,000.00	
Design Development	10,000.00	500.00	
Permitting (Hourly, No Estimate)	8,600.00	1,483.75	735.00
Construction Documents (Hourly: \$3,000-\$5,000)	4,300.00		
Construction Observation			
Reimbursable Expenses		995.88	
Retainer Credit	-1,000.00	-500.00	-250.00
Total			485.00

Total Due this Invoice:

\$485.00



Invoice

May 2020

Board & Vellum
115 15th Ave E Suite 100
Seattle, WA 98112
boardandvellum.com

2020006.00 - Meeting House Knickerbocker

Rob Brewster & Steve DeWalt
518 Riverside Avenue, Suite 220
Spokane, WA 99201

Invoice Number: **1062**
Date: **May 31 2020**
Due on receipt

Outstanding Invoices

Invoice Number	Date	Amount
2020006-002	3/31/2020	\$5,233.75

Total Due: **\$5,718.75**

In our continuous effort to utilize the best tools to serve our clients and ensure the operation of the firm, we recently upgraded our project management system. Our previous system was extraordinarily time consuming and complicating our ability to respond to clients in a timely fashion or get detailed reporting. Especially working remotely, we realized we needed to update our project management and invoice system to better serve our clients. In this change, we are consequently simplifying our invoices. This has been a request from many clients but please know that all the information and detail is still tracked. We appreciate your patience as we perfect our new process, and you may notice your invoice appearance may evolve over the next couple of months. For hourly phases, the hourly detail is now available upon request. If you have hourly phases in your project and you wish to see the detail, please email accounting@boardandvellum.com.



Invoice

June 2020

Board & Vellum
115 15th Ave E Suite 100
Seattle, WA 98112
boardandvellum.com

2020006.00 - Meeting House Knickerbocker

Rob Brewster & Steve DeWalt
518 Riverside Avenue, Suite 220
Spokane, WA 99201

Invoice Number: **1148**
Date: **June 30 2020**
Due on receipt

This past month, in the Design Development phase, we worked on revising the floor plan per your comments, and performed structural coordination. We also began ramping up the Permitting work again.

Thank You,

Monika Mannix — Associate | Interior Design

Current Month's Billing

Stage	Previously Invoiced \$	Invoiced this Month \$
As-Built Measurements (Fixed: \$3,000)	3,000.00	
Pre-Design/Schematic Design (Fixed: \$7,000)	7,000.00	
Design Development (Fixed: \$10,000)	500.00	1,500.00
Permitting (Hourly, No Estimate)	2,218.75	446.25
Construction Documents (Hourly: \$3,000-\$5,000)		
Construction Observation (Hourly, No Estimate)		
Reimbursables (includes markup)	995.88	
Retainer Credit	-750.00	-250.00
Total		1,696.25

Total Due this Invoice:

\$1,696.25



Invoice

June 2020

Board & Vellum
115 15th Ave E Suite 100
Seattle, WA 98112
boardandvellum.com

2020006.00 - Meeting House Knickerbocker

Rob Brewster & Steve DeWalt
518 Riverside Avenue, Suite 220
Spokane, WA 99201

Invoice Number: **1148**
Date: **June 30 2020**
Due on receipt

Outstanding Invoices

Invoice Number	Date	Amount
2020006-002	3/31/2020	5,233.75
1062	5/31/2020	\$485.00
Total		\$5,718.75

Total Due: **\$7,415.00**

In our continuous effort to utilize the best tools to serve our clients and ensure the operation of the firm, we recently upgraded our project management system. Our previous system was extraordinarily time consuming and complicating our ability to respond to clients in a timely fashion or get detailed reporting. Especially working remotely, we realized we needed to update our project management and invoice system to better serve our clients. In this change, we are consequently simplifying our invoices. This has been a request from many clients but please know that all the information and detail is still tracked. We appreciate your patience as we perfect our new process, and you may notice your invoice appearance may evolve over the next couple of months. For hourly phases, the hourly detail is now available upon request. If you have hourly phases in your project and you wish to see the detail, please email accounting@boardandvellum.com.



Invoice

July 2020

Board & Vellum
115 15th Ave E Suite 100
Seattle, WA 98112
boardandvellum.com

2020006.00 - Meeting House Knickerbocker

Rob Brewster & Steve DeWalt
518 Riverside Avenue, Suite 220
Spokane, WA 99201

Invoice Number: **1262**
Date: **July 31 2020**
Due on receipt

This past month, we were in both the Design Development and Permitting phases of your project. On the Design Development front, we worked on progressing the interior design of your space, culminating in our DD1 meeting where we presented finishes and fixture selections, special feature design, renderings, and furniture selections for your project. We also put together an outline specification and pricing set for your chosen general contractor. We also continued our Permitting work, continuing to develop drawings and schedules required by the city for both health and building permit and perform coordination/research as required.

Thank You,
Monika Mannix — Associate | Interior Design

Current Month's Billing

Stage	Previously Invoiced \$	Invoiced this Month \$
As-Built Measurements (Fixed: \$3,000)	3,000.00	
Pre-Design/Schematic Design (Fixed: \$7,000)	7,000.00	
Design Development (Fixed: \$10,000)	2,000.00	5,500.00
Permitting (Hourly, No Estimate)	2,665.00	3,792.50
Construction Documents (Hourly: \$3,000-\$5,000)		
Construction Observation (Hourly, No Estimate)		
Reimbursables (includes markup)	995.88	
Retainer Credit	-1,000.00	
Total		9,292.50

Total Due this Invoice:

\$9,292.50



Invoice

July 2020

Board & Vellum
115 15th Ave E Suite 100
Seattle, WA 98112
boardandvellum.com

2020006.00 - Meeting House Knickerbocker

Rob Brewster & Steve DeWalt
518 Riverside Avenue, Suite 220
Spokane, WA 99201

Invoice Number: **1262**
Date: **July 31 2020**
Due on receipt

Outstanding Invoices

Invoice Number	Date	Amount
2020006-002	3/31/2020	\$5,233.75
1062	5/31/2020	\$485.00
	Total	\$5,718.75

Total Due: **\$15,011.25**

If you have hourly phases in your project and you wish to see the detail, please email
accounting@boardandvellum.com.



Invoice

August 2020

Board & Vellum
115 15th Ave E Suite 100
Seattle, WA 98112
boardandvellum.com

2020006.00 - Meeting House Knickerbocker

Rob Brewster & Steve DeWalt
518 Riverside Avenue, Suite 220
Spokane, WA 99201

Invoice Number: **1334**
Date: **August 31 2020**
Due on receipt

This past month, we were in both the Design Development and Permitting phase. On the Design Development front, we revised the DD presentation per your comments resulting in a DD2 package. On the Permitting front, we continued to work on putting together drawings for historic, building, and health department permits, as well as performed coordination with required consultants and the GC as needed.

Thank You,
Monika Mannix — Associate | Interior Design

Current Month's Billing

Stage	Previously Invoiced \$	Invoiced this Month \$
As-Built Measurements (Fixed: \$3,000)	3,000.00	
Pre-Design/Schematic Design (Fixed: \$7,000)	7,000.00	
Design Development (Fixed: \$10,000)	7,500.00	2,500.00
Permitting (Hourly, No Estimate)	6,457.50	5,813.75
Construction Documents (Hourly: \$3,000-\$5,000)		
Construction Observation (Hourly, No Estimate)		
Reimbursables (includes markup)	995.88	
Retainer Credit	-1,000.00	
Total		8,313.75

Total Due this Invoice:

\$8,313.75



Invoice

August 2020

Board & Vellum
115 15th Ave E Suite 100
Seattle, WA 98112
boardandvellum.com

2020006.00 - Meeting House Knickerbocker

Rob Brewster & Steve DeWalt
518 Riverside Avenue, Suite 220
Spokane, WA 99201

Invoice Number: **1334**
Date: **August 31 2020**
Due on receipt

Outstanding Invoices

Invoice Number	Date	Amount
1262	7/31/2020	\$9,292.50
	Total	\$9,292.50

Total Due: **\$17,606.25**

If you have hourly phases in your project and you wish to see the detail, please email
accounting@boardandvellum.com.



Invoice

September 2020

Board & Vellum
115 15th Ave E Suite 100
Seattle, WA 98112
boardandvellum.com

2020006.00 - Meeting House Knickerbocker

Rob Brewster & Steve DeWalt
518 Riverside Avenue, Suite 220
Spokane, WA 99201

Invoice Number: **1407**
Date: **September 30
2020**
Due on receipt

This past month, we worked on finalizing our building and health permit drawings, as well as preparing and submitting for the Certificate of Appropriateness with the Historical Review Board. We also performed coordination with the GC as required.

Thank You,
Monika Mannix — Associate | Interior Design

Current Month's Billing

Stage	Previously Invoiced \$	Invoiced this Month \$
As-Built Measurements (Fixed: \$3,000)	3,000.00	
Pre-Design/Schematic Design (Fixed: \$7,000)	7,000.00	
Design Development (Fixed: \$10,000)	10,000.00	
Permitting (Hourly, No Estimate)	12,271.25	1,197.50
Construction Documents (Hourly: \$3,000-\$5,000)		
Construction Observation (Hourly, No Estimate)		
Reimbursables (includes markup)	995.88	25.00
Retainer Credit	-1,000.00	
Total		1,222.50

Total Due this Invoice:

\$1,222.50



Invoice

September 2020

Board & Vellum
115 15th Ave E Suite 100
Seattle, WA 98112
boardandvellum.com

2020006.00 - Meeting House Knickerbocker

Rob Brewster & Steve DeWalt
518 Riverside Avenue, Suite 220
Spokane, WA 99201

Invoice Number: **1407**
Date: **September 30
2020**
Due on receipt

Outstanding Invoices

Invoice Number	Date	Amount
1334	8/31/2020	-\$978.75
	Total	-\$978.75

Total Due: **\$243.75**

If you have hourly phases in your project and you wish to see the detail, please email
accounting@boardandvellum.com.

City of Spokane
Receipt
Receipt Number: 1017048



Development Services Center
808 W Spokane Falls Blvd
Spokane, WA 99201
Phone: (509) 625-6300
Fax: (509) 625-6013
my.spokanecity.org

Site Information:		Date Issued:	09/18/2020
Parcel #:		Permit Type:	Certificate of Appropriateness
Address:	507 S HOWARD ST, SPOKANE, WA	Parent Permit :	
Permit #:	D20-041HCOA	Processed By:	P UBLICUSER14939

Applicant:

Board & Vellum Architecture and Design
115 15th AVE E
Seattle, WA 981125614

Description of Work: Meeting House Coffee Shop @ the Knickerbocker Apartments

Fee Item	Quantity	Units	Amount
Administrative Review	1		\$25.00
Total Fees:			\$25.00

Payments:	Payment Comment:	Date Paid:	Cashier:	Ref #:	Amount:
Credit Card		09/18/2020	PUB		\$25.00
Payor: Jill Burdeen Board & Vellum					

Estimated Balance Due: \$0.00

This Is Not A Permit



Invoice

October 2020

Board & Vellum
115 15th Ave E Suite 100
Seattle, WA 98112
boardandvellum.com

2020006.00 - Meeting House Knickerbocker

Rob Brewster & Steve DeWalt
518 Riverside Avenue, Suite 220
Spokane, WA 99201

Invoice Number: **1496**
Date: **October 31 2020**
Due on receipt

This past month, we continued in the Permitting phase, working on final coordination and revisions before submitting for both the building and health department permits.

Thank You,
Monika Mannix — Associate | Interior Design

Current Month's Billing

Stage	Previously Invoiced \$	Invoiced this Month \$
As-Built Measurements (Fixed: \$3,000)	3,000.00	
Pre-Design/Schematic Design (Fixed: \$7,000)	7,000.00	
Design Development (Fixed: \$10,000)	10,000.00	
Permitting (Hourly, No Estimate)	13,468.75	892.50
Construction Documents (Hourly: \$3,000-\$5,000)		
Construction Observation (Hourly, No Estimate)		
Reimbursables (includes markup)	1,020.88	
Retainer Credit	-1,000.00	
Total		892.50

Total Due this Invoice: **\$892.50**

Outstanding Invoices

Invoice Number	Date	Amount
1407	9/30/2020	\$243.75
	Total	\$243.75

Total Due: **\$1,136.25**

If you have hourly phases in your project and you wish to see the detail, please email
accounting@boardandvellum.com.



Invoice

November 2020

Board & Vellum
115 15th Ave E Suite 100
Seattle, WA 98112
boardandvellum.com

2020006.00 - Meeting House Knickerbocker

Rob Brewster & Steve DeWalt

518 Riverside Avenue, Suite 220

Spokane, WA 99201

Invoice Number: **1603**

Date: **November 30 2020**

Due on receipt

This past month, we received our first round of corrections from both the building department and the health department. We performed work meeting/corresponding with reviewers accordingly and updating our drawings/writing our correction response letter.

Thank You,

Monika Mannix — Associate | Interior Design

Current Month's Billing

Stage	Previously Invoiced \$	Invoiced this Month \$
As-Built Measurements (Fixed: \$3,000)	3,000.00	
Pre-Design/Schematic Design (Fixed: \$7,000)	7,000.00	
Design Development (Fixed: \$10,000)	10,000.00	
Permitting (Hourly, No Estimate)	14,361.25	1,790.00
Construction Documents (Hourly: \$3,000-\$5,000)		
Construction Observation (Hourly, No Estimate)		
Reimbursables (includes markup)	1,020.88	
Retainer Credit	-1,000.00	
Total		1,790.00

Total Due this Invoice:

\$1,790.00



Invoice

November 2020

Board & Vellum
115 15th Ave E Suite 100
Seattle, WA 98112
boardandvellum.com

2020006.00 - Meeting House Knickerbocker

Rob Brewster & Steve DeWalt
518 Riverside Avenue, Suite 220
Spokane, WA 99201

Invoice Number: **1603**
Date: **November 30 2020**
Due on receipt

Outstanding Invoices

Invoice Number	Date	Amount
Deposit	9/23/2020	-\$978.75
1496	10/31/2020	\$892.50
	Total	-\$86.25

Total Due: **\$1,703.75**

If you have hourly phases in your project and you wish to see the detail, please email
accounting@boardandvellum.com.



Invoice

December 2020

Board & Vellum
115 15th Ave E Suite 100
Seattle, WA 98112
boardandvellum.com

2020006.00 - Meeting House Knickerbocker

Rob Brewster & Steve DeWalt
518 Riverside Avenue, Suite 220
Spokane, WA 99201

Invoice Number: **1723**
Date: **December 31 2020**
Due on receipt

This past month, we finished out the Permitting phase, completing our correction response letter and revised drawing set to submit to the city, along with associated consultant coordination.

Thank You,
Monika Mannix — Associate | Interior Design

Current Month's Billing

Stage	Previously Invoiced \$	Invoiced this Month \$
As-Built Measurements (Fixed: \$3,000)	3,000.00	
Pre-Design/Schematic Design (Fixed: \$7,000)	7,000.00	
Design Development (Fixed: \$10,000)	10,000.00	
Permitting (Hourly, No Estimate)	16,151.25	472.50
Construction Documents (Hourly: \$3,000-\$5,000)		
Construction Observation (Hourly, No Estimate)		
Reimbursables (includes markup)	1,020.88	
Retainer Credit	-1,000.00	
Total		472.50

Total Due this Invoice: **\$472.50**



Invoice

December 2020

Board & Vellum
115 15th Ave E Suite 100
Seattle, WA 98112
boardandvellum.com

2020006.00 - Meeting House Knickerbocker

Rob Brewster & Steve DeWalt
518 Riverside Avenue, Suite 220
Spokane, WA 99201

Invoice Number: **1723**
Date: **December 31 2020**
Due on receipt

Outstanding Invoices

Invoice Number	Date	Amount
Payment	09/23/2020	-\$86.25
1603	11/30/2020	\$1,790.00
	Total	\$1,703.75

Total Due: **\$2,176.25**

If you have hourly phases in your project and you wish to see the detail, please email
accounting@boardandvellum.com.



Invoice

January 2021

Board & Vellum
115 15th Ave E Suite 100
Seattle, WA 98112
boardandvellum.com

2020006.00 - Meeting House Knickerbocker

Rob Brewster & Steve DeWalt
518 Riverside Avenue, Suite 220
Spokane, WA 99201

Invoice Number: **1791**
Date: **January 31 2021**
Due on receipt

This past month, we worked on Construction Documents, putting together plans, elevations, details, and schedules for the contractor to build your project off of.

Thank You,
Monika Mannix — Associate | Interior Design

Current Month's Billing

Stage	Previously Invoiced \$	Invoiced this Month \$
As-Built Measurements (Fixed: \$3,000)	3,000.00	
Pre-Design/Schematic Design (Fixed: \$7,000)	7,000.00	
Design Development (Fixed: \$10,000)	10,000.00	
Permitting (Hourly, No Estimate)	16,623.75	
Construction Documents (Hourly: \$3,000-\$5,000)		5,253.75
Construction Observation (Hourly, No Estimate)		
Reimbursables (includes markup)	1,020.88	
Retainer Credit	-1,000.00	
Total		5,253.75

Total Due this Invoice:

\$5,253.75



Invoice

January 2021

Board & Vellum
115 15th Ave E Suite 100
Seattle, WA 98112
boardandvellum.com

2020006.00 - Meeting House Knickerbocker

Rob Brewster & Steve DeWalt
518 Riverside Avenue, Suite 220
Spokane, WA 99201

Invoice Number: **1791**
Date: **January 31 2021**
Due on receipt

Outstanding Credits

Date	Amount
9/23/2020	-\$86.25
Total	-\$86.25

Total Due: **\$5,167.50**

If you have hourly phases in your project and you wish to see the detail, please email
accounting@boardandvellum.com.



1309 S McMillan Rd
Spokane Valley, WA 99016

Invoice

Date	Invoice #
6/8/2021	10302145

Bill To
Knickerbocker LLC 507 S. Howard St. Spokane WA

Project				PO or JOB#	Due Date
					6/23/2021
Qty	Description	Est Amt	Prior Amt	Total %	Amount
	Invoice #2 progress billing Less Line # 7 attached of \$72,632 (-) prior payment of \$179,0000				256,614.08 -106,368.00
			Sales Tax (8.9%)		\$0.00
				Total	\$150,246.08
Phone #		E-mail			
5094752034		brandon@flywheelconstruction.com			

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE 1 OF 2 PAGES

TO OWNER:

Knickerbocker LLC

PROJECT:

Knickerbocker Meeting Place
507 N. Howard
Spokane, WA 99204

APPLICATION NO

2

Distribution to:**INVOICE NO:**

2

☒ OWNER☐ ARCHITECT☐ CONTRACTOR☐ BANK**FROM CONTRACTOR:**

Flywheel Construction & Development
1309 S. McMillan Rd
Spokane Valley, WA 99016

VIA ARCHITECT:**PERIOD TO:**

03.01.21 to 06.01.2021

PROJECT NOS:**CONTRACT DATE:****CONTRACTOR'S APPLICATION FOR PAYMENT**

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

1. ORIGINAL CONTRACT SUM	\$	425,663.05
2. Net change by Change Orders	\$	26,779.65
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	452,442.70
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	302,338.39
5. RETAINAGE:		
a. 0 % of Completed Work (Column D + E on G703)	\$	0.00
b. % of Stored Material (Column F on G703)	\$	0
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	0.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	302,338.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	72,632.00
8. WSST / Deferred		26,908.08
9. CURRENT PAYMENT DUE	\$	256,614.08
10. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	150,104.70

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	
Total approved this Month	\$26,779.65	
TOTALS	\$26,779.65	\$0.00
NET CHANGES by Change Order	\$26,779.65	

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:

Brandon L. Spackman, President

Date:

06.08.2021

CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Owner/ Architect certifies to the best of the their 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 \$

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)
OWNER/ 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

AIA DOCUMENT G703

PAGE 2 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: 2

APPLICATION DATE: 06.08.2021

PERIOD TO: 03.01.21 to 06.01.2021

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	BUDGET VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	%(G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	Haul off materials in room and dump	471.00	235.50	235.50		\$471.00	100.00%	\$0.00	
2	Demo labor, haul, truck and misc tools	2,910.00	1,455.00	1,455.00		\$2,910.00	100.00%	\$0.00	
3	Floor removal put back for plumbing	1,200.00	600.00	600.00		\$1,200.00	100.00%	\$0.00	
4	Wood base & window wrap/ sills	5,680.00				\$0.00	0.00%	\$5,680.00	
5	Framing, Dryall and Tape	19,050.00	9,525.00			\$9,525.00	50.00%	\$9,525.00	
6	Wood floor patch and repair for overlay	3,000.00		3,000.00		\$3,000.00	100.00%	\$0.00	
7	Doors, trim and hardware	5,250.00		1,500.00		\$1,500.00	28.57%	\$3,750.00	
8	Window for walk up	1,910.00				\$0.00	0.00%	\$1,910.00	
9	Saw cutting for restrooms & Pour Back	4,170.00		4,170.00		\$4,170.00	100.00%	\$0.00	
10	Painting	12,600.00				\$0.00	0.00%	\$12,600.00	
11	Flooring (includes floor prep)	20,749.00				\$0.00	0.00%	\$20,749.00	
12	Cabinets Excluding Counters	8,985.00				\$0.00	0.00%	\$8,985.00	
13	Plywood cabinets add	3,200.00				\$0.00	0.00%	\$3,200.00	
14	Steel Counters	10,141.00				\$0.00	0.00%	\$10,141.00	
15	Plumbing complete, bathrooms, gas piping	44,137.00	22,068.50			\$22,068.50	50.00%	\$22,068.50	
16	Blue panel at seating area	1,675.00				\$0.00	0.00%	\$1,675.00	
17	Electrical for Coffee Shop (lighting budget below)	21,800.00	10,900.00			\$10,900.00	50.00%	\$10,900.00	
18	Lighting budget for project	7,100.00	3,550.00	3,550.00		\$7,100.00	100.00%	\$0.00	
19	HVAC, Includes oval duc, gas main modifications	31,800.00	15,900.00			\$15,900.00	50.00%	\$15,900.00	
20	Gas pipe main re-work and run	4,300.00		4,300.00		\$4,300.00	100.00%	\$0.00	
21	Engineer/ Design Plans for HVAC	2,400.00	1,200.00			\$1,200.00	50.00%	\$1,200.00	
22	Grab bars and toilet accessories	1,260.00		350.00		\$350.00	27.78%	\$910.00	
23	Fire Alarm	1,500.00				\$0.00	0.00%	\$1,500.00	
24	Cushion for Bench	12,469.05				\$0.00	0.00%	\$12,469.05	
25	Water line replacement with sidewalk and curb patch	4,303.00		4,303.00		\$4,303.00	100.00%	\$0.00	
26	Electrical Service and Gear Upgrade Avista	21,270.00		19,505.00		\$19,505.00	91.70%	\$1,765.00	
	TOTALS	253,330.05	65,434.00	42,968.50	0.00	108,402.50	42.79%	144,927.55	

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE 3 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: 2

APPLICATION DATE: 06.08.2021

PERIOD TO: 03.01.21 to 06.01.2021

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)		
27	Avista service charge fee	2,000.00		2,000.00		\$2,000.00	100.00%	\$0.00	
28	Summit permit plans	1,500.00				\$0.00	0.00%	\$1,500.00	
29	Supervision/ Foreman, Temp Toilet & Gen Conditions	29,990.00		12,850.00		\$12,850.00	42.85%	\$17,140.00	
30	Equipment	105,842.00		33,078.00		\$33,078.00	31.25%	\$72,764.00	
31	Insurance	3,927.00	654.34	1,025.00		\$1,679.34	42.76%	\$2,247.66	
32	Overhead and Profit	29,075.00	6,543.40	5,900.00		\$12,443.40	42.80%	\$16,631.60	
30	CO1 Window Trim Out	1,218.00				\$0.00	0.00%	\$1,218.00	
31	CO2 Exterior Concrete	11,845.00		11,845.00		\$11,845.00	100.00%	\$0.00	
32	CO3 Entry Door and Walk Up Window	2,079.00				\$0.00	0.00%	\$2,079.00	
33	CO4 Structural Floor Repair					\$0.00	#DIV/0!	\$0.00	
34	CO5 Water Main Extension Added Costs	4,979.00		4,979.00		\$4,979.00	100.00%	\$0.00	
35	CO6 Additional Electrical for Outlets & Ductwork	3,549.65		3,549.65		\$3,549.65	100.00%	\$0.00	
36	CO7 Plumbing Additions & Alterations	3,109.00		3,109.00		\$3,109.00	100.00%	\$0.00	
TOTALS		452,443.70	72,631.74	121,304.15	0.00	193,935.89	42.86%	258,507.81	

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE 1 OF 2 PAGES

TO OWNER:

Knickerbocker LLC

PROJECT:

Knickerbocker Meeting Place
507 N. Howard
Spokane, WA 99204

APPLICATION NO

3

Distribution to:**INVOICE NO:**

3

☒

OWNER

☐

ARCHITECT

☐

CONTRACTOR

☐

BANK

☐

FROM CONTRACTOR:

Flywheel Construction & Development
1309 S. McMillan Rd
Spokane Valley, WA 99016

VIA ARCHITECT:**PERIOD TO:**

07.01.21 to 08.25.2021

PROJECT NOS:**CONTRACT DATE:**

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM	\$	425,663.05
2. Net change by Change Orders	\$	41,071.20
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	466,734.25
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	382,301.34
5. RETAINAGE:		
a. 0 % of Completed Work (Column D + E on G703)	\$	0.00
b. % of Stored Material (Column F on G703)	\$	0
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	0.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	382,301.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	299,240.00
8. WSST / Deferred		34,407.09
9. CURRENT PAYMENT DUE	\$	117,468.09
10. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	84,433.25

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$23,682.00	
Total approved this Month	\$17,389.20	
TOTALS	\$41,071.20	\$0.00
NET CHANGES by Change Order	\$41,071.20	

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:

Brandon L. Spackman, President

Date:

08.24.2021

CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Owner/ Architect certifies to the best of the their 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 \$

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)
OWNER/ 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

AIA DOCUMENT G703

PAGE 2 OF 3 PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

APPLICATION NO: 3

Contractor's signed certification is attached.

APPLICATION DATE: 08.25.2021

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

PERIOD TO: 07.01.21 to 08.25.2021

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	BUDGET VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	%(G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	Haul off materials in room and dump	471.00	471.00			\$471.00	100.00%	\$0.00	
2	Demo labor, haul, truck and misc tools	2,910.00	2,910.00			\$2,910.00	100.00%	\$0.00	
3	Floor removal put back for plumbing	1,200.00	1,200.00			\$1,200.00	100.00%	\$0.00	
4	Wood base & window wrap/ sills	5,680.00	0.00	4,580.00		\$4,580.00	80.63%	\$1,100.00	
5	Framing, Dryall and Tape	19,050.00	9,525.00	9,525.00		\$19,050.00	100.00%	\$0.00	
6	Wood floor patch and repair for overlay	3,000.00	3,000.00			\$3,000.00	100.00%	\$0.00	
7	Doors, trim and hardware	5,250.00	1,500.00	3,750.00		\$5,250.00	100.00%	\$0.00	
8	Window for walk up	1,910.00	0.00	1,910.00		\$1,910.00	100.00%	\$0.00	
9	Saw cutting for restrooms & Pour Back	4,170.00	4,170.00			\$4,170.00	100.00%	\$0.00	
10	Painting	12,600.00	0.00	12,100.00		\$12,100.00	96.03%	\$500.00	
11	Flooring (includes floor prep)	20,749.00	0.00	20,749.00		\$20,749.00	100.00%	\$0.00	
12	Cabinets Excluding Counters	8,985.00	0.00	8,985.00		\$8,985.00	100.00%	\$0.00	
13	Plywood cabinets add	3,200.00	0.00	3,200.00		\$3,200.00	100.00%	\$0.00	
14	Steel Counters	10,141.00	0.00	7,737.00		\$7,737.00	76.29%	\$2,404.00	
15	Plumbing complete, bathrooms, gas piping	44,137.00	22,068.50	17,000.00		\$39,068.50	88.52%	\$5,068.50	
16	Blue panel at seating area	1,675.00	0.00	1,675.00		\$1,675.00	100.00%	\$0.00	
17	Electrical for Coffee Shop (lighting budget below)	21,800.00	10,900.00	10,900.00		\$21,800.00	100.00%	\$0.00	
18	Lighting budget for project	7,100.00	7,100.00			\$7,100.00	100.00%	\$0.00	
19	HVAC, Includes oval duc, gas main modifications	31,800.00	15,900.00	15,900.00		\$31,800.00	100.00%	\$0.00	
20	Gas pipe main re-work and run	4,300.00	4,300.00			\$4,300.00	100.00%	\$0.00	
21	Engineer/ Design Plans for HVAC	2,400.00	1,200.00	1,200.00		\$2,400.00	100.00%	\$0.00	
22	Grab bars and toilet accessories	1,260.00	350.00	910.00		\$1,260.00	100.00%	\$0.00	
23	Fire Alarm	1,500.00	0.00	1,500.00		\$1,500.00	100.00%	\$0.00	
24	Cushion for Bench	12,469.05	0.00	7,850.00		\$7,850.00	62.96%	\$4,619.05	
25	Water line replacement with sidewalk and curb patch	4,303.00	4,303.00			\$4,303.00	100.00%	\$0.00	
26	Electrical Service and Gear Upgrade Avista	21,270.00	19,505.00	1,765.00		\$21,270.00	100.00%	\$0.00	
	TOTALS	253,330.05	108,402.50	131,236.00	0.00	239,638.50	94.60%	13,691.55	

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE 3 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: 3

APPLICATION DATE: 08.25.2021

PERIOD TO: 07.01.21 to 08.25.2021

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
27	Avista service charge fee	2,000.00	2,000.00			\$2,000.00	100.00%	\$0.00	
28	Summit permit plans	1,500.00	0.00	1,500.00		\$1,500.00	100.00%	\$0.00	
29	Supervision/ Foreman, Temp Toilet & Gen Conditions	29,990.00	12,850.00	14,850.00		\$27,700.00	92.36%	\$2,290.00	
30	Equipment	105,842.00	33,078.00	8,497.00		\$41,575.00	39.28%	\$64,267.00	
31	Insurance	3,927.00	1,679.34	1,800.00		\$3,479.34	88.60%	\$447.66	
32	Overhead and Profit	29,075.00	12,443.40	13,600.00		\$26,043.40	89.57%	\$3,031.60	
30	CO1 Window Trim Out	1,218.00	0.00	1,218.00		\$1,218.00	100.00%	\$0.00	
31	CO2 Exterior Concrete	11,845.00	11,845.00			\$11,845.00	100.00%	\$0.00	
32	CO3 Entry Door and Walk Up Window	2,079.00	0.00	2,079.00		\$2,079.00	100.00%	\$0.00	
33	CO4 Structural Floor Repair (only charged labor)	1,440.00	0.00	1,440.00		\$1,440.00	100.00%	\$0.00	
34	CO5 Water Main Extension Added Costs	4,979.00	4,979.00			\$4,979.00	100.00%	\$0.00	
35	CO6 Additional Electrical for Outlets & Ductwork	3,560.00	3,560.00			\$3,560.00	100.00%	\$0.00	
						\$0.00	#DIV/0!	\$0.00	
36	CO7 Cabinet Rework shops, drawers, shops drawings	2,127.87	0.00	2,127.87		\$2,127.87	100.00%	\$0.00	
37	CO8 Blue Tile Change From Specified	1,221.00	0.00	1,221.00		\$1,221.00	100.00%	\$0.00	
38	CO9 Exterior Stair & Hallway Door (no glass)	6,105.00	0.00	5,785.00		\$5,785.00	94.76%	\$320.00	
39	CO10 Water Filling Station Plumbing Now Shown	733.15	0.00	400.00		\$400.00	54.56%	\$333.15	
40	CO11 Window Film	1,491.95	0.00	0.00		\$0.00	0.00%	\$1,491.95	
41	CO12 Electrical For Sonos, Security, Relocation of boxes	3,546.45	0.00	3,546.45		\$3,546.45	100.00%	\$0.00	
42	CO13 Brick Sealer	1,270.50	0.00	1,270.50		\$1,270.50	100.00%	\$0.00	
43	CO14 New Concrete Entry Ramp	893.28	0.00	893.28		\$893.28	100.00%	\$0.00	



P.O. Box 2672
202 N. NAPA
SPOKANE, WA 99220
(509) 535-0301
(509) 534-1787-FAX

June 30, 2021

Regarding: Meeting House - Knickerbocker

Addendums,

We are pleased to quote the following. Prices are firm for 30 days. Terms are NET 30 on approved credit. Prices do not include any use or sales tax and are f.o.b. factory freight allowed and are not subject to retainage.

08110 HOLLOW METAL DOORS AND FRAMES "Curries" (1) 5 ¾", 3070 hollow metal three sided frame (1) 5 ¾", 3068 hollow metal three sided frame (1) 3070 hollow metal door leaf with a 24" X 34" lite kit for 1" insulated glass (1) 3068 hollow metal door leaf with a 24" X 12" lite kit for 1" glass for the sum of **\$1,876.00**. No glass, glazing, hardware, anchor bolts, structural iron, aluminum, finish paint, caulking, grout, bituminous coating or lead lining included. Allow 2 - 3 weeks for delivery following final approvals.

08710 FINISH HARDWARE for the sum of **\$3,474.00**. Bidding (6) exterior hinges, (2) exit devices, (2) stop arm closers, (2) floor stops, (2) kick plates, (2) thresholds, (2) sweeps, (2) gasketing, No cabinet hardware or signage included. Please allow 2 - 3 weeks for delivery following final approvals.

Sincerely,

Shawn R. Crawford

Shawn R. Crawford
Estimator/Project Manager
crawfords@yadon.com
(509)535-0301 phone
(509)534-1787 fax

VOLTRIC ELECTRIC, INC.

P.O. Box 3884
Spokane, WA 99220-3884
509-624-6142
office@voltricelectric.com
www.voltricelectric.com



Proposal

ADDRESS

BRANDON SPACKMAN
FLYWHEEL CONSTRUCTION
1309 S. McMillan Rd
Spokane Valley, WA 99016

PROPOSAL # 2504**DATE 05/26/2021****EXPIRATION DATE 06/28/2021****P.O. NUMBER**

Coffee Shop Extras

SALES REP

Frank & Steve

ACTIVITY	QTY	RATE	AMOUNT
Extras to contract #2348			3,195.00
Provide and install duplex receptacles with ARC Fault and GFI protection where required. (4) to be ceiling mounted for Sonos Speakers.	4		
Provide electrical for the following appliances- Freezer, and Refriderator.	2		
Provide dedicated circuit to the gas-fired furnace	1		
INSTALL CIRCUIT AND DISC FOR 50 AMP A/C Roof Top Unit. RTU to be within 15' of roof penetration. A weatherproof service outlet is included. T-Stat wiring by others.	1		
6 hours allotted for Demo or relocating of junction boxes, and wiring for ductwork	6		
NOTES			
Concealed or unknown physical conditions encountered at the site may differ materially from those indicated in the Contract Documents or from those conditions ordinarily found to exist, the Contract Sum and Contract Time shall be subject to equitable adjustment.			
This price includes labor, materials and permit fees.			
PLEASE ADD SALES TAX			
TOTAL			\$3,195.00

Accepted By

Accepted Date



8849 W Wyoming Rd
Rathdrum, ID 83858

Customer No: 39694
Invoice No: 684000
Inv Date: 08/19/21
Page: Page 1 of 1
Customer PO: KNICKERBOCKER MTG HO

Flywheel Construction & Dev
1309 S McMillian Rd
Spokane Valley WA 99016

Interstate Concrete & Asphalt
8849 W Wyoming Rd
Rathdrum, ID 83858
208-765-1144

brandon@flywheelconstruction.com

Delivered To: 507 S HOWARD ST - MP22D

Ordered By: SHAE

Date	Code - Material Description	QTY	UM	Unit Price	Haul QTY	Matl Total	Haul Total	Tax	Total
Plant: 05717 ICA - Airway Heights Concrete									
JOB # / PO # / KNICKERBOCKER MTG HO									
08/19/21	306066 - 6 SK 3/4" EXTERIOR	1.50	CY	123.50	0.00	185.25	0.00	16.67	201.92
08/19/21	467755 - FUEL SURCHARGE	1.00	EA	6.00	0.00	6.00	0.00	0.54	6.54
08/19/21	487000 - ENVIRONMENTAL SURCHARGE	1.50	EA	4.00	0.00	6.00	0.00	0.54	6.54
08/19/21	487950 - SHORT LOAD CHARGE - CONCRETE	1.00	EA	175.00	0.00	175.00	0.00	15.75	190.75
08/19/21	487955 - STAND BY TIME - MIXER	17.00	MIN	0.00	0.00	0.00	0.00	0.00	0.00
Total Invoice:		22.00				372.25	0.00	33.50	405.75

Ticket number(s) shipped from plant 05717 - ICA - Airway Heights Concrete
*4139936

Invoice Taxing Authority Summary:
3210 Spokane City/Spokane County **9.31**
WA0000 Washington State Sales Tax **24.20**

We Appreciate You and Your Business!

New Portal Website as of 2021 - mymaterialsportal.myamatportal.com. Questions? Accounts Receivable Department Contact 509-536-3042.

Finance Charges will be applied to any late invoices at a rate of 1.5% per month per credit agreement or the State's Lawful Amount

Invoice Amount: **405.75**

Amount Paid: _____

Customer Name: Flywheel Construction & Dev
Customer No: 39694
Invoice #: 684000
Date: 08/19/21

If you have any questions about your invoice please call 208-765- 1144

Customer PO: KNICKERBOCKER MTG HO
Due Date: 09/10/21

Remit Payment To: Interstate Concrete & Asphalt
P.O. Box 742347
Los Angeles, CA 90074

Please provide your email address below if you would like to start receiving your invoices via email

Remit To:

STAR RENTALS INC
PO BOX 3875
SEATTLE WA 98124-3875
www.starrentals.com

Invoice

Closed	Invoice#
Wed 8/18/2021	568652-13

Bill to:

Customer #: 177772

FLYWHEEL CONSTRUCTION & DEV LLC
1309 S MCMILLAN RD

SPOKANE VALLEY, WA 99016

Job Descr: Will call

PO #: The Meeting House

Job No: .

Date Out Wed 8/18/2021

Terms	Aging Date
Net 10th	Wed 8/18/2021

Fold Here

Fold Here

Ordered By: .

Picked up by: .

Used at Address

Shae 509-868-3438
5th & Howard
5th & Howard
SPOKANE, WA 99212

Qty	Key	Items	Ser#	Disc%	Returned Date	Price
1	275-0075#G9340	SAW, CUT-OFF, GAS HUSQVARNA K970 1day \$60.00 1week \$160.00 4weeks \$380.00	020170200051	25%	Wed 8/18/2021 9:44AM	\$45.00

* SIDEWALK CUTTING FOR RAMP @ DOOR INSTALL

Labor to remove and finish

Cut and Remove 4hrs @ \$45hr \$175
Pour back and Finish 4hrs @ \$45hr \$175 = \$350

Current Net 10th

Please pay from this invoice.

Rental and Sales:					SPOKANE VALLEY:
\$60.00					\$4.01
Total Amount:	\$64.01	Discount:	\$15.00	Total Paid	\$0.00
				Total Due	\$49.01

509-924-8080

www.starrentals.com

509-924-1652

Open Monday through Friday 7:00 am to 5:00 PM, Closed Saturday + Sunday

Printed On Thu 8/19/2021 6:03:47AM

Software by Point-of-Rental Software www.point-of-rental.com

Modification #2

Contract-Params.SQL.rpt (10)

Brandon Spackman

From: Ralph Steiner <steiners2x2@msn.com>
Sent: Wednesday, August 4, 2021 10:28 AM
To: Brandon Spackman
Subject: KNICKERBOCKER- BRICK SEALER

Brandon,

Here is our change order request.

-Labor =910.00

-Materials =140.00

-10% Mark up =105.00

-Total =1155.00

Thanks, Todd



7227 E. Sprague Ave., Spok., WA. 99212

509-328-4015 - 509-928-2414

sales@spokanesunscreen.com



Estimate

8838

Date 4/6/2020



WA. Lic. # SPOKASL832K4
ID. Lic. # RCE-51772

Bill to

Flywheel Construction
1309 S. McMillan Rd RS 7/21
Spokane Valley, WA 99216
Attn: Brandon (509) 475-2034
brandon@flywheelconstruction.com

Ship To

Spokane Police Department
111 N. Wall St
Spokane, WA 99201

P.O. No. / W.O. No.

Terms

Rep

Due Date

Due on receipt

Rick

4/6/2020

Qty	Item	Description	Amount
1	Commercial Sunscreening	North Entrance in Frost to Double Doors and Two Sidelites, South Entrance in One Way Finish to Two Doors and Six Sidelites per plans	3,127.50T
		4/6 1:32pm emailed to Brandon	

We Accept:



**CHECK
& CASH**

ACK. of: A.) addendum/s B.) Alternate/s

Subtotal

\$3,127.50

Sales Tax (0.0%)

\$0.00

Total

\$3,127.50

Please note pricing is based on the following unless otherwise noted; 1.) work located in Spokane/Spokane County. 2.) installation during normal business hours M-F 8-5. 3.) inside installation requiring 6' ladders or less. 4.) No removal of existing film, paint, vinyl or shades. 5.) not a prevailing wage job. 6.) clear access to be provided to windows for installation. 7.) no additional insurance requirements; changes, additions or certificates being named. 8.) no performance or payment bonds required. We are pleased to submit the quotation above for your consideration. Should you place an order, be assured it will receive our prompt attention. Purchaser acknowledges the installation of Spokane Sunscreen products often requires the use of water or other solutions that may have an effect on unfinished, old, or defective structures and hold Spokane Sunscreen harmless.

This quotation is valid for 60 days. If legal proceedings are instituted the prevailing party shall be entitled to reasonable attorneys fees and court costs associated with such action. Any disputes arising shall be resolved in Spokane County. If customer cancels job with less than 24 hr. notice a cancellation fee will be added. I accept the quotation above and the terms and conditions and authorize all work to be performed. Signature required on all orders along with a 50% deposit on residential sales at time of order. Thank You. Signature: _____ Date: _____.

Brandon Spackman

Subject: FW: Equipment and Ordering

From: Brandon Spackman

Sent: Friday, May 21, 2021 11:25 AM

To: steve.l.dewalt@gmail.com; Elisabeth Krahn <elisabeth@meetinghousecafes.com>

Subject: Equipment and Ordering

Wanted to touch base on some things.

I sent the equipment sheet. I have heard nothing back. I want to start ordering things. Am I good to go based on that sheet? As mentioned just the items I have its gone up about \$3K since Feb. Let me know if I am good to order my items on the list. I also need to know about the Elisabeth items.

How did the booth meeting go? What can I do and do we need to do anything?

Outlets? None are shown in the seating area or public area. Need to know where you want them ASAP for Voltric.

R&R will be at our meeting on Tuesday and starting on site that day as well. They came by Wednesday and went over rough in with Shae and are going.

Bob stopped by yesterday and directed a few things.

1. Wants a price to replace all the glass in the building with tempered glass? As you know we cant replace just the glass. It would have to be the entire window system. As you know that is a can of worms. Approval from the historical society. Replace with "Like" windows. I need confirmation on what he really wants.
2. Replace the window in the bathroom with a new one. I will try to track something down. I would say a vinyl window with frosted film?
3. He wanted the wall lowered in the seating area that was at 52". We have the metal panels already that go on top of it so we might have to come up with something else for the metal or frame a soffit down.

The blue tile should be here today. That blue tile is \$1,100 more than the options that were initially submitted for samples. Basically was 2x as much.

Attached are some pictures of the finished walls with the counter and lower half wall.

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE 1 OF 3 PAGES

TO OWNER:

Knickerbocker LLC

PROJECT:

Knickerbocker Meeting Place
507 N. Howard
Spokane, WA 99204

APPLICATION NO

4

Distribution to:

INVOICE NO:

4

☒ OWNER

☐ ARCHITECT

☐ CONTRACTOR

☐ BANK

FROM CONTRACTOR:

Flywheel Construction & Development
1309 S. McMillan Rd
Spokane Valley, WA 99016

VIA ARCHITECT:

PERIOD TO:

08.25.2021 to 09.30.2021

PROJECT NOS:

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM	\$	425,663.05
2. Net change by Change Orders	\$	46,135.44
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	471,798.49
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	409,132.44
5. RETAINAGE:		
a. 0 % of Completed Work (Column D + E on G703)	\$	0.00
b. % of Stored Material (Column F on G703)	\$	0
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	0.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	409,132.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	382,301.00
8. WSST / Deferred		2,414.79
9. CURRENT PAYMENT DUE	\$	29,245.79
10. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	62,666.49

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$41,071.20	
Total approved this Month	\$5,064.24	
TOTALS	\$46,135.44	\$0.00
NET CHANGES by Change Order	\$46,135.44	

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:

Brandon L. Spackman, President

Date:

09.30.2021

CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Owner/ Architect certifies to the best of the their 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 \$

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)
OWNER/ 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

AIA DOCUMENT G703

PAGE 2 OF 3 PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

APPLICATION NO: 4

Contractor's signed certification is attached.

APPLICATION DATE: 09.30.2021

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

PERIOD TO: 08.25.21 to 09.30.21

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	BUDGET VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	%(G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	Haul off materials in room and dump	471.00	471.00			\$471.00	100.00%	\$0.00	
2	Demo labor, haul, truck and misc tools	2,910.00	2,910.00			\$2,910.00	100.00%	\$0.00	
3	Floor removal put back for plumbing	1,200.00	1,200.00			\$1,200.00	100.00%	\$0.00	
4	Wood base & window wrap/ sills	5,680.00	4,580.00	1,100.00		\$5,680.00	100.00%	\$0.00	
5	Framing, Dryall and Tape	19,050.00	19,050.00			\$19,050.00	100.00%	\$0.00	
6	Wood floor patch and repair for overlay	3,000.00	3,000.00			\$3,000.00	100.00%	\$0.00	
7	Doors, trim and hardware	5,250.00	5,250.00			\$5,250.00	100.00%	\$0.00	
8	Window for walk up	1,910.00	1,910.00			\$1,910.00	100.00%	\$0.00	
9	Saw cutting for restrooms & Pour Back	4,170.00	4,170.00			\$4,170.00	100.00%	\$0.00	
10	Painting	12,600.00	12,100.00	500.00		\$12,600.00	100.00%	\$0.00	
11	Flooring (includes floor prep)	20,749.00	20,749.00			\$20,749.00	100.00%	\$0.00	
12	Cabinets Excluding Counters	8,985.00	8,985.00			\$8,985.00	100.00%	\$0.00	
13	Plywood cabinets add	3,200.00	3,200.00			\$3,200.00	100.00%	\$0.00	
14	Steel Counters	10,141.00	7,737.00	2,404.00		\$10,141.00	100.00%	\$0.00	
15	Plumbing complete, bathrooms, gas piping	44,137.00	39,068.50	5,068.50		\$44,137.00	100.00%	\$0.00	
16	Blue panel at seating area	1,675.00	1,675.00			\$1,675.00	100.00%	\$0.00	
17	Electrical for Coffee Shop (lighting budget below)	21,800.00	21,800.00			\$21,800.00	100.00%	\$0.00	
18	Lighting budget for project	7,100.00	7,100.00			\$7,100.00	100.00%	\$0.00	
19	HVAC, Includes oval duc, gas main modifications	31,800.00	31,800.00			\$31,800.00	100.00%	\$0.00	
20	Gas pipe main re-work and run	4,300.00	4,300.00			\$4,300.00	100.00%	\$0.00	
21	Engineer/ Design Plans for HVAC	2,400.00	2,400.00			\$2,400.00	100.00%	\$0.00	
22	Grab bars and toilet accessories	1,260.00	1,260.00			\$1,260.00	100.00%	\$0.00	
23	Fire Alarm	1,500.00	1,500.00			\$1,500.00	100.00%	\$0.00	
24	Cushion for Bench	12,469.05	7,850.00	2,300.00		\$10,150.00	81.40%	\$2,319.05	
25	Water line replacement with sidewalk and curb patch	4,303.00	4,303.00			\$4,303.00	100.00%	\$0.00	
26	Electrical Service and Gear Upgrade Avista	21,270.00	21,270.00			\$21,270.00	100.00%	\$0.00	
	TOTALS	253,330.05	239,638.50	11,372.50	0.00	251,011.00	99.08%	2,319.05	

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE 3 OF 3 PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

APPLICATION NO: 4

Contractor's signed certification is attached.

APPLICATION DATE: 09.30.2021

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

PERIOD TO: **08.25.21 to 09.30.21**

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 (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	%(G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
27	Avista service charge fee	2,000.00	2,000.00			\$2,000.00	100.00%	\$0.00	
28	Summit permit plans	1,500.00	1,500.00			\$1,500.00	100.00%	\$0.00	
29	Supervision/ Foreman, Temp Toilet & Gen Conditions	29,990.00	27,700.00	2,290.00		\$29,990.00	100.00%	\$0.00	
30	Equipment	105,842.00	41,575.00	2,800.00		\$44,375.00	41.93%	\$61,467.00	
31	Insurance	3,927.00	3,479.34	447.66		\$3,927.00	100.00%	\$0.00	
32	Overhead and Profit	29,075.00	26,043.40	3,031.60		\$29,075.00	100.00%	\$0.00	
30	CO1 Window Trim Out	1,218.00	1,218.00			\$1,218.00	100.00%	\$0.00	
31	CO2 Exterior Concrete	11,845.00	11,845.00			\$11,845.00	100.00%	\$0.00	
32	CO3 Entry Door and Walk Up Window	2,079.00	2,079.00			\$2,079.00	100.00%	\$0.00	
33	CO4 Structural Floor Repair (only charged labor)	1,440.00	1,440.00			\$1,440.00	100.00%	\$0.00	
34	CO5 Water Main Extension Added Costs	4,979.00	4,979.00			\$4,979.00	100.00%	\$0.00	
35	CO6 Additional Electrical for Outlets & Ductwork	3,560.00	3,560.00			\$3,560.00	100.00%	\$0.00	
			0.00						
36	CO7 Cabinet Rework shops, drawers, shops drawings	2,127.87	2,127.87			\$2,127.87	100.00%	\$0.00	
37	CO8 Blue Tile Change From Specified	1,221.00	1,221.00			\$1,221.00	100.00%	\$0.00	
38	CO9 Exterior Stair & Hallway Door (no glass)	6,105.00	5,785.00			\$5,785.00	94.76%	\$320.00	
39	CO10 Water Filling Station Plumbing Now Shown	733.15	400.00	333.15		\$733.15	100.00%	\$0.00	
40	CO11 Window Film	1,491.95	0.00	1,491.95		\$1,491.95	100.00%	\$0.00	
41	CO12 Electrical For Sonos, Security, Relocation of boxes	3,546.45	3,546.45			\$3,546.45	100.00%	\$0.00	
42	CO13 Brick Sealer	1,270.50	1,270.50			\$1,270.50	100.00%	\$0.00	
43	CO14 New Concrete Entry Ramp	893.28	893.28			\$893.28	100.00%	\$0.00	
44	CO 15 Painting of Storage Room Ceiling/ Walls	1,320.00	\$0.00	1,320.00		\$1,320.00	100.00%	\$0.00	
45	CO 16 Fire Alarm Modifications per Fire Marshal	2,423.30	\$0.00	2,423.00		\$2,423.00	99.99%	\$0.30	
46	CO 17 Rope Lighting & Controller	1,321.24	\$0.00	1,321.24		\$1,321.24	100.00%	\$0.00	

Brandon Spackman

Subject: FW: Knickerbocker Meeting Place/ Coffee Shop

From: Ralph Steiner <steiners2x2@msn.com>
Sent: Tuesday, August 31, 2021 10:58 AM
To: Brandon Spackman <brandon@flywheelconstruction.com>
Subject: Re: Knickerbocker Meeting Place/ Coffee Shop

KNICKERBOCKER/COFFEE SHOP

STORAGE ROOM PAINTING:

SCOPE OF WORK:

PROTECT DUCTWORK, PROTECT EXPOSED CONCRETE FLOOR, PROTECT EXPOSED BRICK WALL, PRIME & PAINT EXPOSED CEILING TRUSSES, PIPE, WIRING AS IS. PRIME AND PAINT WALLS, EXPOSED STUDS, PLYWOOD WALLS, GWB, EXISTING WOOD @ WINDOWS. MINOR PREP TO SUBSTRATES.
COLOR TO BE WHITE THROUGHOUT. STRAGE AREA BEHIND ENTRY DOOR TO STAY AS IS.

NO TAX TOTAL = 1200.00

Thank you,
Ralph Steiner
STEINCO INC.
509-993-3282

VOLTRIC ELECTRIC, INC.

P.O. Box 3884
Spokane, WA 99220-3884
509-624-6142
office@voltricelectric.com
www.voltricelectric.com



INVOICE

BILL TO

BRANDON SPACKMAN
FLYWHEEL CONSTRUCTION
1309 S. McMillan Rd
Spokane Valley, WA 99016

INVOICE # 8574**DATE 09/16/2021****DUE DATE 09/26/2021****TERMS Net 10****P.O. NUMBER**

New Coffee Shop

DESCRIPTION	QTY	RATE	AMOUNT
Provide electrical at new coffee shop as per drawings.			
CONTRACT BALANCE			10,900.00
			Subtotal: 10,900.00
Extras to contract: Provide and install diode LED tape light for bar. Tape light controlled by timer.			
#12 THHN CU WIRE	140	0.42	58.80
12/2 MC METAL CLAD CABLE	15	1.01	15.15
MC CONNECTORS	2	1.36	2.72
1/2" EMT CONDUIT	10	0.99	9.90
1/2" EMT FITTING S.S.	4	0.31	1.24
1/2" CONDUIT BODY	1	9.19	9.19
16/2 AUDIO CABLE	30	0.37	11.10
TIMER	1	61.63	61.63
DIODE DRIVER	1	267.24	267.24
DIODE TAPE LIGHT	1	389.16	389.16
JOURNEYMAN ELECTRICIAN HOURLY	3.75	115.00	431.25
JOURNEYMAN ELECTRICIAN HOURLY CREDIT	3.75	-15.00	-56.25
		TAPE LIGHT AND CONTROLLER	\$1,201.13

A 1.5% FINANCE CHARGE WILL BE ASSESSED ON
ALL INVOICES OVER 30 DAYS PAST DUE.

BALANCE DUE**\$12,101.13**

Payments made by card will incur a 3.5% fee. This is the same fee charged by Intuit QuickBooks for accepting payments made by card.

Fire Systems West, Inc.

922 North Lake Road • Spokane, Washington 99212 • (509) 534-5180

INVOICE

INVOICE # 3172109008

DATE: September 10, 2021

(This invoice is for work completed through the end of the current month.)

BILL TO:

FLYWHEEL CONSTRUCTION
1309 S MCMILLIAN RD
SPOKANE VALLEY, WA 99016

JOB LOCATION:

KNICKERBOCKER MEETING PLACE
507 S HOWARD ST
SPOKANE, WA 99204

CONTACT/PROJECT

FSW JOB # 3-17-8641

AR: FLYWHCON

TERMS: NET 15 DAYS

TAX CODE: 3210

ORIGINAL CONTRACT AMOUNT

\$ 3,703.00

APPROVED CHANGE ORDERS

\$ -

REVISED CONTRACT AMOUNT

\$ 3,703.00

100% COMPLETE

\$ 3,703.00

\$ -

TOTAL THIS REQUEST

\$ 3,703.00

LESS RETENTION 0%

\$ -

SALES TAX 9.0%

\$ ~~333.27~~

Amount Due This Payment Request

\$ ~~4,036.27~~

Less \$1,500 in budget

TOTAL \$2,203 + PROFIT

**PLEASE REMIT PAYMENT TO:
206 FRONTAGE RD. N., STE. C
PACIFIC, WA 98047**



1309 S McMillan Rd
Spokane Valley, WA 99016

Invoice

Date	Invoice #
8/20/2021	10302155

Bill To
Knickerbocker LLC 507 S. Howard St. Spokane WA

Project				PO or JOB#		Due Date	
						9/4/2021	
Qty	Description	Est Amt	Prior Amt	Total %	Amount		
	Electrical for relocating breaker box panel Apt 3 Profit and Overhead @ 10%				1,440.02T 144.00T		
			Sales Tax (.9%)		\$140.98		
				Total		\$1,725.00	
Phone #		E-mail					
5094752034		brandon@flywheelconstruction.com					

VOLTRIC ELECTRIC, INC.

P.O. Box 3884
Spokane, WA 99220-3884
509-624-6142
office@voltricelectric.com
www.voltricelectric.com



INVOICE

BILL TO

BRANDON SPACKMAN
FLYWHEEL CONSTRUCTION
1309 S. McMillan Rd
Spokane Valley, WA 99016

INVOICE # 8475**DATE 07/12/2021****DUE DATE 07/22/2021****TERMS Net 10****P.O. NUMBER**

Apt 3 Panel

SALES REP

Frank & Steve

DESCRIPTION	QTY	RATE	AMOUNT
Provide electrical at Knickerbocker as per request: Relocate panel in Apt #3.			
#4 THHN CU WIRE	20	1.18	23.60
#8 THHN CU WIRE	8	1.35	10.80
MISC HARDWARE,CONCTR,ETC	1	20.00	20.00
MATERIALS INVOICE #DDHDCOF	1	159.40	159.40
MATERIALS INVOICE #DDLWCOF	1	106.98	106.98
MATERIALS INVOICE #DD36COF	1	219.24	219.24
JOURNEYMAN ELECTRICIAN HOURLY	6	105.00	630.00
JOURNEYMAN ELECTRICIAN HOURLY CREDIT	6	-10.00	-60.00
APPRENTICE ELECTRICIAN HOURLY	6	55.00	330.00

ACCOUNTS 30 DAYS PAST DUE ARE SUBJECT TO A SERVICE CHARGE OF 1.5% PER MONTH.

BALANCE DUE**\$1,440.02**

PROJECT : KB Meeting House

CO #01



8:22 AM
5/17/2021

DESCRIPTION :

Cost is for labor and materials to supply and install wood trim around windows with 1x2 for window stop jams. Sills will be cleaned up but not replaced. Trim will be caulked and painted black per our discussion. Jams will remain brick. Windows will get painted black as well. Paint of original windows is in the original scope.

DESCRIPTION	VENDOR	QTY	UNITS	UNIT PRICES			EXTENSIONS			TOTAL COSTS
				LABOR	EQUIP/MATL	SUB	LABOR	EQUIP/MATL	SUB	
1x2"x8' trim finger jointed primed	Flywheel	16	EA		8.43		0	135	0	135
Caulking at trim, jams and glass	Flywheel	128	LF	1.00	0.33		128	42	0	170
Nail Filler	Flywheel	1	EA	180.00	6.28		180	6	0	186
liquid nails for trim	Flywheel	3	EA		2.57		0	8	0	8
Labor to install trim	Flywheel	128	LF	4.00	75.00		512	75	0	587
							0	0	0	0
							0	0	0	0
							0	0	0	0
							0	0	0	0
							0	0	0	0
							0	0	0	0
							0	0	0	0
							0	0	0	0
SUBTOTALS							\$820	\$266	\$0	\$1,086

NOTE: The above work reflects costs that are associated with the contract documents identified above. This work excludes Performance Bond costs. Permit Fees are excluded. **ARCHITECTURAL AND ENGINEERING FEES ARE NOT INCLUDED FOR PERMITTING AND DESIGN AT THIS TIME"

	SUBTOTAL	\$1,086
INSURANCE COST:	1.00%	\$11
COST	SUBTOTAL	\$1,097
OVERHEAD/ PROFIT ALLOWED MARK-UP @10%		\$110
TOTAL (EXCLUDES WSST)		\$1,218

TOTAL (EXCULDES WSST)	\$11,845
------------------------------	-----------------

AAA Glass & Window
7618 E Boone Lane
Spokane Valley, WA 99212
(509)484-1845 * Fax (509)484-0618

April 23, 2021

Attention: Brandon

Job: Knickerbocker

We will supply and install 1 – 3' x special height door in black bronze with full geared hinge, back to back pulls, surface applied closer with clear LowE insulated glass and will have a sidelite. The bottom kick panel will be around 28" tall.

Total: \$3720.00

We will supply and install US Aluminum bi-fold service window, the largest size 33x40. The window will have a 6" sidelite, the bi-fold size will be 27x40. Will need to build size down to fit window height. The window will be color to match as close as possible.

Total: \$4175.00

Total: \$7895.00 for both

Thank you,

A handwritten signature in black ink that reads "Rob". The signature is stylized with a large, sweeping initial "R" and a cursive "ob".

Rob Cline

Brandon Spackman

From: Brandon Spackman
Sent: Tuesday, April 27, 2021 9:59 AM
To: steve.l.dewalt@gmail.com; Elisabeth Krahn
Cc: Rob Brewster
Subject: Knickerbocker Apt Coffee Shop Door & Bench
Attachments: Scan.pdf; Scan.pdf

Importance: High

Steve,

I got a final price for the door and window on the exterior of the space. There is also a picture of what it would be like. We can get a vinyl window that is the same color as the other vinyl windows we put in. We can do the profile to match the other windows. This will be like a drivethrough kind of style. After a long head scratching there is so many limited options without a lot of cost. To be honest, I am exhausted with them at this point. Attached is a price for what I described. They are supposed to get me a shop drawing of it. This is \$2,265 above our budget that was \$1,910. We really need the window coming ASAP thought or something unless we just leave what is there. I need a decision by Thursday

Also on the same quote is the price for the entry door. The plans call for the glass block to remain and replace with existing door with new storefront door. After meeting on site the plan is to do something like the picture attached. We will remove the glass block, door and header infill. We will install a larger door with sidelight. We will frame in a new jam and open it up more to the best of what we can once the glass block is gone. The added cost is going to be \$1,500. We need to order this door up ASAP. I need to know by Thursday morning.



In talking with Spokane Booth they can provide similar to what the picture was the Bob sent Elisabeth. The deal is you don't want it open below. Its pretty simple and small compared to what was originally shown. In talking with Spokane Booth they said they can VE what was shown even more to provide something more economical and still have the function and form the original one had. I guess at this point, I am kind of stuck in the middle. We need to know "what you want" have someone draw it and we will get it made. Would it be better if you guys met with Spokane Booth and finalized it 100%? We need to get this nailed down ASAP and figured out so we can get materials coming.

We can discuss more on site today. I would really like to try and stream line the meetings. The last one we spent most of it going over access controls and security that was unexpected. I have a 2:30 downtown today but 1.5hrs should give us plenty of time.

Can I get a commitment that we will get these nailed down this week and a direction on the other two COs I sent yesterday?

Thanks,

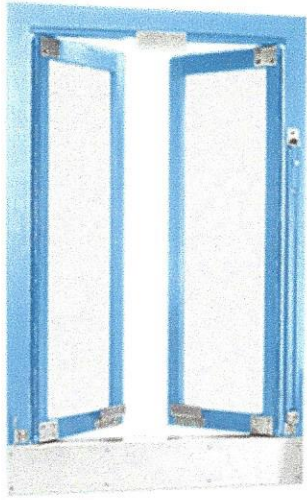
Brandon Spackman

509.475.2034

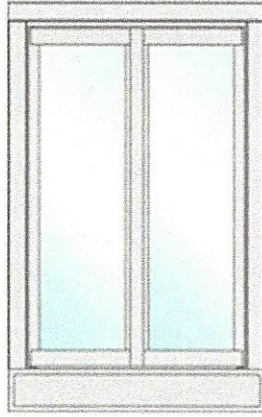
brandon@flywheelconstruction.com



CRL Custom Color and Size Manual Flush Mount Bi-Fold Service Window



Flush Mount Manual Model
(Viewed from Clerk Side)



Front View



Side View

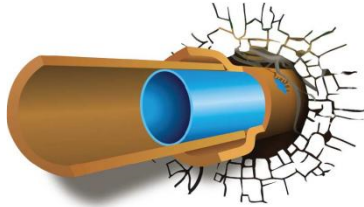


Finish: **CUSTOM COLOR**

- Select From Manual or Semi-Automatic Operation
- Available in Stock or Custom Sizes and Finishes
- Drawings and Specifications are Available

CRL Bi-Fold Service Windows are perfect anywhere a high quality bi-folding window is required. Features include two panels that simultaneously open outward towards the customer, and a burglar bar for extra security. Projected and Flush Mount models are available in two different configurations:

Contractor: _____ **Date:** _____ **Owner:** _____ **Date:** _____



Wash Contractor's # KALINE*0431B

PO Box 738 Colbert 99005 ~ Residential & Commercial ~ 509-466-9166

Proposal & Contract

Proposal Submitted to:			Phone:		Date:	
Brandon Spackman			509 475 2034		5/17/20	
Address			Job Name			
507 S Howard						
City		State	Zip	Job Location		
SPOKANE		WA	99204			
Owner			Email		Job Phone	
			brandon@flywheelconstruction.com			

GRK ENTERPRISES INC. DBA KALIN EXCAVATION AGREES TO FURNISH LABOR AND MATERIALS ACCORDING TO THE FOLLOWING SPECIFICATIONS

<u>Qty</u>	<u>Description</u>	<u>Unit Price</u>	<u>Total Price</u>
	<p>Excavate from building to new curb stop located in road and replace the existing water service into building. Water line will be placed at the depth of the existing water service. Flywheel to run the service through the rest of the building. Back fill and patch asphalt.</p> <p>Due to the age of the building and the proximity of the excavation to it hoe ramming of rock will not be permitted. Flywheel to cut and remove sidewalk panels, and plate then replace.</p>		<p>\$5200.00</p> <p>+ Tax</p> <p>Unless</p> <p>exempt</p>
Grand Total:			\$5662.80

Grk enterprises, inc. dba (kalin excavation) proposes hereby to furnish material and labor in accordance with above specification, for the sum of:

_____Dollars()

Payments to be made as follows:

UPON COMPLETETION

THIS PROPOSAL AND CONTRACT is further governed by the terms and conditions printed on the back of this page. PLEASE READ

Authorized

Signature- Grk enterprises, inc. dba Kalin excavation

Lawrence Uttke

Note: This proposal may be withdrawn by KALIN EXCAVATION if not accepted within 30 days.

If this proposal and contract is accepted by you, please sign and return to KALIN EXCAVATION within 15 days

Acceptance of Proposal -I have read the above prices, specifications and all the terms and conditions printed on the back of this page and they are satisfactory and are hereby accepted. KALIN EXCAVATION is authorized to commence the work as specified and agreed to herein.

Signature: _____

Signature: _____

Date of Acceptance: _____

ADDITIONAL TERMS AND CONDITIONS

1. Prices on the first page of this contract do not include state sales tax, which the Owner is obligated to pay. All permits, fees and inspections are the responsibility of the Contractor, and included within the contract price, unless otherwise mutually agreed upon by the parties in writing. It is the responsibility of the Contractor for all locator services for local utilities.
2. Start dates are approximate, and the Contractor makes no representations or warranties as to completion dates. Delays due to weather, other contractors, or other causes beyond the Contractor's control shall excuse the Contractor timely performance of the work.
3. Payment terms: 25% upon contract acceptance, 25% upon start of work, balance upon completion unless other arrangements have been made and are noted on the front of this contract. For projects exceeding 45 days in length or for projects constructed in "phases", progress bills will be submitted with all balances being due within ten (10) days of the date of the invoice. Unless otherwise provided by this agreement, the Owner agrees to pay a service charge of 1.5% per month on delinquent balances (annual percentage rate of 18%).
4. The first page of this contract, and the additional terms and conditions on this page of the contract, constitute the entire agreement between the parties hereto with respect to the subject matter hereof and supersedes all negotiations, proposals, agreements, and understandings, whether written or oral, with respect thereto. Any modifications to this Contract must be in writing and signed by Owner and Contractor.
5. The Owner and Contractor may agree in writing to make changes to the Contractor's work. Adjustment in the contract price or time resulting from such changes shall be set forth in a written change order issued by the Contractor and agreed upon by the Owner. In the event that the Contractor encounters an obstruction or rocky ground in the course of performing boring work or digging, which prevents the subsurface boring work, or makes the boring work or digging substantially more difficult and costly to perform by the Contractor, then the Contractor reserves the right to dig a sewer line if possible, and the Contractor may seek an increase in the contract price and time due to the changed subsurface conditions. The Contractor will provide the Owner with a written proposal for the increased contract price for the Owner's review and approval in writing prior to performing any change order work that will result in an increase in the contract price. The Contractor may suspend performance of the work pending the Owner's review and approval of the change order. The Contractor will repair with its own personnel any of the Owner's sprinkler lines or sprinkler equipment



WORK ORDER ESTIMATE TAKE-OFF

Work Reference No: 002

PROJECT: KB Coffe Shop - Knickerbocker

DATE: May 13, 2021

DESCRIPTION OF WORK: Install of new 1-1/2 water main in pex pipe along ground below flooring

DESCRIPTION	UNIT	QNT	MAT UNIT	LABOR UNIT	LABOR HOUR	MATERIAL
					0.0	\$0.00
					0.0	\$0.00
Labor	hr	30		1	30.0	\$0.00
					0.0	\$0.00
1-1/2 pex pipe	ft	100	5.21		0.0	\$521.00
1-1/2 press transition fittings	ea	4	45.00		0.0	\$180.00
					0.0	\$0.00
					0.0	\$0.00
					0.0	\$0.00
					0.0	\$0.00
					0.0	\$0.00
					0.0	\$0.00
additional labor					0.0	\$0.00
MISC HARDWARD	LOT				0.0	\$0.00
TOOL AND EQUIPENT RENT	LOT				0.0	\$0.00
SHIPPING & HANDLING	LOT				0.0	\$0.00
SUBTOTAL HOURS/MATERIALS					30.0	\$701.00
LABOR RATE PLUS LABOR BURDEN					\$85.00	2,550.00
					2,550.00	\$2,550.00
SUBTOTAL						\$3,251.00
OVERHEAD/ PROFIT ON Material					15%	\$382.50
TOTAL OWN FORCES						\$3,633.50
SUBCONTRACTOR COSTS PLUS 5%						
INDIRECT COSTS						
TRAVEL & SUBSISTENCE						
SALES TAX MATERIALS ONLY						
SUBTOTAL						\$3,633.50
TOTAL						\$3,633.50
TIME EXTENSION REQUIRED					0.0	DAYS

VOLTRIC ELECTRIC, INC.
P.O. Box 3884
Spokane, WA 99220-3884
509-624-6142
office@voltricelectric.com
www.voltricelectric.com

CO #06 ELECTRICAL ADDITIONS



Proposal

ADDRESS

BRANDON SPACKMAN
FLYWHEEL CONSTRUCTION
1309 S. McMillan Rd
Spokane Valley, WA 99016

PROPOSAL # 2504

DATE 05/26/2021

EXPIRATION DATE 06/28/2021

P.O. NUMBER

Coffee Shop Extras

SALES REP

Frank & Steve

ACTIVITY	QTY	RATE	AMOUNT
Extras to contract #2348			3,195.00
Provide and install duplex receptacles with ARC Fault and GFI protection where required. (4) to be ceiling mounted for Sonos Speakers.	4		
Provide electrical for the following appliances- Freezer, and Refriderator.	2		
Provide dedicated circuit to the gas-fired furnace	1		
INSTALL CIRCUIT AND DISC FOR 50 AMP A/C Roof Top Unit. RTU to be within 15' of roof penetration. A weatherproof service outlet is included. T-Stat wiring by others.	1		
6 hours allotted for Demo or relocating of junction boxes, and wiring for ductwork	6		
NOTES			
Concealed or unknown physical conditions encountered at the site may differ materially from those indicated in the Contract Documents or from those conditions ordinarily found to exist, the Contract Sum and Contract Time shall be subject to equitable adjustment.			
This price includes labor, materials and permit fees.			
PLEASE ADD SALES TAX			

TOTAL

\$3,195.00

INSURANCE \$31.95

P&O 10% \$322.70

TOTAL \$3,549.65

Accepted By

Accepted Date

All payments made by card will incur an additional 3.5% service fee. This is the fee Voltric is charged by Quickbooks when accepting payment by card.



WORK ORDER ESTIMATE TAKE-OFF

Work Reference No: 003

PROJECT: KB Coffe Shop - Knickerbocker

DATE: May 13, 2021

DESCRIPTION OF WORK: Water Fill station plumbing

DESCRIPTION	UNIT	QNT	MAT UNIT	LABOR UNIT	LABOR HOUR	MATERIAL
					0.0	\$0.00
					0.0	\$0.00
Labor	hr	6		1	6.0	\$0.00
					0.0	\$0.00
1/2 water pipe	ls	1	60.00		0.0	\$60.00
1/2 drain line acting as trap primer	ls	1	20.00		0.0	\$20.00
					0.0	\$0.00
					0.0	\$0.00
					0.0	\$0.00
					0.0	\$0.00
					0.0	\$0.00
					0.0	\$0.00
additional labor					0.0	\$0.00
MISC HARDWARD	LOT				0.0	\$0.00
TOOL AND EQUIPENT RENT	LOT				0.0	\$0.00
SHIPPING & HANDLING	LOT				0.0	\$0.00
SUBTOTAL HOURS/MATERIALS					6.0	\$80.00
LABOR RATE PLUS LABOR BURDEN	\$85.00				510.00	
					510.00	\$510.00
SUBTOTAL						\$590.00
OVERHEAD/ PROFIT ON Material	15%					\$76.50
TOTAL OWN FORCES						\$666.50
SUBCONTRACTOR COSTS PLUS 5%						
INDIRECT COSTS						
TRAVEL & SUBSISTENCE						
SALES TAX MATERIALS ONLY						
SUBTOTAL						\$666.50
TOTAL						\$666.50
TIME EXTENSION REQUIRED		0.0	DAYS			



WORK ORDER ESTIMATE TAKE-OFF

Work Reference No: 001

PROJECT: KB Coffe Shop - Knickerbocker

DATE: May 4, 2021

DESCRIPTION OF WORK: Move waste and water lines back to location that will be hidden in wall
please see attached drawing and pictures

DESCRIPTION	UNIT	QNT	MAT UNIT	LABOR UNIT	LABOR HOUR	MATERIAL
					0.0	\$0.00
					0.0	\$0.00
Labor to remove and relocate water and waste	hr	2		10	20.0	\$0.00
Pex pipe and fittings	ls	1	50.00		0.0	\$50.00
Abs pipe and fittings	ls	1	250.00		0.0	\$250.00
abs glue	ls	1	10.00		0.0	\$10.00
					0.0	\$0.00
					0.0	\$0.00
					0.0	\$0.00
					0.0	\$0.00
					0.0	\$0.00
					0.0	\$0.00
additional labor					0.0	\$0.00
MISC HARDWARD	LOT				0.0	\$0.00
TOOL AND EQUIPENT RENT	LOT				0.0	\$0.00
SHIPPING & HANDLING	LOT				0.0	\$0.00
SUBTOTAL HOURS/MATERIALS					20.0	\$310.00
LABOR RATE PLUS LABOR BURDEN	\$85.00				1,700.00	
					1,700.00	\$1,700.00
SUBTOTAL						\$2,010.00
OVERHEAD/ PROFIT ON Material	15%					\$255.00
TOTAL OWN FORCES						\$2,265.00
SUBCONTRACTOR COSTS PLUS 5%						
INDIRECT COSTS						
TRAVEL & SUBSISTENCE						
SALES TAX MATERIALS ONLY						
SUBTOTAL						\$2,265.00
TOTAL						\$2,265.00
TIME EXTENSION REQUIRED		0.0		DAYS		





1309 S McMillan Rd
Spokane Valley, WA 99016

Invoice

Date	Invoice #
11/17/2020	10302113

Bill To
Knickerbocker LLC 507 S. Howard St. Spokane WA

Project				PO or JOB#	Due Date
					12/2/2020
Qty	Description	Est Amt	Prior Amt	Total %	Amount
	Invoice for Engineering Plans for Permit				1,400.00T
			Sales Tax (8.9%)		\$124.60
				Total	\$1,524.60
Phone #		E-mail			
5094752034		brandon@flywheelconstruction.com			

KARTCHNER ENGINEERING
101 S. Stevens Street Suite 201
Spokane, WA 99201
(509) 922-0383
susan@kartchnerengineering.com



INVOICE

BILL TO

20-114 Knickerbocker
1309 S. McMillan Rd
Spokane Valley, Washington
90016

INVOICE # 20-114-1

DATE 09/16/2020

DUE DATE 10/16/2020

TERMS Net 30

REFERENCE

Knickerbocker Coffee Shop

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Site Visit Site Visit	1	200.00	200.00
	Plumbing Design Plumbing Design for Coffee Equipment	1	800.00	800.00
	Plumbing Design Plumbing Design for RR	1	400.00	400.00

BALANCE DUE

\$1,400.00

Kanally Construction

4808 E. Streamside LN.
Colbert Wa. 99005
509-990-0353

Invoice

Date	Invoice #
8/12/2020	295

Bill To
Knickerbocker LLC CO Steve Dewalt

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Install solid surface countertops.	6,174.00	6,174.00
	Tape, mud, sand, prime and paint all drywall. Putty, sand,caulk and paint all new trim and tie in trim in unit as needed.	2,615.00	2,615.00
	All backsplash tile work including purchase of more tile, mortar and grout. Prime walls in one more unit before shower tile and purchase 2 more bags of mortar and skim walls as needed before install.	2,946.00	2,946.00
	Clean out all units, vacuum and prep for hardwood. Bring dump trailer in, take all garbage out of windows, move things to basement as needed, haul away all but 1 tub, move all things off of floor, vacuum and peel tape and all paper up, haul off garbage and pay for dump fee. Install all trim as needed for new crown in 2 kitchens, tie in all trim in units, make up and install missing door in unit, take out one cabinet and install drywall patch and reinstall cabinet for electrician, take out and haul away one more truck load of garbage, finish install of all curbs all tile grout and caulk. Hang doors, install window hardware, install missing stops on windows, move one outlet, find cabinet doors in units and bring up, cut and install shelves, install hardware and all other labor.	6,923.00	6,923.00
	Sales Tax	1,660.51	1,660.47
		Total	\$20,318.51

Kanally Construction

P.O Box 363
Colbert Wa 99005
509-990-0353

Invoice

Date	Invoice #
9/11/2020	306

Bill To
Knickerbocker LLC CO Steve Dewalt

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Work completed in units, entryway and hallways from 7-9 to 7-20	2,697.00	2,697.00
	7-9 Ryan 9 hrs take off top base trim and replace with different in units as we couldn't get more.		
	7-10 Ryan 8.5 hrs finish trim in units		
	7-13 Ryan 8 hrs stair trim		
	7-14 Ryan 9 hrs trim in hallways		
	7-20 Ryan 6hrs hang cabinets and microwaves Powell 6hrs hang cabinets and microwaves		
	Total hrs 46.5		
	New base shoe and oak for stairs	74.54	74.54
	Sales Tax	246.67	246.67
		Total	\$3,018.21



1309 S McMillan Rd
Spokane Valley, WA 99016

Invoice

Date	Invoice #
11/18/2020	10302114

Bill To
Knickerbocker LLC 507 S. Howard St. Spokane WA 99204

Project				PO or JOB#	Due Date
					12/3/2020
Qty	Description	Est Amt	Prior Amt	Total %	Amount
	Finish Carpentry and Misc Plumbing Work for Units 16, 17, 18 as well as misc items requested.				6,382.82T
			Sales Tax (.9%)		\$568.07
See attached breakout of each unit and costs				Total	
Phone #		E-mail		\$6,950.89	
5094752034		brandon@flywheelconstruction.com			

Flywheel Construction LLC
Job Actual Cost Detail
September 11 through November 16, 2020

Knickerbocker #16	Type	Date	Memo	Account	Amount
		10/28/2020	drain trap	53620 · JC General Conditions	3.84
	Credit Card Charge	10/29/2020	floor patch bathroom	50400 · JC Material Costs	16.45
	Credit Card Charge	11/05/2020	Direct Deposit Dave Evenson	66100 · Wages	576.00
	Paycheck	11/05/2020	Check Shael Lanphere	66100 · Wages	756.00
	Paycheck	11/05/2020	dump run of all boxes and trash upper floors	53620 · JC General Conditions	99.79
TOTAL	Credit Card Charge				1,452.08

Knickerbocker #18		Date	Memo	Account	Amount
		09/18/2020	dump fee for upper floors	53620 · JC General Conditions	114.93
	Credit Card Charge	10/06/2020	Dump run fuel	53620 · JC General Conditions	48.98
	Credit Card Charge	10/12/2020	dishwasher plumbing	53620 · JC General Conditions	31.49
	Credit Card Charge	10/13/2020	dishwasher drain	53620 · JC General Conditions	24.15
	Credit Card Charge	10/16/2020	Direct Deposit Dave Evenson	66100 · Wages	606.79
	Paycheck	10/23/2020	Direct Deposit Shae Lanphere	66100 · Wages	866.59
TOTAL	Paycheck				1,692.93

Knickerbocker Unit #17		Date	Memo	Account	Amount
		10/16/2020	Direct Deposit Dave Evenson	66100 · Wages	131.40
	Paycheck	10/16/2020	misc items for appliances	53620 · JC General Conditions	77.43
	Credit Card Charge	10/26/2020	dishwasher hook up	53620 · JC General Conditions	43.00
	Credit Card Charge	10/28/2020	facuet supplies	53620 · JC General Conditions	43.42
	Credit Card Charge	10/30/2020	Direct Deposit Shael Lanphere	66100 · Wages	476.62
	Paycheck	11/03/2020	dump run of cardboard	53620 · JC General Conditions	77.51
	Credit Card Charge	11/05/2020	Direct Deposit Dave Evenson	66100 · Wages	282.89
	Paycheck	11/11/2020	Check Shael Lanphere	66100 · Wages	525.81
TOTAL	Paycheck				1,658.08

Knickerbocker Upper Apts		Date	Memo	Account	Amount
		10/09/2020	Direct Deposit Dave Evenson	66100 · Wages	390.07
	Paycheck	10/12/2020	furring	50400 · JC Material Costs	25.21
	Bill	10/15/2020	screws	53620 · JC General Conditions	2.72
	Bill	10/16/2020	Direct Deposit Dave Evenson	68700 · Vehicle Allowance	371.50
TOTAL	Paycheck				789.49

TOTAL COST	5,592.59
PROFIT AND OVERHEAD	13% 727.04
INSURANCE	1% 63.20
TOTAL	6,382.82

EXCLUDES TAX

VOLTRIC ELECTRIC, INC.

P.O. Box 3884
Spokane, WA 99220-3884
509-624-6142
office@voltricelectric.com
www.voltricelectric.com



INVOICE

BILL TO

Knickerbocker 24
507 S Howard
Spokane, Wa 99204

INVOICE # 8252**DATE 12/04/2020****DUE DATE 12/14/2020****TERMS Net 10****P.O. NUMBER**

UNIT 24

SALES REP

Frankie J

DESCRIPTION	QTY	RATE	AMOUNT
Electrical Rough In Unit 24			
Provide electrical in Unit 24 as per proposal			12,600.00T
Additions to proposal	5	180.00	900.00T
Install (5) additional outlets			
			Subtotal: 13,500.00
Draw request at this time		\$9500.00	-4,000.00T

DRAW REQUEST AT THIS TIME $\$9500 + \text{tax } \$845.50 = \$10,345.50$

ACCOUNTS 30 DAYS PAST DUE ARE SUBJECT TO A SERVICE
CHARGE OF 1.5% PER MONTH.

SUBTOTAL	9,500.00
TAX (8.9%)	845.50
TOTAL	10,345.50
BALANCE DUE	\$10,345.50

Subject: Thanks for Your Order! #855958825

Date: Tuesday, December 8, 2020 at 2:44:34 PM Pacific Standard Time

From: Lowe's Home Improvement

To: Steve Dewalt



We Received Your Order

We'll email you any updates to your order, including information on shipping, delivery or store pickup.



Store Pickup: Our stores are currently experiencing higher than normal volume. Please wait to receive confirmation that your order is ready to be picked up before heading to the store.

[CHECK ORDER STATUS](#)

Order # 855958825

Invoice # 78954

Store Pickup

Pickup Location

LOWE'S OF E. SPOKANE VALLEY, WA
2793

16205 E BROADWAY AVENUE
SPOKANE VALLEY , WA 99037

[\(509\) 893-9960](#)

Pickup Item(s)

30-in Smooth Surface 4 Elements 5.3-cu ft Self-Cleaning Free-standing Electric Range (Stainless Steel)	QTY
Item #: 784510 Model #: JB645RKSS	1
Unit Price \$689.00 Subtotal \$689.00	

55-Decibel Top Control 24-in Built-In Dishwasher (Stainless Steel) ENERGY STAR	QTY
Item #: 1336775 Model #: DW80R2031US	1
Unit Price \$476.00 Subtotal \$476.00	

1.6-cu ft Over-the-Range Microwave (Stainless Steel)	QTY
Item #: 520293 Model #: JVM3160RFSS	1
Unit Price \$289.00 Subtotal \$289.00	

9.8-cu ft Top-Freezer Refrigerator (White)	QTY
Item #: 970842 Model #: HA10TG21SW	1
Unit Price \$521.00 Subtotal \$521.00	

6-ft 3/8-in Compression Inlet x 3/4-in Hose Thread Outlet Braided Stainless Steel Dishwasher Connect	QTY
Item #: 1630551 Model #: 98552LA	1
Unit Price \$29.98 Subtotal \$29.98	

If you have a question, please call [\(509\) 893-9960](tel:509-893-9960).

Order Info

Sold To

Steve DeWalt
(206) 304-3964
steve@iudevelopment.com

Order #	855958825
Invoice #	78954
Order Date	12/08/2020
Total Savings	\$0.00
Subtotal	\$2,004.98
Shipping/Delivery	\$0.00
Total Tax	\$178.44
Order Total	\$2,183.42
Payment	VISA ending in 8199 \$2,183.42

For more information on when you'll be charged, view our [billing policy](#).

View our [Privacy Statement](#). Lowe's and the gable design are registered trademarks of LF, LLC.

**928 S. Cannon St.
Spokane, WA 99204
509-670-6070**

DATE	PROPOSAL #	CONTACT	P.O. #	SALES / TECH
12/11/20	0001	KNICKERBOCKE R APARTMENTS	KNICK	

[illegible]

Steve, Thank You for choosing J-Logan Painting, Jeremy Logan (509-670-6070)

J-LOGAN PAINTING

928 S. Cannon St.
Spokane, WA 99204
509-670-6070

INVOICE

DATE	PROPOSAL #	CONTACT	P.O. #	SALES / TECH
12/11/20	0001	KNICKERBOCKE R APARTMENTS	KNICK	

CUSTOMER: Knickerbocker Apartments customer@gmail.com
507 S. Howard st.
206-304-3964

ITEM	DESCRIPTION OF WORK	COST
Apartment #16	<ul style="list-style-type: none">Clean and prep all unpainted trim, caulk as needed around trim throughout apartment, paint and texture as needed in bedroom. Paint all previously unpainted and newly patched areas. Clean, sand, and paint cabinets, touch up apartment when all work has been completed.	\$1100.00
Apartment #17	<ul style="list-style-type: none">Clean and prep all unpainted trim, caulk as needed around trim throughout apartment. Stain trim with SW semi Transparent stain. Remove Graffiti. Paint all previously unpainted and newly patched areas. Touch up apartment when all work has been completed.	\$850.00
Apartment #18	<ul style="list-style-type: none">Clean and prep all unpainted trim, caulk as needed around trim throughout apartment. Paint all previously unpainted and newly patched areas. Clean, sand, and paint cabinets, touch up apartment when all work has been completed.	\$1300
Materials	Cost	\$435.19
	Labor & Materials	included
	Tax	included
	Total Cost	\$3974.19

Steve, Thank You for choosing J-Logan Painting, Jeremy Logan (509-670-6070)

**928 S. Cannon St.
Spokane, WA 99204
509-670-6070**

DATE	PROPOSAL #	CONTACT	P.O. #	SALES / TECH
12/11/20	0001	KNICKERBOCKE R APARTMENTS	KNICK	

Knickerbocker Apartments
507 S. Howard st.
206-304-3964

ITEM	DESCRIPTION OF WORK	COST
Hallway trim on first and second floors	Clean and prep all unpainted trim, stain with SW semi-transparent stain, follow up with 2 coats of clear coat protective sealant	\$250.00
3 doors and closet added to #17	Sand, caulk, and paint doors. Caulk and paint closet.	\$300.00
	Labor & Materials	550.00
	Tax	48.95
	Total Cost	\$598.95

Steve, Thank You for choosing J-Logan Painting, Jeremy Logan (509-670-6070)

Royal Bechtold
4016 E 4th Street, Mead, WA 99021
509-414-3738

INVOICE NO. 1085

12/12/2020

BILL TO

Knickerbocker LLC
CO Steve DeWalt

	DESCRIPTION	UNIT PRICE	TOTAL
	Supplies & Materials	436.00	436.00
	Labor	1,860.00	1,860.00
	SUBTOTAL		2,296.00
	SALES TAX		204.00
	TOTAL		\$2,500.00



1309 S McMillan Rd
Spokane Valley, WA 99016

Invoice

Date	Invoice #
12/14/2020	10302119

Bill To
Knickerbocker LLC 507 S. Howard St. Spokane WA 99204

Project				PO or JOB#	Due Date
					12/29/2020
Qty	Description	Est Amt	Prior Amt	Total %	Amount
	Labor and Materials for #24 and Flooring Overlay in #5				5,077.00T
			Sales Tax (8.9%)		\$451.85
				Total	\$5,528.85
Phone #		E-mail			
5094752034		brandon@flywheelconstruction.com			

APARTMENT 24 & FLOOR IN 5**PROJECT : KNICKERBOCKER APARTMENTS**

12.14.2020


FLY WHEEL
 CONSTRUCTION

1:09 PM

12/14/2020

DESCRIPTION :

Cost is to supply the ceilings fans as well as the pendant lights that were to be owner provided items on the project.

DESCRIPTION	VENDOR	QTY	UNITS	UNIT PRICES			EXTENSIONS			TOTAL COSTS
				LABOR	EQUIP/MATL	SUB	LABOR	EQUIP/MATL	SUB	
							0	0	0	0
Labor carpentry, trim, cabinets, doors	Flywheel	56	Hrs	45.00			2,520	0	0	2,520
Misc Screws and hardware	Flywheel	1	LS		135.00		0	135	0	135
							0	0	0	0
Floor repair/ overlay in 5	BMC/ FW	16	Hrs	45.00	1132.86		720	1,133	0	1,853
							0	0	0	0
							0	0	0	0
SUBTOTAL							\$3,240	\$1,268	\$0	\$4,508

NOTE: The above work reflects costs that are associated with the contract documents identified above. This work excludes Performance Bond costs. Permit Fees are excluded. **ARCHITECTURAL AND ENGINEERING FEES ARE NOT INCLUDED FOR PERMITTING AND DESING AT THIS TIME" APPLIANCES, CABINETS, COUNTERS ARE BY OTHERS AND EXCLUDED AT THIS TIME.

	SUBTOTAL	\$4,508
B&O Tax	0.45%	\$20
INSURANCE COST:	1.00%	\$45
	COST	
	SUBTOTAL	\$4,573
	OVERHEAD/ PROFIT ALLOWED MARK-UP @11%	\$503

TOTAL ESTIMATE (EXCLUDES WSST) \$5,077



BMC East LLC
P.O.BOX 367 19207 E Cataldo Ave
Greenacres WA 99016
509-928-7282

INVOICE

INVOICE DATE	INVOICE NUMBER
11/19/20	66470317-00
CUSTOMER P.O. NUMBER	ACCOUNT NUMBER
KNICKERBOCKER	284408
TERMS	REFERENCE
NET10TH PROX	
DUE DATE	INVOICE TOTAL
12/10/20	1,132.86
PLEASE REMIT PAYMENT TO:	
BMC East LLC 815 P.O. Box 59898 Los Angeles, CA 90074-9898	

BILL TO:

FLYWHEEL CONST & DEV LLC
1309 S MCMILLAN RD
SPOKANE VALLEY, WA 99016

SHIP TO: MISC

FLYWHEEL CONST & DEV LLC
1309 S MCMILLAN RD
SPOKANE VALLEY, WA 99016

LINE NO.	QTY	U/M	PRODUCT AND DESCRIPTION	UNIT PRICE/EXT FOOTAGE	TOTAL
1	7.00	PC	F14AC	39.00	273.00
			FIR 1/4 4X8 AC EXT SANDED PLYWOOD	224.00	
2	18.00	PC	f1 132brps	47.77	859.86
			FIR 11/32 4X8 BRECKEN - RIDGE PLAIN SIDING	576.00	
			TOTAL FOOTAGE	800.00	
				LINE SUBTOTAL	1,132.86
				ORDER TOTAL	1,132.86
<p><i>Thank you for your business. Please visit BMC.Billtrust.com to view and pay your invoices online.</i></p>					
					INVOICE TOTAL
					1,132.86

This invoice should be paid by the due date above. Finance charges will be assessed on past due balances. Claims, disputes, or requests for corrections to this invoice must be made in writing within 5 days of receipt of the invoice or they shall be waived. Non-stock items are non-refundable. A full set of our Terms and Conditions of Sale can be viewed on our website at www.buildwithbmc.com/bmc/s/master-sales-agreement.

TO VIEW YOUR BILL ONLINE GO TO: <http://bmc.billtrust.com>

USE THIS ENROLLMENT CODE: DGK PFM HDQ



Blue Ribbon Hardwood Floors.

Royce Barnes
OFC 509-483-9663
CELL 509-701-1256

PLEASE SEND PAYMENTS TO:
7109 E 9TH AVE
SPOKANE WA 99212

Make check payable to Royce Barnes

Date		Customer	Steve	Contractor/ Realtor		Start job
Phone	206-304-3964	Address	507 S Howard	Phone		12-15-20
EST Time		City state	Spokane			

SAND AND FINISH PROCESS

Sanding and finishing is normally a 2 to 3 day process. We sand, fill, stain (if required) and apply 2 coats of finish on floors. On the second day we lightly buff and clean up dust on job and apply the final coat of finish. During the finishing process, the airborne particles can create a dusty surface. To minimize this condition, we ask that any furnace of fans be turned off, and no one enters or exit for at least four hours after application of finish. Although 92% of the dust is picked up by our vacuum system, 8% of dust is expected. Masking will help eliminate dust in adjoined areas. But will not completely eliminate dust.

NEW WOOD FLOORS

We recommend having wood delivered 3-5 days before installation. Our hardwood is acclimated in the warehouse at 6% moisture content. The sub floor must also be 6%-8% before we can install our hardwood. With the change of seasons, it is normal for hardwoods to expand and contract. Example: Our hardwood out of the warehouse is 6% and applied to a 15% sub floor, the hardwood will absorb the moisture floor and cup due to too much moisture. When the moisture finally dries, the wood will contract and possibly leave cracks between the boards. The beauty and value of your floors will last for many years. Sincerely, Blue Ribbon Hardwood Floors.

ESTIMATE OF AREAS: SAND AND FINISH: 476 INSTALL NEW WOOD: _____

SPECIES OF WOOD / GRADE: 5/6 2" WO

DUE TO WATER DAMAGE TO FLOORS: _____ BUFF AND RECOAT: _____

PRE-FINISH WOOD: _____

ENTRY/FOYER: _____ PATCHING: 16 @ \$282 ea

DAYS ON JOB: _____

HALLWAYS: _____ MASKING: _____

FINISH: OIL: _____ WATER: _____

LIVING ROOM: _____ CLEAN UP: _____

TRIP CHARGE: _____

DININGROOM: _____ VENTS: _____

KITCHEN: _____ BULL NOSING: _____

SUB TOTAL: \$1,971.80

BED ROOM1: _____ STAIRS(TRED ONLY): _____

TAX: 175.49

BED ROOM2: _____ STAIRS (INSTAL): _____

BED ROOM3: _____ REDUCER: _____

TOTAL: \$2,147.29

BED ROOM4: _____ FEATURE STRIPS: _____

TV ROOM: _____ TRIM/MOLDINGS: _____

OFFICE: _____ INLAY: _____ SPECIES: _____

OPTION1: _____

BATHROOM1: _____ STAIN COLOR: _____

OPTION2: _____

BATHROOM2: _____ TEAROUT: _____

LANDING: _____ MOVING FURNITURE: _____

OTHER: _____ PLYWOOD INSTALL: _____

OPTION3: _____

*Job Done
needs to pay*

Blue Ribbon Hardwood Floors hereby proposes to furnish material and labor in accordance with the above specifications. Payment due upon completion of job. This contractor is registered with the State of Washington, Registration No. BLUERRH931C2 as a general contractor and has posted with the state a bond of \$10,000 for the purpose of satisfying claims against the contractor for negligent or improper work or breach of contract in the conduct of the contractor's business. The expiration date of this contractor's registration is 04-30-2021. This bond may be sufficient to cover a claim, which might arise from the work done under your contract. If any supplier of materials used in your construction project or the contractor or subcontractor on your job does not pay any employee of the contractor or subcontractor, your property may be leased to force payment.

Payment due upon completion of job. Contractors must pay within 30 days after completion of job or will be charged 25% of the total

VOLTRIC ELECTRIC, INC.

P.O. Box 3884
Spokane, WA 99220-3884
509-624-6142
office@voltricelectric.com
www.voltricelectric.com



INVOICE

BILL TO

Knickerbocker 24
507 S Howard
Spokane, Wa 99204

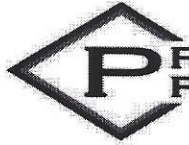
INVOICE # 8279**DATE 01/04/2021****DUE DATE 01/14/2021****TERMS Net 10****P.O. NUMBER**

UNIT 24

DESCRIPTION	QTY	RATE	AMOUNT
Provide electrical at Knickerbocker Unit 24 as per proposal.			
FINAL BILLING ON CONTRACT			4,000.00T

ACCOUNTS 30 DAYS PAST DUE ARE SUBJECT TO A SERVICE
CHARGE OF 1.5% PER MONTH.

SUBTOTAL	4,000.00
TAX (0.089)	356.00
TOTAL	4,356.00
BALANCE DUE	\$4,356.00



**PROFESSIONAL
PIPING INC.**

2733 E PROVIDENCE AVENUE
SPOKANE, WA 99207
OFFICE: (509) 290-6835 FAX: (509) 892-2474

Invoice

Invoice Number
2729
Invoice Date
1/8/2021

Bill To: Interurband Development
1429 12th Ave, Suite C

Seattle, WA 98122

Re: Service

Our Job No	Customer Job No	Customer PO	Payment Terms	Due Date
4			Net 30 Days	2/7/2021
Description				Price
knickerbocker unit # 24 Trim and Finish				1,646.72

Subtotal	\$	1,646.72
Sales Tax (if applicable)	\$	0.00
Total Due	\$	1,646.72

Thank you for your business!

ACCOUNTS OVER 30 DAYS CONSIDERED PAST DUE AND SUBJECT TO INTEREST CHARGE OF 1.5% PER MONTH (18% PER ANNUM)

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE 1 OF 2 PAGES

TO OWNER:

Knickerbocker Apartments LLC
507 S. Howard
Spokane, WA 99204

FROM CONTRACTOR:

Flywheel Construction & Development
1309 S. McMillan Rd
Spokane Valley, WA 99016

PROJECT:

Apartment #04 Remodel
507 S. Howard
Spokane, WA 99204

VIA ARCHITECT:

N/A

APPLICATION NO:

3

INVOICE NO:

3

PERIOD TO:

11.01.2020 to 12.10.2020

PROJECT NOS:**CONTRACT DATE:****Distribution to:**

<input checked="" type="checkbox"/>	OWNER
<input type="checkbox"/>	ARCHITECT
<input type="checkbox"/>	CONTRACTOR
<input type="checkbox"/>	BANK
<input type="checkbox"/>	

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM	\$	52,608.00
2. Net change by Change Orders	\$	8,455.13
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	61,063.13
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	61,063.13
5. RETAINAGE:		
a. 0 % of Completed Work (Column D + E on G703)	\$	0.00
b. % of Stored Material (Column F on G703)	\$	0
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	0.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	61,063.13
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	30,343.00
8. WSST / Deferred		2,734.09
9. CURRENT PAYMENT DUE	\$	33,454.22
10. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$3,324.00	
Total approved this Month	\$5,131.13	
TOTALS	\$8,455.13	\$0.00
NET CHANGES by Change Order	\$8,455.13	

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:

Brandon L. Spackman, President

Date:

12.05.2020

CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Owner certifies to the best of the their 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 \$

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)
OWNER:

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.

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE 1 OF 2 PAGES

TO OWNER:

Knickerbocker Apartments LLC
507 S. Howard
Spokane, WA 99204

FROM CONTRACTOR:

Flywheel Construction & Development
1309 S. McMillan Rd
Spokane Valley, WA 99016

PROJECT:

Apartment #05 Remodel
507 S. Howard
Spokane, WA 99204

VIA ARCHITECT:

N/A

APPLICATION NO:

3

INVOICE NO:

3

PERIOD TO:

11.01.2020 to 12.05.2020

PROJECT NOS:

CONTRACT DATE:

Distribution to:

☒

OWNER

☐

ARCHITECT

☐

CONTRACTOR

☐

BANK

☐

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM	\$	58,856.00
2. Net change by Change Orders	\$	16,600.40
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	75,456.40
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	75,456.39
5. RETAINAGE:		
a. 0 % of Completed Work (Column D + E on G703)	\$	0.00
b. % of Stored Material (Column F on G703)	\$	0
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	0.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	75,456.39
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	36,635.00
8. WSST / Deferred		3,455.10
9. CURRENT PAYMENT DUE	\$	42,276.49
10. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	0.01

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$6,549.00	
Total approved this Month	\$10,051.40	
TOTALS	\$16,600.40	\$0.00
NET CHANGES by Change Order	\$16,600.40	

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:

Brandon L. Spackman, President

Date:

12.05.2020

CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Owner certifies to the best of the their 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 \$

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)
OWNER:

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.

4808 E. Streamside LN.
Colbert Wa. 99005
509-990-0353

Date	Invoice #
7/22/2020	304

Bill To
Knickerbocker LLC CO Steve Dewalt

P.O. No.	Terms	Project

[illegible]

Restoration 1 of Spokane

9708 E Montgomery Ave. Ste# D
Spokane Valley, WA 99206 US
+1 5092935500
kayla.herbert@restoration1.com
www.restoration1.com/spokane

**BILL TO**

Spackman, Brandon -
1309 S McMillan Rd, Spokane
Valley, WA 99016

INVOICE 1680**DATE** 09/09/2020 **TERMS** Due on receipt**DUE DATE** 10/01/2020**CLAIM NUMBER:**

Spackman_2020_08_27_01

INSURANCE

Self pay

ACTIVITY	QTY	RATE	AMOUNT
Mold Remediation 507 South Howard Street, Spokane, WA 99204	1	2,203.85	2,203.85

TOTAL DUE**\$2,203.85**



9708 E. Montgomery Dr
Suite #D
Spokane Valley WA 99206
509-293-5500

Spackman_Mold_Final_2020_08_27_01

Claim ID**Date of Loss**

Aug 27, 2020

Date Claim Created

Aug 27, 2020

Type of Loss

Mold / Asbestos

Project Manager

Mike

CAT Code

3

Address

507 South Howard Street, Spokane,
WA 99204, USA

Policyholder Name

Fly Wheel Construction c/o Brandon
Spackman

Insurance Company

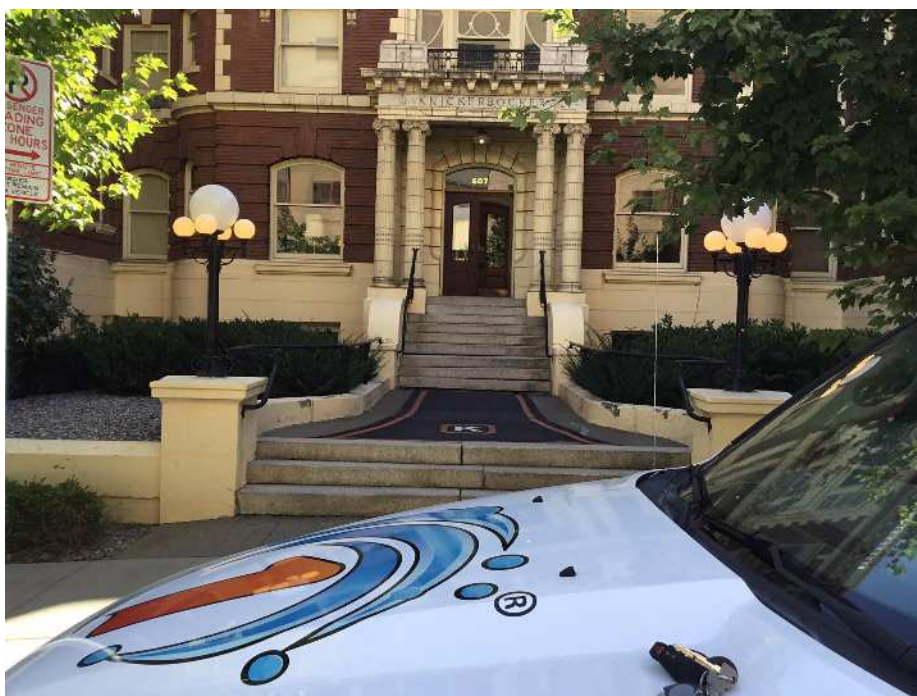
Self Pay

Policyholder Email

brandon@flywheelconstruction.com

Policyholder Phone Number

(509) 475-2034



Claim Summary

08-25-2020 09:58 mold on concrete walls mostly in the grout remediate two rooms not to exceed 2500. JH

8/27/2020 - Fly wheel is subcontracting us for the remodeling they are in the process of. POC is Brandon Spackman from FWC. Shae is his supervisor and will allow access. Shae: 509-868-3438.

Year built: 1912.

BILLING Address: 1309 S McMillan Rd, Spokane Valley, WA 99016

8/27/2020- Spoke with Shae and he will be meeting myself and crew at the jobsite at 9-930am Monday 8/31/2020. There is additional parking on south side of building if needed for trucks.
MB

Table of Contents

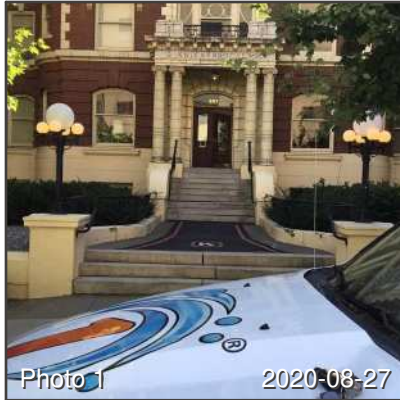
Exterior	4
Overview Photos	4
Text Notes	4
Main Room	5
Overview Photos	5
Sketches	10
Second Room	10
Overview Photos	10
Sketches	15
Ppe	15
Overview Photos	15

Attachments

1. Work Authorization - Spackman_2020_08_27
2. Disclosure Statement Notice - Spackman_2020_08_27
3. Certificate of Completion - Spackman_2020_08_27_01
4. Spackman_XM8_2020_08_27_01.pdf

Exterior

OVERVIEW PHOTOS: Exterior



TEXT NOTES: Exterior

WORK FLOW 8/31/2020

Mike

* Check claim notes for contact phone number. Not main number, look in notes.*

HEPA VAC walls as needed for debris. Serum spray walls. Clean up any standing serum on floor. Set drying EQ if needed to help dry. Update scope, pics, notes.

Kooper Hayden

Hepa vac and serum all affected surfaces. Scraped debris from walls. To return tomorrow for second coat and more scraping

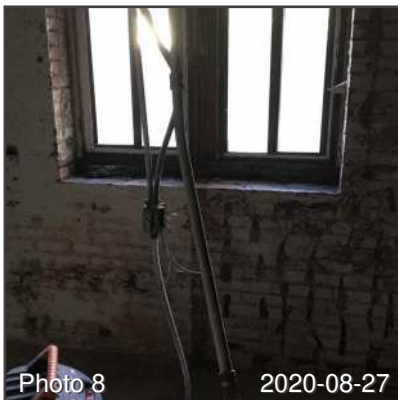
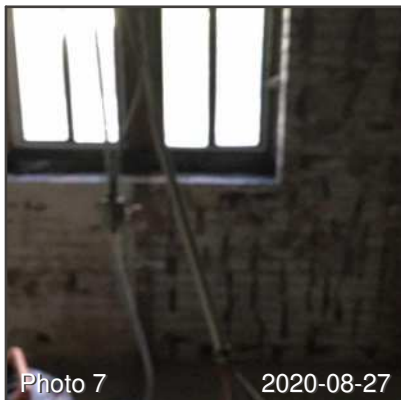
WORK FLOW 9/1/2020

Mike

Finish scraping walls. Finish spraying serum. Update scope, pics, notes.

Main Room

OVERVIEW PHOTOS: Main Room



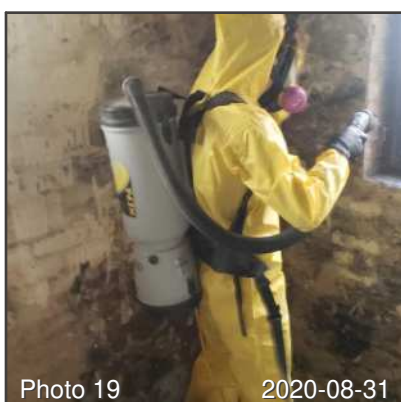
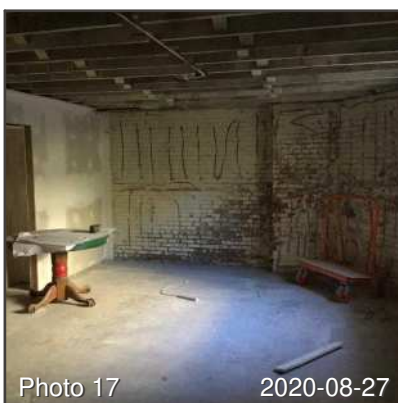
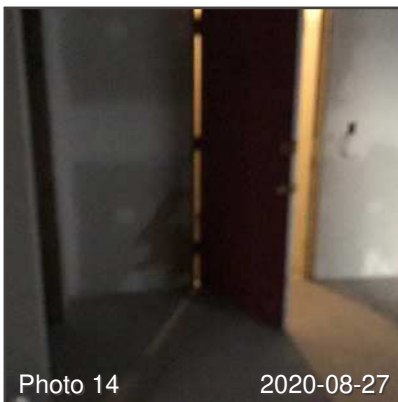
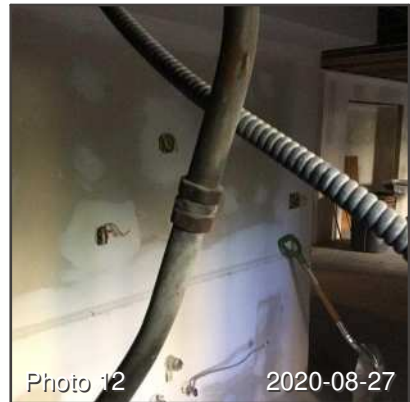




Photo 22 2020-08-31



Photo 23 2020-08-31



Photo 24 2020-08-31

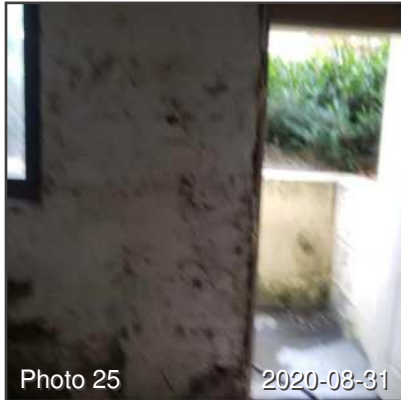


Photo 25 2020-08-31



Photo 26 2020-09-01



Photo 27 2020-09-01



Photo 28 2020-09-01



Photo 29 2020-09-01



Photo 30 2020-09-01



Photo 31 2020-09-01



Photo 32 2020-09-01

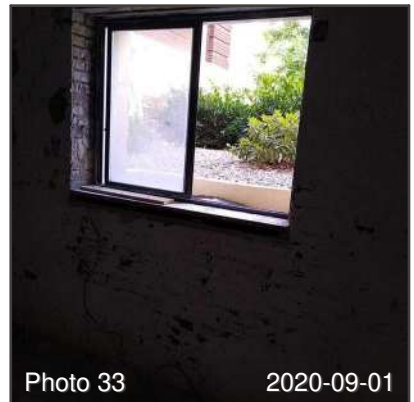


Photo 33 2020-09-01



Photo 34 2020-09-01



Photo 35 2020-09-01



Photo 36 2020-09-01



Photo 37 2020-09-01



Photo 38 2020-09-01



Photo 39 2020-09-01



Photo 40 2020-09-01



Photo 41 2020-09-01



Photo 42 2020-09-01



Photo 43 2020-09-01



Photo 44 2020-09-01

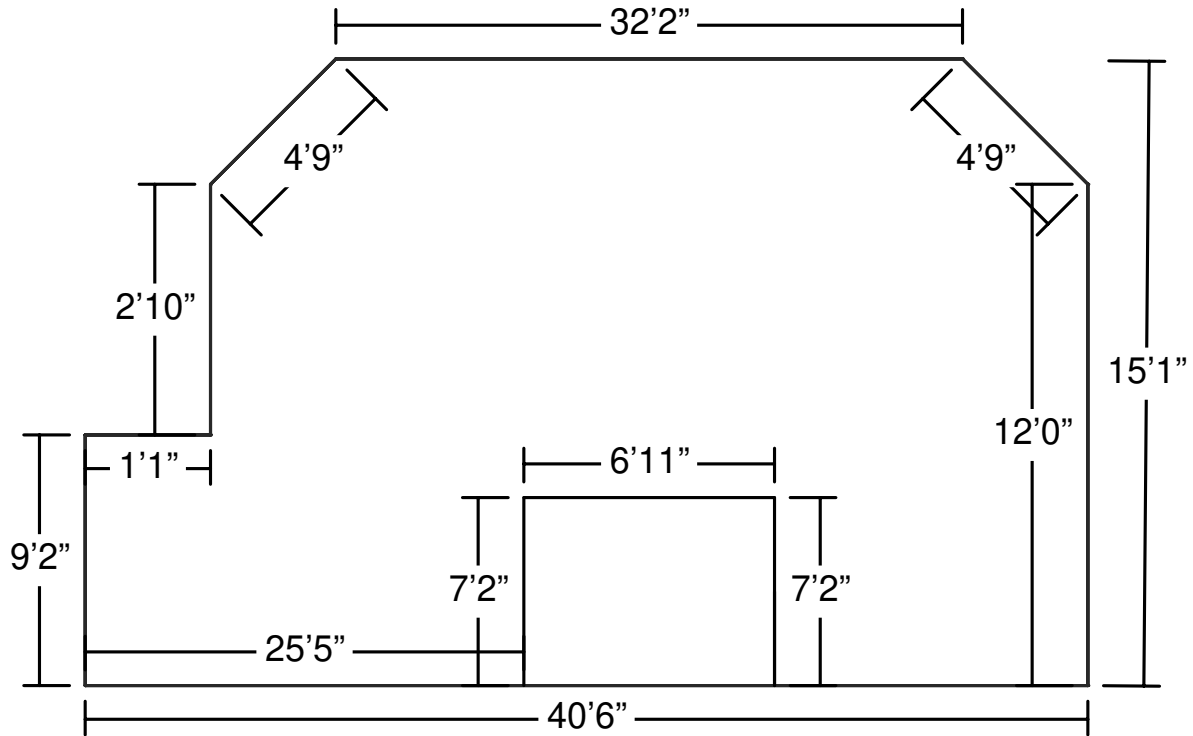


Photo 45 2020-09-01



SKETCHES: Main Room

Sketch 1



Second Room

OVERVIEW PHOTOS: Second Room







Photo 16 2020-09-01



Photo 17 2020-09-01



Photo 18 2020-09-01



Photo 19 2020-09-01



Photo 20 2020-09-01



Photo 21 2020-09-01



Photo 22 2020-09-01



Photo 23 2020-09-01



Photo 24 2020-09-01



Photo 25 2020-09-01



Photo 26 2020-09-01



Photo 27 2020-09-01



Photo 28 2020-09-01



Photo 29 2020-09-01



Photo 30 2020-09-01



Photo 31 2020-09-01



Photo 32 2020-09-01



Photo 33 2020-09-01



Photo 34 2020-09-01



Photo 35 2020-09-01



Photo 36 2020-09-01



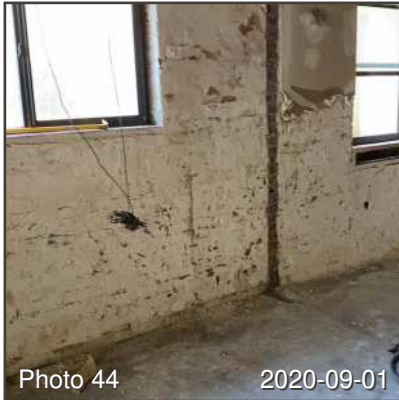
Photo 37 2020-09-01



Photo 38 2020-09-01

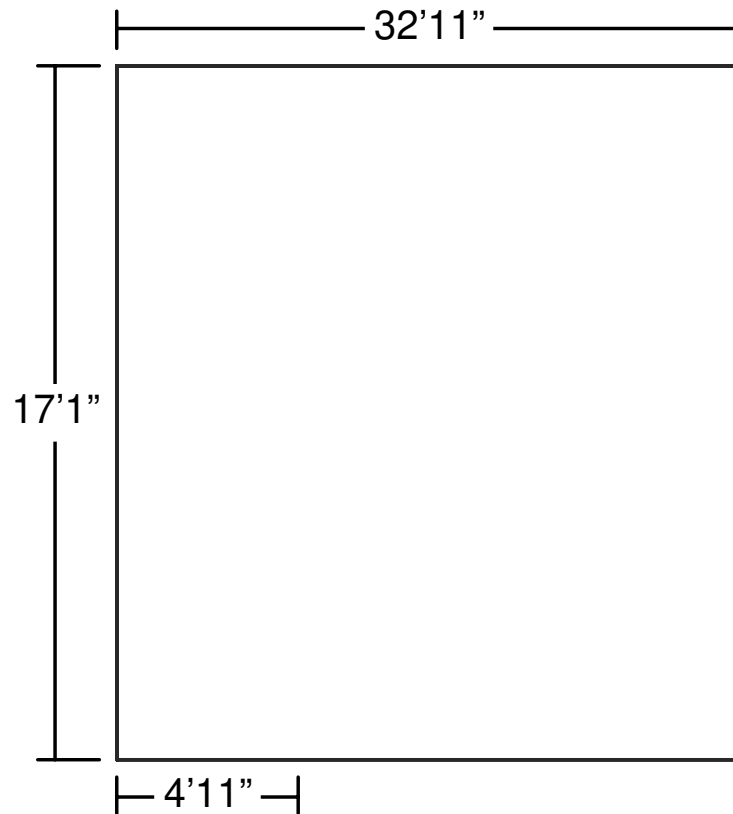


Photo 39 2020-09-01



SKETCHES: Second Room

Sketch 1



Ppe

OVERVIEW PHOTOS: Ppe







9708 E. Montgomery Dr
Suite #D
Spokane Valley WA 99206
509-293-5500

Client: Brandon Spackman Date: August 27, 2020 Cell: (509) 475-2034
Address: 507 South Howard Street, Spokane, WA, USA
Technician: Home Phone #:
Insurance Co.: Self Pay Policy #: Claim #:
Adjuster Name: Adjuster Phone: Email:

**WORK ORDER AGREEMENT TO PERFORM SERVICES AND/OR REPAIRS AND
DIRECT PAY AUTHORIZATION**

The agreement is made between The Client listed (hereinafter referred to as The Client) and Restoration 1 (hereinafter referred to as The Company), The Client seeks assistance from The Company to remedy known and/or potential property damage due to Mold. The Client hereby authorizes The Company to perform the following services to mitigate the loss and/or maintain a suitable living condition and/or comfort level. The Client certifies that the damaged property has the appropriate insurance coverage to cover this loss and that The Client is responsible for payment of any deductible (due upon first visit) as well as any charges on the final billing for this service not covered by The Client's insurance policy or not paid by The Client's insurance company for any reason. **If there is no insurance billing provided The Company will collect an equipment deposit fee of \$0 in order to start the job.**

Client Initials: *SB*

The Client further authorizes and instructs The Client's insurance company to pay directly to the Company (or to include The Company as a co-payee on the check or draft) the amount shown on the final billing for work done by The Company in connection with this claim. The Client also understands that the insurance company is billed as a courtesy and convenience to The Client. Should The Client's Insurance Company fail to honor this agreement, The Client will pay The Company any balance due. It is understood that The Client is personally responsible for any and all deductible, charges, or costs not covered by their insurance company. It is The Client's complete understanding that The Company is working for The Client and not The Client's insurance company. Therefore, it is understood that The Client is ultimately responsible to The Company for payment of said services.

The Client understands that The Company rates are structured from the modified xactimate, Reconstruction, and Repair costs by area zone. The Client will provide clear and continuous access to job site for period when work is scheduled. Client's electric and water are to be made available for Company's use during the process of the work at no cost to The Company.

No verbal arrangements will be considered binding. It is agreed that all material furnished and labor performed at the authorization of the home owner not specified in the estimate must be in writing in the form of an additional contract and will be charged in addition to the price herein agreed upon. All work provided for in the agreement applies to the installation and placement only.

The Company will remove all construction debris from the site and leave site in a broom-clean condition following completion of restoration. A 20% up charge for uncompleted work shall be charged to The Client in the event The Company is terminated for any reason. These fees cover restocking charges and overhead and profit.

TERM OF SALE: The account is due and payable in full 15 days of the receipt of this billing or otherwise in accordance with the terms and conditions set forth herein. All defects shall be reported in writing to The Company no later than seven (7) days from the date of completion. No transfers, renewals, extensions, or assignments. Nor any loss of injury or destruction of merchandise delivered shall release purchaser from the obligation hereof, and no oral representations. Warranties, or agreement, unless in writing and set forth in this sales order shall be binding upon the seller herein. The Company is to be held harmless and not responsible for any damages to appliances furniture, structure, and future damages during restoration or remediation.

COLLECTION: Payments received after 30 days are subject to a penalty of 1 1/2% per month. If this account is placed for collection, because of delinquency or otherwise, all fees and costs, including a reasonable attorney's fees, and court costs, shall be paid and discharged by the purchaser in addition to the full amount due herein together. The Client also authorizes The Company to supply information regarding this claim to The Client's insurance company and to make a full report of all work done by The Company.

By authorizing this contract The Client allows the Company to disinfectant, antisepticise, cleanse, decontaminate, deodorize, fumigate, purify, sanitize, and sterilize any of the premises. The Client understands that it is beyond the expertise of The Company to determine if someone is sensitive to their application and will hold The Company harmless for their use.

The Client has read the above and understands that this form constitutes a contract for services performed. Should it be necessary to institute legal proceedings to enforce collection of this company, the prevailing party shall be entitled to reasonable attorney fees.

Comments:

Client Initials: *SB*

Client's Signature to begin work

Date: August 27, 2020

Client's Name:

Customer Driver License:



9708 E. Montgomery Dr
Suite #D
Spokane Valley WA 99206

509-293-5500

Disclosure Statement Notice to Customers

Department of Labor and Industries
Contractor Registration

Business Name: Restoration 1 of Spokane

This contractor is registered with the state of Washington, registration no. RESTO1S833PE has posted with the state a bond or deposit of \$12,000. for the purpose of satisfying claims against the contractor for breach of contract including negligent or improper work in the conduct of the contractor's business. The expiration date of this contractor's registration is Continuous - No Expiration.

THIS BOND OR DEPOSIT MIGHT NOT BE SUFFICIENT TO COVER A CLAIM THAT MIGHT ARISE FROM THE WORK DONE UNDER YOUR CONTRACT.

This bond or deposit is not for your exclusive use because it covers all work performed by this contractor. The bond or deposit is intended to pay valid claims up to \$12,000 that you and other customers, suppliers, subcontractors, or taxing authorities may have.

FOR GREATER PROTECTION YOU MAY WITHHOLD A PERCENTAGE OF YOUR CONTRACT.

You may withhold a contractually defined percentage of your construction contract as retainage for a stated period of time to provide protection to you and help insure that your project will be completed as required by your contract.

YOUR PROPERTY MAY BE LIENED.

If a supplier of materials used in your construction project or an employee or subcontractor of your contractor or subcontractors is not paid, your property may be lienied to payment and you could pay twice for the same work.

FOR ADDITIONAL PROTECTION, YOU MAY REQUEST THE CONTRACTOR TO PROVIDE YOU WITH ORIGINAL "LIEN RELEASE" DOCUMENTS FROM EACH SUPPLIER OR SUBCONTRACTOR ON YOUR PROJECT.

The contractor is required to provide you with further information about lien release documents if you request it. General information is also available from the state Department of Labor and Industries.

I have received a copy of this disclosure statement.

Dated: August 27, 2020

A handwritten signature in black ink, appearing to be "SM" or similar initials, written over a horizontal line.

Signature of Customer

The contractor must retain a signed copy of this disclosure statement in his or her files for a minimum of three years and produce a signed or electronic signature copy of the disclosure statement to the department upon request.

For more information, please refer to RCW 18.27.114.



9708 E. Montgomery Dr
Suite #D
Spokane Valley WA 99206

509-293-5500

Certificate of Completion & Satisfaction

Insured/Claimant: Fly Wheel Construction c/o Brandon Spackman

Loss Address: 507 South Howard Street, Spokane, WA 99204, USA

Policy #:

Claim #:

Our File # / Name: Spackman_2020_08_27_01

This is to certify the repairs/mitigation with Restoration 1, at the above noted property, have been completed to our entire satisfaction.

Authorized Signature:

Name:

Date: September 1, 2020

Additional Comments:

Restoration 1

Representative/ Technician Signature:

A handwritten signature in black ink, appearing to read "Mike Breitkreutz", written over a horizontal line.

Name: Mike Breitkreutz



Restoration 1 of Spokane

Restoration 1 of Spokane
9708 E. Montgomery Ave.
Suite D
Spokane WA 99206
509-293-5500

Client: Brandon Spackman (Flywheel Const.)
Property: 507 S Howard St
Spokane, WA 99204

Home: (509) 475-2034

Operator: JOSH.PON

Estimator: Joshua Ponczoch
Position: Project Estimator
Company: Restoration 1 Of Spokane

Business: (509) 699-9052

Type of Estimate: Mold
Date Entered: 9/8/2020
Date Est. Completed: 9/1/2020
Date Assigned: 8/27/2020
Date Job Completed: 9/1/2020

Price List: WASP8X_AUG20
Labor Efficiency: Restoration/Service/Remodel
Estimate: 2020_08_27_01
File Number: Cust Pay

Restoration 1 Spokane, is pleased to provide you with this line item detail for the damage to your structure caused by water. With water intrusion in an enclosed environment, microbial growth becomes apparent with the first 48 to 72 hours. When non detected and the situation is not effectively dealt with, the potential for escalation is inevitable. It is our duty to advise you of the potential health risks and material damage risk due to neglect of the loss.

Restoration 1 Spokane, presents the following scope of work covering water and debris removal and drying of building materials affected by water event. Restoration 1 of Spokane, has furnished all material, equipment, and labor, unless otherwise noted, as specified within the following Scope of Work and specification for the price herein. All work performed by Restoration 1 Spokane, WILL BE PERFORMED UNDER THE IICRC S500 and S520 guidelines for water damage and mold remediation, respectively. Restoration 1 Spokane, Adheres to all WA State, EPA and Spokane Clean Air guidelines. This Scope of Work excludes hidden damages not visible at the time of the property inspection. If hidden damages are found a supplementary Scope of Work will be generated and agreed with Insurance Carrier and Adjuster, Property Owner(s), and/or Property Management and submitted for direct payment to the Insurance Carrier or home/building owner for payment.



Restoration 1 of Spokane

Restoration 1 of Spokane
9708 E. Montgomery Ave.
Suite D
Spokane WA 99206
509-293-5500

2020_08_27_01

2020_08_27_01

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
1. Service call - during business hours	1.00 EA	0.00	179.75	16.00	195.75
2. Equipment decontamination charge - HVY, per piece of equip	1.00 EA	0.00	42.10	3.75	45.85
Serum Machine					
Total: 2020_08_27_01				19.75	241.60

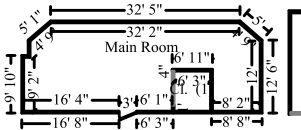
Main Level

Main Level

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
3. Personal protective equipment - Heavy duty	6.00 EA	0.00	65.00	34.71	424.71
Total: Main Level				34.71	424.71

Main Room

Height: 8'

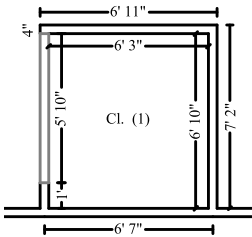


913.85 SF Walls	543.67 SF Ceiling
1,457.52 SF Walls & Ceiling	543.67 SF Floor
60.41 SY Flooring	112.76 LF Floor Perimeter
121.59 LF Ceil. Perimeter	

Door

3' X 6' 8"

Opens into Exterior



Subroom: Cl. (1)

Height: 8'

170.44 SF Walls	42.71 SF Ceiling
213.15 SF Walls & Ceiling	42.71 SF Floor
4.75 SY Flooring	20.33 LF Floor Perimeter
26.17 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

5' 10" X 6' 8"

Opens into MAIN_ROOM

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
4. HEPA Vacuuming - Detailed - (PER SF)	416.00 SF	0.00	0.65	24.07	294.47
Hepa Vacuum on all decking and trusses prior to application and after					
5. Clean the surface area	416.00 SF	0.00	0.90	33.32	407.72

2020_08_27_01

9/9/2020

Page: 2

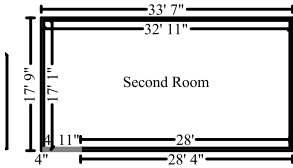


Restoration 1 of Spokane

Restoration 1 of Spokane
9708 E. Montgomery Ave.
Suite D
Spokane WA 99206
509-293-5500

CONTINUED - Main Room

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
6. Apply plant-based anti-microbial agent to the surface area Cleaning agent with activator will be applied on all roof decking and affected trusses	416.00 SF	0.00	0.25	9.26	113.26
7. Apply mold/mildew stain remover to the surface area	30.00 SF	0.00	0.64	1.71	20.91
Totals: Main Room				68.36	836.36



Second Room

Height: 8'

767.22 SF Walls	562.33 SF Ceiling
1,329.55 SF Walls & Ceiling	562.33 SF Floor
62.48 SY Flooring	95.08 LF Floor Perimeter
100.00 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

4' 11" X 6' 8"

Opens into Exterior

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
8. HEPA Vacuuming - Detailed - (PER SF) Hepa Vacuum on all decking and trusses prior to application and after	440.00 SF	0.00	0.65	25.45	311.45
9. Clean the surface area	440.00 SF	0.00	0.90	35.24	431.24
10. Apply plant-based anti-microbial agent to the surface area Cleaning agent with activator will be applied on all roof decking and affected trusses	440.00 SF	0.00	0.25	9.79	119.79
11. Apply mold/mildew stain remover to the surface area	50.00 SF	0.00	0.64	2.85	34.85
Totals: Second Room				73.33	897.33
Total: Main Level				176.40	2,158.40
Line Item Totals: 2020_08_27_01				196.15	2,400.00



Restoration 1 of Spokane

Restoration 1 of Spokane
9708 E. Montgomery Ave.
Suite D
Spokane WA 99206
509-293-5500

Grand Total Areas:

1,851.52	SF Walls	1,148.70	SF Ceiling	3,000.22	SF Walls and Ceiling
1,148.70	SF Floor	127.63	SY Flooring	228.18	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	247.76	LF Ceil. Perimeter
1,148.70	Floor Area	1,225.50	Total Area	1,851.52	Interior Wall Area
1,858.51	Exterior Wall Area	212.37	Exterior Perimeter of Walls		
0.00	Surface Area	0.00	Number of Squares	0.00	Total Perimeter Length
0.00	Total Ridge Length	0.00	Total Hip Length		



Restoration 1 of Spokane

Restoration 1 of Spokane
9708 E. Montgomery Ave.
Suite D
Spokane WA 99206
509-293-5500

Summary

Line Item Total	2,203.85
Sales Tax	196.15
Replacement Cost Value	\$2,400.00
Net Claim	\$2,400.00

Joshua Ponczoch
Project Estimator



Restoration 1 of Spokane

Restoration 1 of Spokane
9708 E. Montgomery Ave.
Suite D
Spokane WA 99206
509-293-5500

Recap of Taxes

	Sales Tax (8.9%)
Line Items	196.15
Total	196.15



Restoration 1 of Spokane

Restoration 1 of Spokane
9708 E. Montgomery Ave.
Suite D
Spokane WA 99206
509-293-5500

Recap by Room

Estimate: 2020_08_27_01	221.85	10.07%
Area: Main Level	390.00	17.70%
Main Room	768.00	34.85%
Second Room	824.00	37.39%
Area Subtotal: Main Level	1,982.00	89.93%
Subtotal of Areas	2,203.85	100.00%
Total	2,203.85	100.00%



Restoration 1 of Spokane

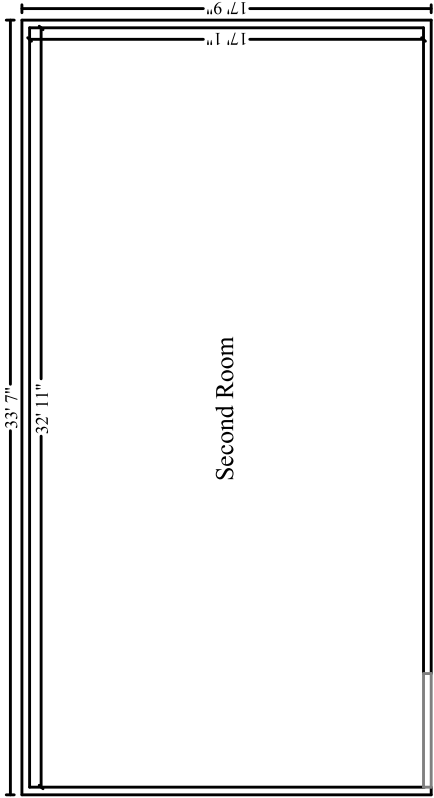
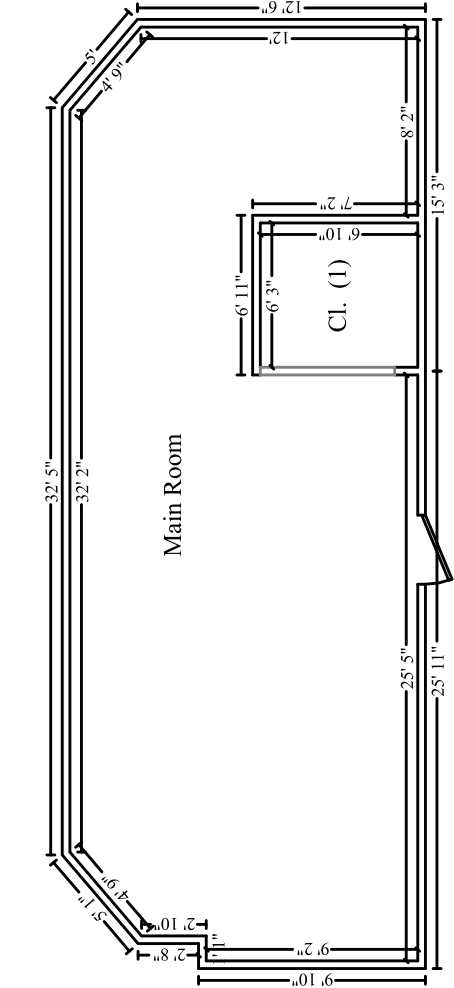
Restoration 1 of Spokane
9708 E. Montgomery Ave.
Suite D
Spokane WA 99206
509-293-5500

Recap by Category

Items	Total	%
CLEANING	770.40	32.10%
HAZARDOUS MATERIAL REMEDIATION	821.60	34.23%
WATER EXTRACTION & REMEDIATION	611.85	25.49%
Subtotal	2,203.85	91.83%
Sales Tax	196.15	8.17%
Total	2,400.00	100.00%

Restoration 1 Spokane, appreciates the opportunity you have given us to work on your project and prepare this itemized invoice for your review. If you have any questions regarding this invoice please feel free to contact this writer or our office anytime.

Restoration 1 Spokane team
www.restoration1.com/Spokane
509-293-5500



CO #03 APPLIANCES**PROJECT : KNICKERBOCKER APARTMENTS****BUDGET BREAKOUT**

10.06.20

**FLY WHEEL**
CONSTRUCTION

9:19 AM

10/6/2020

DESCRIPTION :

Cost is to provide the appliances for the project. Per the original quote they were to be provided by owner. Upon further discussion after work was started it was requested that we contact Fred's Appliances and procure them. Attached is the quote and invoice for both apartments. This CO is for 1/2. The other will be on the other apartment SOV.

DESCRIPTION	VENDOR	QTY	UNITS	UNIT PRICES			EXTENSIONS			TOTAL COSTS
				LABOR	EQUIP/MATL	SUB	LABOR	EQUIP/MATL	SUB	
							0	0	0	0
							0	0	0	0
Appliances per the attached breakout	Fred's	0.5	LS		3700.00		0	1,850	0	1,850
							0	0	0	0
							0	0	0	0
							0	0	0	0
							0	0	0	0
							0	0	0	0
SUBTOTALS							\$0	\$1,850	\$0	\$1,850

NOTE: The above work reflects costs that are associated with the contract documents identified above. This work excludes Performance Bond costs. Permit Fees are excluded. **ARCHITECTURAL AND ENGINEERING FEES ARE NOT INCLUDED FOR PERMITTING AND DESING AT THIS TIME" APPLIANCES, CABINETS, COUNTERS ARE BY OTHERS AND EXCLUDED AT THIS TIME.

	SUBTOTAL	\$1,850
B&O Tax	0.45%	\$8
INSURANCE COST:	1.00%	\$19
	COST	SUBTOTAL
		\$1,877
OVERHEAD/ PROFIT ALLOWED MARK-UP @11%		\$206

TOTAL ESTIMATE (EXCLUDES WSST)	\$2,083
---------------------------------------	----------------



2525 N MONROE
SPOKANE WA 99205
(509) 328-3824

W 255 APPLEWAY
CDA ID 83815
(208) 765-4204

13820 E INDIANA
SPO. VALLEY 99216
(509) 928-4500

10619 E SPRAGUE
SPO. VALLEY 99206
(509) 893-3581

3321 N DIVISION
SPOKANE WA 99207
(509) 484-1616

383 S COLUMBIA CNTR BLVD
KENNEWICK WA 99336
(509) 736-9595

4949 BUCKHOUSE LANE
SUITE A
MISSOULA MT 59801
(406) 251-7132

3075 HIGHWAY 93 SOUTH
KALISPELL MT 59901
(406) 257-3288

2649 KING AVE W
BILLINGS MT 59102
(406) 894-2310

1934 N 19th
BOZEMAN, MT 59718
(406) 577-2844

Spokane Warehouse
2524 N DAKOTA
SPOKANE WA 99207
(509) 489-6947

Service Department
2601 N MONROE
SPOKANE WA 99205
(509) 327-5536

Order	ORD0000567001
Date	10/1/2020
Page	1

Bill To:

FLYWHEEL CONSTRUCTION & DEVELOPMEN
1309 S MCMILLAN RD
GREENACRES WA 99016-5211

Ship To:

KNICKERBOCKER APTS
507 S HOWARD
BRANDON 475-2034
SPOKANE WA 99204

Purchase Order No.		Customer ID		Salesperson ID		Shipping Method		Payment Terms		Req Ship Date		Master No.	
507 S HOWARD		5094752034		SMP		DELIVERY		PRE-PAY		10/7/2020		1,071,579	
Ordered	Shipped	B/O	Item Number	Description					Ship Date	Unit Price	Ext. Price		
2	2	0	ART308FFDM	18' REFRIGERATOR					10/7/2020	\$700.00	\$1,400.00		
2	2	0	AER6603SFS	ELECTRIC RANGE					10/7/2020	\$520.00	\$1,040.00		
2	2	0	5304512985	4' 50A 3 WIRE RANGE CORD					10/7/2020	\$15.00	\$30.00		
2	2	0	ADB1400AGS	DISHWASHER					10/7/2020	\$340.00	\$680.00		
2	2	0	5304506295	DW INSTALL KIT					10/7/2020	\$15.00	\$30.00		
2	2	0	AMV2307PFS	MICROWAVE HOOD					10/7/2020	\$200.00	\$400.00		
2	2	0	LBR-WA	LABOR WA					10/7/2020	\$60.00	\$120.00		
1	1	0	LBR-WA	LABOR WA					10/7/2020	\$0.00	\$0.00		
				UNCRATE SET IN FRONT OF HOLES NO INST					ALL HAUL				
				DUNNAGE									

Return Policy: Due to manufacturers policies, Freds Appliance does not allow returns. All defects will be fixed per manufacturers specifications. Special order items, trim kits and accessories are non-returnable. All cancellations are subject to a 25% restocking fee once the order has been placed with our vendors.

UNCRATE SET EACH IN FRONT OF HOLES, HAUL DUNNAGE -
REVERSE DOOR IF NEEDED. NO INSTALL

Subtotal	\$3,700.00
Bldr Credit	\$0.00
Tax	\$0.00
Total	\$3,700.00
Paid\Credits	\$0.00
Balance Due	\$3,700.00

FREDS APPLIANCE
2525 N MONROE ST
SPOKANE WA 99205
509-328-3824

Terminal ID: *****334

***2

10/2/20

10:16 AM

VISA - MANUAL

ACCT #: *****8528

MOTO SALE

UID: 027610438040

REF #: 9567

BATCH #: 482

AUTH #: 08602G

AMOUNT

\$3700.00

APPROVED

CUSTOMER COPY

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE 1 OF 2 PAGES

TO OWNER:

Knickerbocker Apartments LLC
507 S. Howard
Spokane, WA 99204

FROM CONTRACTOR:

Flywheel Construction & Development
1309 S. McMillan Rd
Spokane Valley, WA 99016

PROJECT:

Apartment #04 Remodel
507 S. Howard
Spokane, WA 99204

VIA ARCHITECT:

N/A

APPLICATION NO:

1

INVOICE NO:

1

PERIOD TO:

09.01.2020 to 10.01.2020

PROJECT NOS:**CONTRACT DATE:****Distribution to:**

<input checked="" type="checkbox"/>	OWNER
<input type="checkbox"/>	ARCHITECT
<input type="checkbox"/>	CONTRACTOR
<input type="checkbox"/>	BANK
<input type="checkbox"/>	

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM	\$	52,608.00
2. Net change by Change Orders	\$	3,324.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	55,932.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	11,601.00
5. RETAINAGE:		
a. 0 % of Completed Work (Column D + E on G703)	\$	0.00
b. % of Stored Material (Column F on G703)	\$	0
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	0.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	11,601.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	0.00
8. WSST / Deferred		1,032.49
9. CURRENT PAYMENT DUE	\$	12,633.49
10. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	44,331.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	
Total approved this Month	\$6,549.00	
TOTALS	\$6,549.00	\$0.00
NET CHANGES by Change Order	\$6,549.00	

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:

Brandon L. Spackman, President

Date:

10.05.2020

CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Owner certifies to the best of the their 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 \$

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)
OWNER:

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

AIA DOCUMENT G703

PAGE 2 OF 3 PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

APPLICATION NO: 1

Contractor's signed certification is attached.

APPLICATION DATE: 10.01.2020

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

PERIOD TO: 09.01.2020 to 10.01.2020

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

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)		
01704	HAUL OFF MATERIALS & DUMP	157.00		157.00		\$0.00	#DIV/0!	\$0.00	
02051	DEMO LABOR, HAUL DISPOSAL	1,438.00		1,438.00		\$157.00	100.00%	\$0.00	
03300	CONCRETE CUT & POUR BACK	1,740.00		1,740.00		\$1,438.00	100.00%	\$0.00	
06201	WOOD TRIM AND BASE	1,500.00				\$1,740.00	100.00%	\$0.00	
09250	STEEL STUD FRAME & DRYWALL	5,450.00		1,665.00		\$0.00	0.00%	\$1,500.00	
09250	CEILING DRYWALL & TAPE	2,404.00				\$1,665.00	30.55%	\$3,785.00	
08001	DOORS, TIRM AND HARDWARE	1,350.00				\$0.00	0.00%	\$2,404.00	
09250	CLOSET ROD AND SHELVES	220.00				\$0.00	0.00%	\$1,350.00	
09901	PAINTING	1,820.00				\$0.00	0.00%	\$220.00	
09681	FLOORING BUDGET	4,970.00				\$0.00	0.00%	\$1,820.00	
09310	TILE BUDGET	1,910.00				\$0.00	0.00%	\$4,970.00	
15400	PLUMBING BUDGET	10,948.00		2,300.00		\$0.00	0.00%	\$1,910.00	
16000	ELECTRICAL	12,600.00		1,800.00		\$2,300.00	21.01%	\$8,648.00	
						\$1,800.00	14.29%	\$10,800.00	
CO #1	MOLD REMEDITAION 1/2 COST	1,241.00		1,241.00					
CO #3	APPLIANCES 1/2 COST	2,083.00		2,083.00		\$1,241.00	100.00%	\$0.00	
CO #4	WINDOW REPLACEMENT (TBD)	0.00				\$0.00	#DIV/0!	\$0.00	
01000	INSURANCE/ B&O TAX	703.00		145.00					
01100	PROFIT AND OVERHEAD	5,398.00		1,115.00		\$145.00	20.63%	\$558.00	
						\$1,115.00	20.66%	\$4,283.00	
	TOTALS	55,932.00	0.00	13,684.00	0.00	11,601.00	20.74%	42,248.00	

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE 1 OF 2 PAGES

TO OWNER:

Knickerbocker Apartments LLC
507 S. Howard
Spokane, WA 99204

FROM CONTRACTOR:

Flywheel Construction & Development
1309 S. McMillan Rd
Spokane Valley, WA 99016

PROJECT:

Apartment #04 Remodel
507 S. Howard
Spokane, WA 99204

VIA ARCHITECT:

N/A

APPLICATION NO:

2

INVOICE NO:

2

PERIOD TO:

10.01.2020 to 10.20.2020

PROJECT NOS:**CONTRACT DATE:****Distribution to:**

<input checked="" type="checkbox"/>	OWNER
<input type="checkbox"/>	ARCHITECT
<input type="checkbox"/>	CONTRACTOR
<input type="checkbox"/>	BANK
<input type="checkbox"/>	

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM	\$	52,608.00
2. Net change by Change Orders	\$	3,324.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	55,932.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	30,343.00
5. RETAINAGE:		
a. 0 % of Completed Work (Column D + E on G703)	\$	0.00
b. % of Stored Material (Column F on G703)	\$	0
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	0.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	30,343.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	11,601.00
8. WSST / Deferred		2,700.53
9. CURRENT PAYMENT DUE	\$	21,442.53
10. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	25,589.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$3,324.00	
Total approved this Month	\$0.00	
TOTALS	\$3,324.00	\$0.00
NET CHANGES by Change Order	\$3,324.00	

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:

Brandon L. Spackman, President

Date:

10.20.2020

CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Owner certifies to the best of the their 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 \$

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)
OWNER:

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

AIA DOCUMENT G703

PAGE 2 OF 3 PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

APPLICATION NO: 2

Contractor's signed certification is attached.

APPLICATION DATE: 10.20.2020

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

PERIOD TO: 10.01.2020 to 10.20.2020

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

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)		
01704	HAUL OFF MATERIALS & DUMP	157.00	157.00			\$0.00	#DIV/0!	\$0.00	
02051	DEMO LABOR, HAUL DISPOSAL	1,438.00	1,438.00			\$157.00	100.00%	\$0.00	
03300	CONCRETE CUT & POUR BACK	1,740.00	1,740.00			\$1,438.00	100.00%	\$0.00	
06201	WOOD TRIM AND BASE	1,500.00				\$1,740.00	100.00%	\$0.00	
09250	STEEL STUD FRAME & DRYWALL	5,450.00	1,665.00	3,785.00		\$0.00	0.00%	\$1,500.00	
09250	CEILING DRYWALL & TAPE	2,404.00		925.00		\$5,450.00	100.00%	\$0.00	
08001	DOORS, TIRM AND HARDWARE	1,350.00		650.00		\$925.00	38.48%	\$1,479.00	
09250	CLOSET ROD AND SHELVES	220.00				\$650.00	48.15%	\$700.00	
09901	PAINTING	1,820.00				\$0.00	0.00%	\$220.00	
09681	FLOORING BUDGET	4,970.00				\$0.00	0.00%	\$1,820.00	
09310	TILE BUDGET	1,910.00				\$0.00	0.00%	\$4,970.00	
15400	PLUMBING BUDGET	10,948.00	2,300.00	2,900.00		\$0.00	0.00%	\$1,910.00	
16000	ELECTRICAL	12,600.00	1,800.00	6,350.00		\$5,200.00	47.50%	\$5,748.00	
CO #1	MOLD REMEDITAION 1/2 COST	1,241.00	1,241.00			\$8,150.00	64.68%	\$4,450.00	
CO #3	APPLIANCES 1/2 COST	2,083.00	2,083.00			\$1,241.00	100.00%	\$0.00	
CO #4	WINDOW REPLACEMENT (TBD)	0.00				\$2,083.00	100.00%	\$0.00	
01000	INSURANCE/ B&O TAX	703.00	145.00	236.00					
01100	PROFIT AND OVERHEAD	5,398.00	115.00	2,813.00		\$381.00	54.20%	\$322.00	
	TOTALS	55,932.00	12,684.00	17,659.00	0.00	\$2,928.00	54.24%	\$2,470.00	
						30,343.00	54.25%	25,589.00	

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE 1 OF 2 PAGES

TO OWNER:

Knickerbocker Apartments LLC
507 S. Howard
Spokane, WA 99204

FROM CONTRACTOR:

Flywheel Construction & Development
1309 S. McMillan Rd
Spokane Valley, WA 99016

PROJECT:

Apartment #05 Remodel
507 S. Howard
Spokane, WA 99204

VIA ARCHITECT:

N/A

APPLICATION NO:

1

INVOICE NO:

1

PERIOD TO:

09.01.2020 to 10.01.2020

PROJECT NOS:**CONTRACT DATE:****Distribution to:**☒

OWNER

☐

ARCHITECT

☐

CONTRACTOR

☐

BANK

☐**CONTRACTOR'S APPLICATION FOR PAYMENT**

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

1. ORIGINAL CONTRACT SUM	\$	58,856.00
2. Net change by Change Orders	\$	3,324.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	62,180.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	12,322.00
5. RETAINAGE:		
a. 0 % of Completed Work (Column D + E on G703)	\$	0.00
b. % of Stored Material (Column F on G703)	\$	0
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	0.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	12,322.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	0.00
8. WSST / Deferred		1,096.66
9. CURRENT PAYMENT DUE	\$	13,418.66
10. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	49,858.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	
Total approved this Month	\$3,324.00	
TOTALS	\$3,324.00	\$0.00
NET CHANGES by Change Order	\$3,324.00	

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:

Brandon L. Spackman, President

Date:

10.05.2020

CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Owner certifies to the best of the their 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 \$

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)
OWNER:

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

AIA DOCUMENT G703

PAGE 2 OF 3 PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

APPLICATION NO: 1

Contractor's signed certification is attached.

APPLICATION DATE: 10.01.2020

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

PERIOD TO: 09.01.2020 to 10.01.2020

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

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)		
01704	HAUL OFF MATERIALS & DUMP	393.00		393.00		\$0.00	#DIV/0!	\$0.00	
02051	DEMO LABOR, HAUL DISPOSAL	1,438.00		1,438.00		\$393.00	100.00%	\$0.00	
6600	FLOOR PATCH FOR PLUMBING	494.00				\$1,438.00	100.00%	\$0.00	
06201	WOOD TRIM AND BASE	1,850.00				\$0.00	0.00%	\$494.00	
09250	STEEL STUD FRAME & DRYWALL	8,415.00		2,550.00		\$0.00	0.00%	\$1,850.00	
09250	CEILING DRYWALL & TAPE	3,052.00				\$2,550.00	30.30%	\$5,865.00	
08001	DOORS, TIRM AND HARDWARE	1,350.00				\$0.00	0.00%	\$3,052.00	
09901	PAINTING	2,100.00				\$0.00	0.00%	\$1,350.00	
09681	FLOORING BUDGET	7,628.00				\$0.00	0.00%	\$2,100.00	
09310	TILE BUDGET	1,910.00				\$0.00	0.00%	\$7,628.00	
15400	PLUMBING BUDGET	10,948.00		2,900.00		\$0.00	0.00%	\$1,910.00	
16000	ELECTRICAL	12,600.00		2,500.00		\$2,900.00	26.49%	\$8,048.00	
						\$2,500.00	19.84%	\$10,100.00	
CO #1	MOLD REMEDITAION 1/2 COST	1,241.00		1,241.00					
CO #3	APPLIANCES 1/2 COST	2,083.00		2,083.00		\$1,241.00	100.00%	\$0.00	
CO #4	WINDOW REPLACEMENT (TBD)	0.00							
						\$0.00	#DIV/0!	\$0.00	
01000	INSURANCE/ B&O TAX	770.00		150.00					
01100	PROFIT AND OVERHEAD	5,908.00		1,150.00		\$150.00	19.48%	\$620.00	
						\$1,150.00	19.47%	\$4,758.00	
	TOTALS	62,180.00	0.00	14,405.00	0.00	12,322.00	19.82%	47,775.00	

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE 1 OF 2 PAGES

TO OWNER:

Knickerbocker Apartments LLC
507 S. Howard
Spokane, WA 99204

FROM CONTRACTOR:

Flywheel Construction & Development
1309 S. McMillan Rd
Spokane Valley, WA 99016

PROJECT:

Apartment #05 Remodel
507 S. Howard
Spokane, WA 99204

VIA ARCHITECT:

N/A

APPLICATION NO:

2

INVOICE NO:

2

PERIOD TO:

10.01.2020 to 10.20.2020

PROJECT NOS:**CONTRACT DATE:****Distribution to:**☒

OWNER

☐

ARCHITECT

☐

CONTRACTOR

☐

BANK

☐**CONTRACTOR'S APPLICATION FOR PAYMENT**

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

1. ORIGINAL CONTRACT SUM	\$	58,856.00
2. Net change by Change Orders	\$	6,549.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	65,405.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	36,635.00
5. RETAINAGE:		
a. 0 % of Completed Work (Column D + E on G703)	\$	0.00
b. % of Stored Material (Column F on G703)	\$	0
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	0.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	36,635.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	12,322.00
8. WSST / Deferred		3,260.52
9. CURRENT PAYMENT DUE	\$	27,573.52
10. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	28,770.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$3,324.00	
Total approved this Month	\$3,225.00	
TOTALS	\$6,549.00	\$0.00
NET CHANGES by Change Order	\$6,549.00	

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:

Brandon L. Spackman, President

Date:

10.20.2020

CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Owner certifies to the best of the their 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 \$

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)
OWNER:

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

AIA DOCUMENT G703

PAGE 2 OF 3 PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

APPLICATION NO: 2

Contractor's signed certification is attached.

APPLICATION DATE: 10.20.2020

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

PERIOD TO: 10.01.2020 to 10.20.2020

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

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)		
01704	HAUL OFF MATERIALS & DUMP	393.00	393.00			\$0.00	#DIV/0!	\$0.00	
02051	DEMO LABOR, HAUL DISPOSAL	1,438.00	1,438.00			\$393.00	100.00%	\$0.00	
6600	FLOOR PATCH FOR PLUMBING	494.00				\$1,438.00	100.00%	\$0.00	
06201	WOOD TRIM AND BASE	1,850.00				\$0.00	0.00%	\$494.00	
09250	STEEL STUD FRAME & DRYWALL	8,415.00	2,550.00	5,865.00		\$0.00	0.00%	\$1,850.00	
09250	CEILING DRYWALL & TAPE	3,052.00		1,200.00		\$8,415.00	100.00%	\$0.00	
08001	DOORS, TIRM AND HARDWARE	1,350.00		500.00		\$1,200.00	39.32%	\$1,852.00	
09901	PAINTING	2,100.00				\$500.00	37.04%	\$850.00	
09681	FLOORING BUDGET	7,628.00				\$0.00	0.00%	\$2,100.00	
09310	TILE BUDGET	1,910.00				\$0.00	0.00%	\$7,628.00	
15400	PLUMBING BUDGET	10,948.00	2,900.00	3,500.00		\$0.00	0.00%	\$1,910.00	
16000	ELECTRICAL	12,600.00	2,500.00	5,500.00		\$6,400.00	58.46%	\$4,548.00	
CO #1	MOLD REMEDITAION 1/2 COST	1,241.00	1,241.00			\$8,000.00	63.49%	\$4,600.00	
CO #3	APPLIANCES 1/2 COST	2,083.00	2,083.00			\$1,241.00	100.00%	\$0.00	
CO #4	WINDOW REPLACEMENT (TBD)	0.00				\$2,083.00	100.00%	\$0.00	
CO #5	STRUCTURAL FLOOR REPAIRS	3,225.00		3,225.00		\$0.00	#DIV/0!	\$0.00	
01000	INSURANCE/ B&O TAX	770.00	150.00	280.00		\$3,225.00	100.00%	\$0.00	
01100	PROFIT AND OVERHEAD	5,908.00	1,150.00	2,160.00		\$430.00	55.84%	\$340.00	
	TOTALS	65,405.00	14,405.00	22,230.00	0.00	\$3,310.00	56.03%	\$2,598.00	

CO #05 FLOOR REPAIRS

PROJECT : KNICKERBOCKER APARTMENTS

BUDGET BREAKOUT

10.06.20



FLY WHEEL
CONSTRUCTION

2:19 PM

10/19/2020

DESCRIPTION :

Cost for labor and materials to provide and install materials to reinforce the failing structural floor. Floor was rotted at the exterior wall and sinking at the floor joist where they went into the exterior walls. Additional bracing and framing was added. Pictures and breakouts attached.

DESCRIPTION	VENDOR	QTY	UNITS	UNIT PRICES			EXTENSIONS			TOTAL COSTS	
				LABOR	EQUIP/MATL	SUB	LABOR	EQUIP/MATL	SUB		
								0	0	0	0
								0	0	0	0
Framing and bracing materials	BMC	1	LS		1018.93			0	1,019	0	1,019
								0	0	0	0
Framing labor	Dave	18	Hrs	45.00				810	0	0	810
	Shae	23	Hrs	45.00				1,035	0	0	1,035
								0	0	0	0
SUBTOTALS								\$1,845	\$1,019	\$0	\$2,864

NOTE: The above work reflects costs that are associated with the contract documents identified above. This work excludes Performance Bond costs. Permit Fees are excluded. **ARCHITECTURAL AND ENGINEERING FEES ARE NOT INCLUDED FOR PERMITTING AND DESING AT THIS TIME" APPLIANCES, CABINETS, COUNTERS ARE BY OTHERS AND EXCLUDED AT THIS TIME.

B&O Tax		SUBTOTAL	\$2,864
INSURANCE COST:	0.45%		\$13
	1.00%		\$29
OVERHEAD/ PROFIT ALLOWED MARK-UP @11%		SUBTOTAL	\$2,906
			\$320

TOTAL ESTIMATE (EXCLUDES WSST)

\$3,225









Invoice

Invoice Number
2557
Invoice Date
10/19/2020

Bill To: Interurband Development
1429 12th Ave, Suite C

Seattle, WA 98122

Re: Small Jobs-General
Kickerbacker Building
507 S Howard
Spokane, WA 99204

Our Job No	Customer Job No	Customer PO	Payment Terms	Due Date
SJ		Backflow	Net 30 Days	11/18/2020
Description				Price
Provide and install 2" double Check with testing - Permit				2,000.00
install vacuum breakers on 2 exterior hose bibbs				319.00
provide hub drain for water softner discharge				300.00

Subtotal	\$	2,619.00
Sales Tax (if applicable)	\$	233.09
Total Due	\$	2,852.09

Thank you for your business!



Invoice

Invoice Number
2558
Invoice Date
10/19/2020

Bill To: Interurband Development
1429 12th Ave, Suite C

Seattle, WA 98122

Re: Small Jobs-General
Kniockerbocker
507 S Howard
Spokane, WA 99204

Our Job No	Customer Job No	Customer PO	Payment Terms	Due Date
SJ		W.C. Retrofit	Net 30 Days	11/18/2020
Description				Price
Provide and install new carriers, water closets and flush valves				7,800.00

Subtotal	\$	7,800.00
Sales Tax (if applicable)	\$	694.20
Total Due	\$	8,494.20

Thank you for your business!



Invoice

Invoice Number
2559
Invoice Date
10/19/2020

Bill To: Interurband Development
1429 12th Ave, Suite C

Seattle, WA 98122

Re: Small Jobs-General
Knickerboker
507 S Howard
Spokane, WA 99204

Our Job No	Customer Job No	Customer PO	Payment Terms	Due Date
SJ			Net 30 Days	11/18/2020
Description				Price
Install trim for 3 units(owner provided fixtures), Provide Permit				1,820.00

Subtotal	\$	1,820.00
Sales Tax (if applicable)	\$	161.98
Total Due	\$	1,981.98

Thank you for your business!

VOLTRIC ELECTRIC, INC.
P.O. Box 3884
Spokane, WA 99220-3884
509-624-6142
www.voltricelectric.com



INVOICE

BILL TO
STEVE DEWALT
KNICKERBOCKER, LLC
507 S HOWARD
SPOKANE, WA 99204

INVOICE # 8188
DATE 10/13/2020
DUE DATE 10/23/2020
TERMS Net 10

P.O. NUMBER
UNITS 16,17 & 18

SALES REP
Frankie J

DESCRIPTION	QTY	RATE	AMOUNT
Provide electrical trim out as per proposal #2281 for units 16, 17 and 18.			11,850.00T

ACCOUNTS 30 DAYS PAST DUE ARE SUBJECT TO A SERVICE
CHARGE OF 1.5% PER MONTH.

SUBTOTAL	11,850.00
TAX (8.9%)	1,054.65
TOTAL	12,904.65
BALANCE DUE	\$12,904.65

Billing Date: 01-13-2021
Account Number: 4005947655

** DO NOT MAIL **
KNICKERBOCKER LLC
507 S HOWARD ST
SPOKANE WA 99204-2659

Questions? Please call: (888) 946-4372
Keep this portion for your records.

-----Current Loan Information

Principal Balance	831,223.86	YTD Finance Charge	2,214.32
Escrow Balance	0.00	Prior YTD Finance Charge	12,722.34
Interest Rate	3.250%		

-----Activity since 12-14-2020

Date	Description	Credits	Debits	Principal Balance
	Starting Principal Balance			831,223.86
01-04-2021	Regular Payment - Note Interest	2,214.32		

-----Payment(s) Due

Payment Due Date	Principal & Interest	Escrow	Late Charge	Fees/Other	Total
01-28-2021	6,638.55	0.00	0.00	0.00	6,638.55

Loan Type: Commercial Loan/CRE 5+ Apt Unit Fixed

Return top with payment to:
Gesa Credit Union
PO Box 500
Richland WA 99352-0500

Account Number: 4005947655
Due Date: 01-28-2021
Amount Past Due: \$0.00
Other Amounts Due: \$0.00

MINIMUM PAYMENT DUE: \$6,638.55

AMOUNT ENCLOSED: _____

Billing Date: 02-13-2021
Account Number: 4005947655

KNICKERBOCKER LLC
507 S HOWARD ST
SPOKANE WA 99204-2659

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-----Current Loan Information

Principal Balance	827,397.00	YTD Finance Charge	5,026.01
Escrow Balance	0.00	Prior YTD Finance Charge	12,722.34
Interest Rate	3.250%		

-----Activity since 01-14-2021

Date	Description	Credits	Debits	Principal Balance
	Starting Principal Balance			831,223.86
02-04-2021	Regular Payment - Note Interest	2,811.69		
	Regular Payment - Note Balance	3,826.86		827,397.00

-----Payment(s) Due

Payment Due Date	Principal & Interest	Escrow	Late Charge	Fees/Other	Total
02-28-2021	6,638.55	0.00	0.00	0.00	6,638.55

Loan Type: Commercial Loan/CRE 5+ Apt Unit Fixed

Return top with payment to:
Gesa Credit Union
PO Box 500
Richland WA 99352-0500

Account Number: 4005947655
Due Date: 02-28-2021
Amount Past Due: \$0.00
Other Amounts Due: \$0.00

MINIMUM PAYMENT DUE: \$6,638.55

AMOUNT ENCLOSED: _____

Billing Date: 03-13-2021
Account Number: 4005947655

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KNICKERBOCKER LLC
507 S HOWARD ST
SPOKANE WA 99204-2659

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-----Current Loan Information

Principal Balance	1,497,930.16	YTD Finance Charge	8,429.21
Escrow Balance	0.00	Prior YTD Finance Charge	12,722.34
Interest Rate	3.250%		

-----Activity since 02-24-2021

Date	Description	Credits	Debits	Principal Balance
	Starting Principal Balance			1,500,000.00
03-10-2021	Regular Payment - Note Interest	3,403.20		
	Regular Payment - Note Balance	2,069.84		1,497,930.16
03-10-2021	Late Charge Assessment		100.00	

-----Payment(s) Due

Payment Due Date	Principal & Interest	Escrow	Late Charge	Fees/Other	Total
03-28-2021	7,473.04	0.00	0.00	0.00	7,473.04
02-28-2021	2,000.00	0.00	100.00	0.00	2,100.00
Total Due:	9,473.04	0.00	100.00	0.00	9,573.04

Loan Type: Commercial Loan/CRE 5+ Apt Unit Fixed

Return top with payment to:
Gesa Credit Union
PO Box 500
Richland WA 99352-0500

Account Number: 4005947655
Due Date: 03-28-2021
Amount Past Due: \$2,000.00
Other Amounts Due: \$100.00

MINIMUM PAYMENT DUE: \$9,573.04

AMOUNT ENCLOSED: _____

Billing Date: 04-13-2021
Account Number: 4005947655

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507 S HOWARD ST
SPOKANE WA 99204-2659

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-----Current Loan Information

Principal Balance	1,492,058.31	YTD Finance Charge	12,030.40
Escrow Balance	0.00	Prior YTD Finance Charge	12,722.34
Interest Rate	3.250%		

-----Activity since 03-14-2021

Date	Description	Credits	Debits	Principal Balance
	Starting Principal Balance			1,497,930.16
03-25-2021	Regular Payment - Note Interest	2,000.00		
04-06-2021	Regular Payment - Note Interest	1,601.19		
	Regular Payment - Note Balance	5,871.85		1,492,058.31
	Regular Payment - Late Charge	100.00		
	Balance			

-----Payment(s) Due

Payment Due Date	Principal & Interest	Escrow	Late Charge	Fees/Other	Total
04-28-2021	7,473.04	0.00	0.00	0.00	7,473.04

Loan Type: Commercial Loan/CRE 5+ Apt Unit Fixed

Return top with payment to:
Gesa Credit Union
PO Box 500
Richland WA 99352-0500

Account Number: 4005947655
Due Date: 04-28-2021
Amount Past Due: \$0.00
Other Amounts Due: \$0.00

MINIMUM PAYMENT DUE: \$7,473.04

AMOUNT ENCLOSED: _____

Billing Date: 05-13-2021
Account Number: 4005947655

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507 S HOWARD ST
SPOKANE WA 99204-2659

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-----Current Loan Information

Principal Balance	1,492,058.31	YTD Finance Charge	12,030.40
Escrow Balance	0.00	Prior YTD Finance Charge	12,722.34
Interest Rate	3.250%		

-----Activity since 04-14-2021

Date	Description	Credits	Debits	Principal Balance
	Starting Principal Balance			1,492,058.31
05-08-2021	Late Charge Assessment		373.65	

-----Payment(s) Due

Payment Due Date	Principal & Interest	Escrow	Late Charge	Fees/Other	Total
05-28-2021	7,473.04	0.00	0.00	0.00	7,473.04
04-28-2021	7,473.04	0.00	373.65	0.00	7,846.69
Total Due:	14,946.08	0.00	373.65	0.00	15,319.73

Loan Type: Commercial Loan/CRE 5+ Apt Unit Fixed

Return top with payment to:
Gesa Credit Union
PO Box 500
Richland WA 99352-0500

Account Number: 4005947655
Due Date: 05-28-2021
Amount Past Due: \$7,473.04
Other Amounts Due: \$373.65

MINIMUM PAYMENT DUE: \$15,319.73

AMOUNT ENCLOSED: _____

Billing Date: 06-13-2021
Account Number: 4005947655

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KNICKERBOCKER LLC
507 S HOWARD ST
SPOKANE WA 99204-2659

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-----Current Loan Information

Principal Balance	1,489,633.74	YTD Finance Charge	17,078.87
Escrow Balance	0.00	Prior YTD Finance Charge	12,722.34
Interest Rate	3.250%		

-----Activity since 05-14-2021

Date	Description	Credits	Debits	Principal Balance
	Starting Principal Balance			1,492,058.31
05-14-2021	Regular Payment - Note Interest	5,048.47		
	Regular Payment - Note Balance	2,424.57		1,489,633.74
06-07-2021	Late Charge Assessment		373.65	

-----Payment(s) Due

Payment Due Date	Principal & Interest	Escrow	Late Charge	Fees/Other	Total
06-28-2021	7,473.04	0.00	0.00	0.00	7,473.04
05-28-2021	7,473.04	0.00	373.65	0.00	7,846.69
Previous:	0.00	0.00	373.65	0.00	373.65
Total Due:	14,946.08	0.00	747.30	0.00	15,693.38

Loan Type: Commercial Loan/CRE 5+ Apt Unit Fixed

Return top with payment to:
Gesa Credit Union
PO Box 500
Richland WA 99352-0500

Account Number: 4005947655
Due Date: 06-28-2021
Amount Past Due: \$7,473.04
Other Amounts Due: \$747.30

MINIMUM PAYMENT DUE: \$15,693.38

AMOUNT ENCLOSED: _____

Billing Date: 07-13-2021
Account Number: 4005947655

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507 S HOWARD ST
SPOKANE WA 99204-2659

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-----Current Loan Information

Principal Balance	1,487,200.97	YTD Finance Charge	22,119.14
Escrow Balance	0.00	Prior YTD Finance Charge	12,722.34
Interest Rate	3.250%		

-----Activity since 06-14-2021

Date	Description	Credits	Debits	Principal Balance
	Starting Principal Balance			1,489,633.74
06-21-2021	Regular Payment - Note Interest	5,040.27		
	Regular Payment - Note Balance	2,432.77		1,487,200.97
07-08-2021	Late Charge Assessment		373.65	

-----Payment(s) Due

Payment Due Date	Principal & Interest	Escrow	Late Charge	Fees/Other	Total
07-28-2021	7,473.04	0.00	0.00	0.00	7,473.04
06-28-2021	7,473.04	0.00	373.65	0.00	7,846.69
Previous:	0.00	0.00	747.30	0.00	747.30
Total Due:	14,946.08	0.00	1,120.95	0.00	16,067.03

Loan Type: Commercial Loan/CRE 5+ Apt Unit Fixed

Return top with payment to:
Gesa Credit Union
PO Box 500
Richland WA 99352-0500

Account Number: 4005947655
Due Date: 07-28-2021
Amount Past Due: \$7,473.04
Other Amounts Due: \$1,120.95

MINIMUM PAYMENT DUE: \$16,067.03

AMOUNT ENCLOSED: _____

Billing Date: 08-13-2021
Account Number: 4005947655

KNICKERBOCKER LLC
507 S HOWARD ST
SPOKANE WA 99204-2659

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-----Current Loan Information

Principal Balance	1,477,813.34	YTD Finance Charge	27,677.56
Escrow Balance	0.00	Prior YTD Finance Charge	12,722.34
Interest Rate	3.250%		

-----Activity since 07-14-2021

Date	Description	Credits	Debits	Principal Balance
	Starting Principal Balance			1,487,200.97
07-22-2021	Regular Payment - Note Interest	4,105.08		
	Regular Payment - Note Balance	3,367.93		1,483,833.04
08-02-2021	Regular Payment - Note Interest	1,453.34		
	Regular Payment - Note Balance	6,019.70		1,477,813.34

-----Payment(s) Due

Payment Due Date	Principal & Interest	Escrow	Late Charge	Fees/Other	Total
08-28-2021	7,473.04	0.00	0.00	0.00	7,473.04
06-28-2021	0.00	0.00	373.65	0.00	373.65
Previous:	0.00	0.00	747.30	0.00	747.30
Total Due:	7,473.04	0.00	1,120.95	0.00	8,593.99

Loan Type: Commercial Loan/CRE 5+ Apt Unit Fixed

Return top with payment to:
Gesa Credit Union
PO Box 500
Richland WA 99352-0500

Account Number: 4005947655
Due Date: 08-28-2021
Amount Past Due: \$0.00
Other Amounts Due: \$1,120.95

MINIMUM PAYMENT DUE: \$8,593.99

AMOUNT ENCLOSED: _____