Special Valuation Application Marjorie Apartments

107 S. Howard Street Spokane, WA 99201



Submitted by: Black Enterprises, LP Attn: Chris Bell 801 W. Riverside Ave Suite 300 Spokane, WA 99201 cbell@naiblack.com

Before Photos



After Photos







Application to 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: Black Enterprises, LP

Jim Hawvermale, Levy Specialist (509) 477-5903 <u>hawvermale@spokanecounty.org</u>

Thursday, September 30, 2021

RE: Application for Special valuation as Historic Property

Enclosed please find the application received September 28, 2021 from:

Black Enterprises, LP

For the property at:

107 S Howard Street, Spokane, WA County Parcel ID: 35191.2401

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 SORS OFFICE on Improvements to Historic Property

Chapter 84.26 RCW

File With Assessor by October 1 File No: 1020 7847									
I. Application									
County: Spokane									
Property Owner: Black Enterprises, LP Parcel No./Account No: 35191.2401									
Mailing Address: 801 W. Riverside Ave Suite 300 Spokane, WA 99201									
E-Mail Address: cbell@naiblack.com Phone Number: 509-622-3538									
Legal Description:									
RAILROAD ADD L1-2 B13 Spokane County, WA									
Property Address (Location): 107 S. Howard Street Spokane, WA 99201									
Describe Rehabilitation: Adaptive reuse of historic office building into a mixed use building with ground floor retail and 50 essential housing units									
Property is on: (check appropriate box) Building Permit No: See Attached Rehabilitation Started: April 1, 2020 National Historic Register Date: See Attachec Jurisdiction: Spokane/Spokane County/City Date Completed: August 2, 2021									
Actual Cost of Rehabilitation: \$ 6,534,066									
Affirmation									
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): Much A Stack St									
II. Assessor									
he undersigned does hereby certify that the ownership, legal description and the assessed value prior to rehabilitation flected below has been verified from the records of this office as being correct.									
Assessed value exclusive of land prior to rehabilitation: 1,200,000									

Commercial Building Remodel

Record/Permit Number: B1915291BLDC Inspector: Jeffery Jensen 509-625-6119



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

Job Title: Demo Interior only - South 107 Apts

Expires: 9/16/2020

Site Information:

Address:

107 S HOWARD ST

Parcel #:

35191,2401

Applicant

Permit Status Status Date:

Parent Permit:

Final Inspection

Done

02/19/2021 B17M0053PDEV Bldg Reviewer: Steven McIlraith Permit Manager: --Not Identified--

Owner

BAKER CONSTRUCTION & DEV INC 2711 E SPRAGUE AVE **SPOKANE WA 99202**

BLACK ENTERPRISES 801 W RIVERSIDE AVE STE 400 SPOKANE WA 99201

Description of Work:

Demo Interior only - South 107 Apts

Pre-Development Conference

Contractor(s)							
Construct Contr	BAKER CONSTRUC	TION & DEV	INC	Lic: BAKEROD	0660z	(509) 535-3668	
Inspector:	Jeffery Jensen	Phone: 5	09-625-6119	(Call between	7:30 am and 8	:30 am for Inspection.)	
Fees:		Qty:	Amount:	Payments:		Ref#	Amount:
Permit Fee Processing Fee		1	\$1,222,00 \$25,00	09/17/2019	Check	18197	\$1,272.00
State Building Code Co	ommercial Fee	1	\$25.00			1011 THE RESERVE TO T	\$1,272.00
		 -	\$1,272,00	Estimated Bal	ance Due :		Amount: \$0.00

CONDITIONS OF APPROVAL

Contact SRCAA at (509) 477-4727 and/or visit www.spokanecleanair.org before renovation or demolition activity begins to ensure compliance with applicable asbestos regulations. An Asbestos Survey may be required.

Commercial Building Remodel

Record/Permit Number: B2001393BLDC Inspector: Jeffery Jensen 509-625-6119



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

Job Title: The Wave - TI Renovation

Expires: 06/27/2021

Site Information:

Address:

525 W 1st AVE

Parcel #:

35191,2401

Applicant

Permit Status Status Date: Parent Permit: CO Final

06/24/2021

Bldg Reviewer: Katle Shaffer Permit Manager: Dean G 625-6121

Owner

BAKER CONSTRUCTION & DEV INC 2711 E SPRAGUE AVE **SPOKANE WA 99202**

BLACK ENTERPRISES 801 W RIVERSIDE AVE STE 400 SPOKANE WA 99201

Description of Work:	New Restauran	t - The Wav	e - Tenant Im	provement			
Contractor(s) Construct Contr Inspector:	BAKER CONSTRUC		- -	Cic: BAKERCDO		(509) 535-3668 D am for Inspection.)	
Fees: Permit Fee Plan Review Processing Fee State Building Code Cor	mmercial Fee	Qty: 1 1 1 1	Amount: \$2,972.00 \$1,931.80 \$25.00 \$25.00	Payments: 01/29/2020 05/11/2020	Credit Card Credit Card	Ref#	Amount: \$1,981.80 \$2,972.00 \$4,953,80
		Ni.	\$4,953.80	Estimated Bal	ance Due ;		Amount: \$0.00

CONDITIONS OF APPROVAL

Contact SRCAA at (509) 477-4727 and/or visit www.spokanecleanair.org before renovation or demolition activity begins to ensure compliance with applicable asbestos regulations. An Asbestos Survey may be required.

* ARCHITECTURAL 1. Accessible dining surface at bar counter being extended as part of this remodel must be provided per IBC 1108.2.9.1.* FIRE REVIEW by DM

Commercial Change of Use

Record/Permit Number: B2000224BLDC Inspector: Jeffery Jensen 509-625-6119



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

Expires: 5/6/2021

Job Title: South 107 Multi-Family - COU

Site Information:

Address: 107 S HOWARD ST

Parcel #:

Applicant

35191,2401

Permit Status Status Date:

CO Final 07/27/2021 Bldg Reviewer: Dean Giles Permit Manager: Dean G 625-6121

Parent Permit: B17M0053PDEV

Owner

Baker Construction & Development 2711 E Sprague Ave Spokane WA 99202

BLACK ENTERPRISES 801 W RIVERSIDE AVE STE 400 SPOKANE WA 99201

509-869-5209

Description of Work:

South 107 Multi-Family - COU

Construct 50 turnkey apartments on floors 2-6

Contractor(s)							
Construct Contr	BAKER CONSTRUC	TION & DEV		Lo: BAKEROD	066CZ	(509) 535-3668	
Inspector:	Jeffery Jensen	Phone: 5	09-625-6119	(Call between	7:30 am and 8:3	30 am for Inspection.)	
Fees:		Qty:	Amount:	Payments:		Ref#	Amount:
Permit Fee		1	\$12,472.00	01/07/2020	Credit Card		\$8,236,30
Plan Review		1	\$8,106.80	05/01/2020	Credit Card		\$12,472,00
Processing Fee		1	\$25.00				, , , , , , , , , , , ,
State Building Code Re	esidential Fee	50	\$104.50				\$20,708.30
			\$20,708.30	Estimated Bal	ance Due :		Amount:

CONDITIONS OF APPROVAL

Contact SRCAA at (509) 477-4727 and/or visit www.spokanecleanair.org before renovation or demolition activity begins to ensure compliance with applicable asbestos regulations. An Asbestos Survey may be required.

- * ARCHITECTURAL rated.
- 1. Units 201, 301, etc entry doors are located in the shaft enclosure- each door must be 90 min
- 2. Provide a signed letter from the EOR stating that the roof structure will be examined and reinforced as needed prior to placing the generator. This letter is a condition for permit issuance.* FIRE REVIEW By DM* OSSW REVIEW drain overflow inlet must be at a higher elevation than the inlet for the 6" RD that serves the entire roof (see Sheet P2,3 for locations).* URBAN FORESTRY REVIEW Please install Tree Protection fencing to street trees prior to any site/demo work and to remain intact throughout all phases of construction.

Any street trees damaged during construction are to be replaced at contractors expense with equal or greater value tree stock. Any new street trees require certified arborist for planting with tree permit and planted per V-101.* WATER REVIEW Service water lines must extend through the vaulted sidewalk into the basement (parts from tap permit, excavation/restoration and core drill basement wall by contractor). Field verification of services for both parts of building are supplied from 1st Ave.

2. Need to excavate existing unused water service line(s) from Howard St. to the site and have the Water Dept. "kill" them at the main and abandon lines & curbstop valve boxes.

3. Per water notes on Sheet C-001, shall meet WAC 246-290-490 and coordinate a site survey/inspection with the City Water Department (after backflow devices have been tested) no less than 48 hours prior to requesting certificate of occupancy. Cross Connection Line to schedule a water use survey/inspection is 509-625-7969.

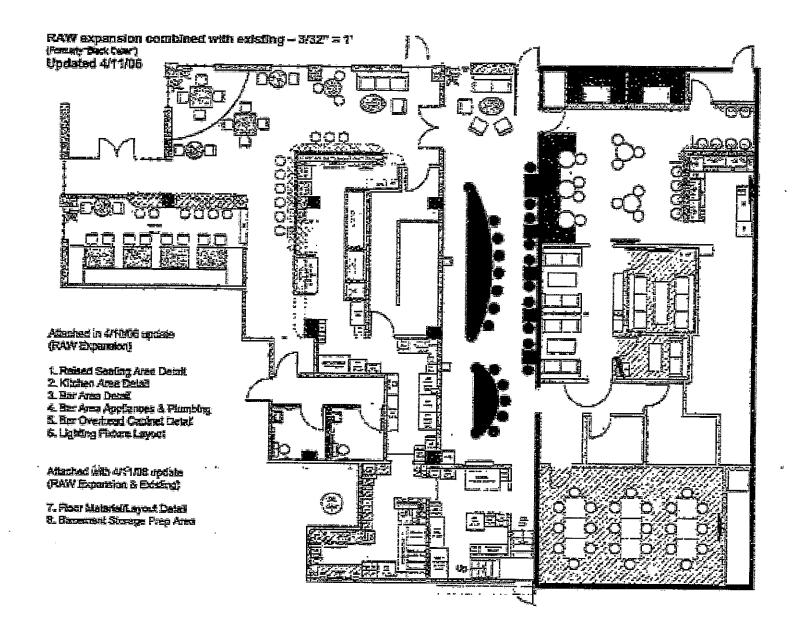
4. City of Spokane has a new hydrant permit program that requires an RPBA and flow meter assembly for all fire hydrant water usage if needed for construction phase of the project (e.g. dust control, etc.). This new hydrant program requires a new permit fee, consumption billing, and deposit for the RPBA & meter assembly. Please call 311 or City Water Dept. at 509-625-7800 for more info.

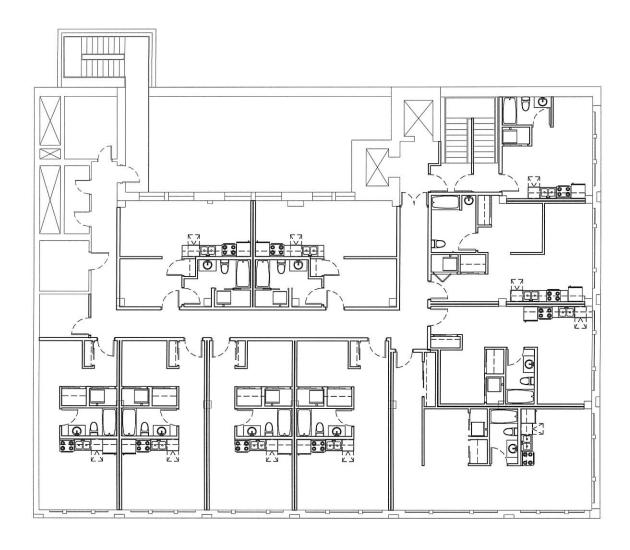
Signed and Notarized Affidavit

AFFIDAVIT ATTESTING ACTUAL REHABILITATION COSTS FOR SPECIAL VALUATION

I/WE David R. Black, General Partner of Black Enterprises, LP
The undersigned, swear that the costs for rehabilitating the property at
(address) 107 S. Howard Street Spokane, WA 99201 commonly known as (historic name) Columbia Building / James S. Black Building
are accurately represented in the enclosed Application for Special Valuation for Rehabilitating Historic
Properties. The actual amount of rehabilitation costs incurred are \$ 4,871,081.47
Signature: BLACK ENT, A W4. L.P Date:
STATE OF WASHINGTON: : ss. COUNTY OF SPOKANE:
On this day personally appeared before me
To me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal this 10 day of November 2021.
MARTI BEZDICEK Notary Public MARTI BEZDICEK Notary Public State of Washington License Number 173654 My Commission Expires July 29, 2022

Architectural Plans





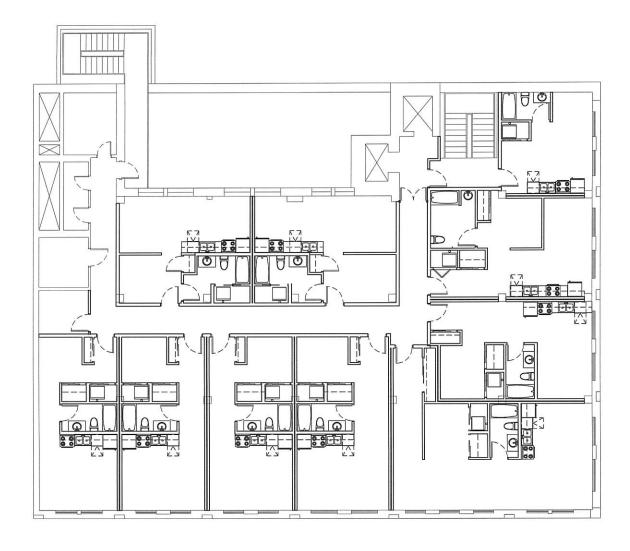
2ND FLOOR PLAN:

JAMES S. BLACK BUILDING

107 SOUTH HOWARD
SPOKANE, WA 99201



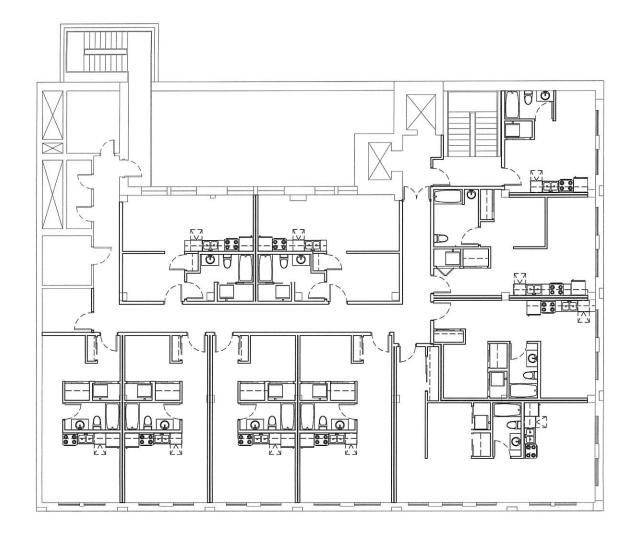








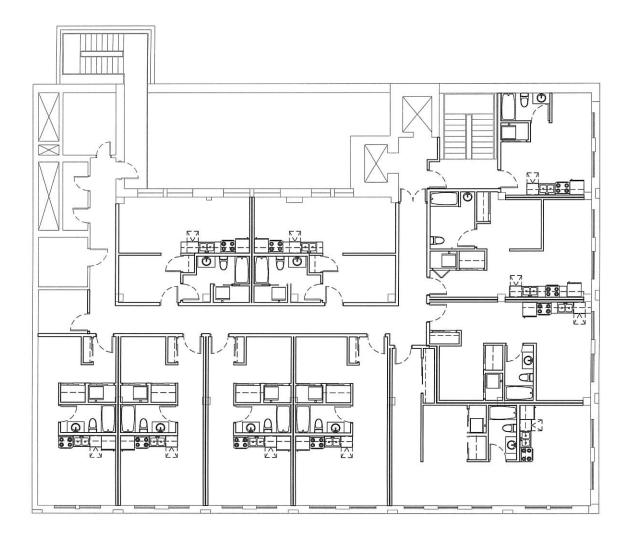








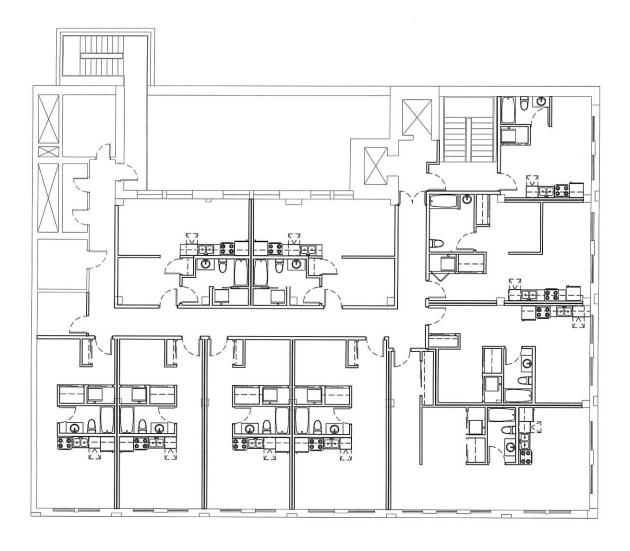


















Project Summary

The Marjorie Apartments is an adaptive reuse of a vacant office building into 50 essential housing units and a full service restaurant in on the first floor serving the tenants and Spokane community. The building is registered on the local and National Historic Registries. The building is 100% leased receiving great feedback from tenants and the community.

Exterior improvements included work to the public water, sewer and gas lines entering into the building. The vaults under the sidewalk were repaired. The exterior of the building was painted. Interior improvements included all new mechanical, electrical, plumbing, heating, ventilation and air conditioning systems and upgrading the life safety and fire suppression systems. As much of the historic features of the building were painstakingly preserved. 50 new residential units were constructed on floors 2-5 including new electrical, heating, toilets, showers, vanities, cabinets, lighting, painting and new floor coverings.

Site Work

- Selective demolition
- All interior walls, ceilings, soffits, floor covering as shown on prints. (Gyp board on exterior walls to remain. Existing radiators and piping will be removed)
- o All door frames, casework, plumbing fixtures shown
- o Sound board glued to the concrete ceiling
- Existing RTU's
- o Core Drilling penetrations
- Excludes Asbestos Abatement
- New Water and Sewer connections per drawing. Includes Prevailing wage
- New parking lines and signage

Division Four - Masonry

Only Power Washing of the Existing brick on the outside.

Woods & Plastics

- · Misc. Blocking and Backing
- Added 2x4's for around wood doors
- New Casework shown with 3/4" quartz countertops (includes 80 difference colors) China quality
- Vanities with 3/4" quartz tops
- Shelf and rod for each closest
- Door casing included (Based on painted MDF)
- Misc. fasteners and adhesives.

Thermal & Moisture Protection

- Miscellaneous caulking
- Firestopping for all fire rated penetrations
- Sound batts at all new interior walls
- Roof patching only

Division Eight - Doors & Windows

- New metal entry doors with timely frames and manual dead bolts
- Bath wood doors and frames
- Closest doors without trim
- Fire doors surrounding Elevator lobby

Division Nine - Finishes

- Framing and Gypsum wallboard
- o 6", 4", and 2.5" metal studs for interior walls
- o Hang 5/8" gyp. At all new framed locations
- o Frame and hang bathroom lids only
- o Rehang new board in future tenant spaces on main floor.

- R11 sounds insulation at corridor walls and unit separations
- o Fire caulk
- Square corners
- Walls level 4 smooth
- o Frame and hang 4' high furring at unit exterior walls.
- New suspended acoustical ceilings in corridors worth \$20,000. May not be needed.
- Painting
- Paint gyp walls and ceiling with (1) coat of tinted primer and (1) coat finish. One color for the walls, one for the ceilings and one accent.
- o Paint new doors and wood trim
- o Exterior painting includes wash/prep and painting of the windows frames and corbel only.
- $\circ\;$ All ceilings are to be exposed. Ducting and piping will be painted the same color as the ceiling
- Flooring: Includes minor floor prep
- o 12 Mil LVT and rubber base everywhere

Specialties

- Typical toilet accessories (Brushed Satin)
- o 24" towel bar
- Towel rings
- o Toilet Tissue Dispenser
- o Curved shower rods
- o Frameless mirrors
- 60 Fire Extinguishers without cabinets

Mechanical

- Plumbing
- New Fixtures per plan
- o Electric Water heaters.
- o Water lines are to be replaced
- Existing waste lines are to be re-used
- Fire Sprinklers
- o 1st floor is not figured in this price and will be added to the Wave restaurant.
- o Fire pump included
- o Design/build
- o Permit
- HVAC
- o COOLING has been eliminated
- o 50 mobile units included in Pricing
- Exhaust fans
- o Baseboard heaters
- o Grills and diffusers
- Dryer boxes and dryer venting
- Dryer booster fans not shown in drawings
- o Permit

Electrical

- Electrical demo
- Existing 1200 amp service to be relocated and re-used. And another 1200 amps is to be
- o Fire alarm (High rise status)
- Voice/TV to each unit
- Units to be metal piped
- Smoke/CO in each unit not shown on plans

- o Generator
- o Door King access for the front door only
- o Individual tenant metering per new code
- o All units to be in hard pipe conduits
- o Panels to be relocated off fire walls to interior room walls
- o No fire pump yet-waiting on avista approval for power tap.

Summary of Expenses

Total Expenses: \$4,953,624.47

Less Appliances: <\$82,543.00>

Total Qualified Rehabilitation Expenses: \$4,871,081.47

Marjorie Ledger

Exported On: 10/11/2021 09:23 AM

Properties: 430 James S. Black Building - 107 S Howard St Spokane, WA 99201 Properties: 430 James S. Black pulluring a 107 of 108 Sept.
GL Accounts: 1734: Building Improvements
Confidence Confidence

Exclude Zero Dollar Receipts From Cash Accounts: Yes

Date Range: 01/01/2019 to 09/30/2021 Show Reversed Transactions: Yes

1734 - Building Improvement)ate s	Payee / Payer	Type	Reference	Debit Gr	edit B	Salance Description
Starting Balance	000000000				······································		6.00
430 James S. Black Building 430 James S. Black Building	02/25/2019 03/27/2019	Mercier Architecture & Planning	Check	18072	17,297,50		17,297.50 Construction Documents - Blue Prints
430 James S. Black Building	08/12/2019	Mercier Architecture & Planning Mountain Consulting Services, LLC	Check	18094	3,052.50		20.350,00 Construction Documents
430 James S. Black Building	09/17/2019	City of Spokane	Check Check	18175 18197	6,300,00 1,272,00		26,650,00 Asbestos Survey
430 James S. Black Building	09/19/2019	Energy Control, Inc.	Check	18198	22,000.00		27,922.00 Demo Interior 49,922.00 Remodel
430 James S. Black Building	10/14/2019	Energy Control, Inc.	Check	18213	8,500.00		58,422.00 Remodel 58,422.00 Engineering & Consulting
430 James S. Black Building	11/26/2019	Whipple Consulting Engineers, Inc.	Check	18245	1,136,53		59,558.53 Plans & Research
430 James S. Black Building	12/11/2019	Summit Professional Engineering LLC	Check	18256	2,000,00		61,558.53 Electrical Design
430 James S. Black Building 430 James S. Black Building	12/11/2019 12/11/2019	Summit Professional Engineering LLC	Check	18256	8,000.00		69,558.53 Electrical Design
430 James S. Black Building	12/11/2019	Summit Professional Engineering LLC Whipple Consulting Engineers, Inc.	Check Check	18256	2,000.00		71,558.53 Electrical Design
430 James S. Black Building	12/27/2019	Energy Control, Inc.	Check	18259 18266	372.50		71,931.03 Construction planning
430 James S. Black Building	01/10/2020	Chase Card Services	Check	18272	5,000.00 8,236.30		76,931.03 Engineering / Consulting
430 James S. Black Building	01/10/2020	Whipple Consulting Engineers, Inc.	Check	18277	9,850.16		85,167.33 Construction Permit 95,017.49 Project Design Meeting & Planning
430 James S. Black Building	01/28/2020	Abadan Reprographics & Imaging	Check	18280	265.08		95,282.57 Building Reprographics
430 James S. Black Building	01/28/2020	Abadan Reprographics & Imaging	Check	18280	126,07		95,410.64 Building Reprographics
430 James S. Black Building 430 James S. Black Building	01/28/2020	Chase Card Services	Check	18284	3,250,00		98,660.54 Historic Tax Incentives Fee
430 James S. Black Building	01/28/2020 01/28/2020	Energy Control, Inc.	Check	18287	1,900.00		100,560.64 Mechanical engineering & consulting
430 James S, Black Building	02/11/2020	Mercier Architecture & Planning Mountain Consulting Services, LLC	Check Check	18289	464.00		101,024.64 Permit copies
430 James S. Black Building	02/11/2020	Whipple Consulting Engineers, Inc	Check	18298 18299	2,095,00 1,345,00		103,119.64 Asbestos Testing
430 James S. Black Building	02/25/2020	Energy Control, Inc.	Check	18306	500.00		104,464.64 Site Plans / Drafting
430 James S. Black Building	03/24/2020	Energy Control, Inc.	Check	18322	1,500.00		104,964.64 Energy Code Plan Review 106,464.64 Engineering floors 2-6
430 James S. Black Building	03/24/2020	Summit Professional Engineering LLC	Check	18323	5,000.00		111,464.64 Electrical Design
430 James S. Black Building	03/24/2020	Whipple Consulting Engineers, Inc.	Check	18326	1,217.50		112,682.14 Plan Revisions
430 James S. Black Building 430 James S. Black Building	04/22/2020 05/11/2020	Energy Control, Inc.	Check	18337	400.00		113,082.14 Plan Review
430 James S. Black Building	05/11/2020	Abadan Reprographics & Imaging	Check	18339	78.08		113.160.22 Building Reprographics
430 James S. Black Building	05/11/2020	Baker Construction & Development, Inc. Chase Card Services	Check Check	18341	93,136,34		206.296.56 Marjorie Progress Payment #1
430 James S. Black Building	05/11/2020	Energy Control, Inc.	Check	18343 18345	12,472.00 840.00		218,768.56 Construction Permit - Change of Use
430 James S. Black Building	05/11/2020	GLR Engineers, PLLC	Check	18347	1,080,00		219,608,56 Engineering 220,688,56 Structural Engineering
430 James S. Black Building	05/11/2020	Mercier Architecture & Planning	Reversed Check	18348	16.530.00		237,218.56 Building Planning
430 James S. Black Building	05/11/2020	Mercier Architecture & Planning	Reverse Check	18348		16,530.00	220,688.56 Building Planning
430 James S. Black Building 430 James S. Black Building	05/15/2020	Baker Construction & Development, Inc.	Check	18351	145,781.86		366,470.42 Marjorie Progress Payment #2
430 James S. Black Building	05/22/2020 06/11/2020	Energy Control, Inc. GLR Engineers, PLLC	Check	18357	1,320.00		367,790.42 HVAC Engineering
430 James S. Black Building	06/25/2020	Baker Construction & Development, Inc.	Check	18363	2,328.75		370,119,17 Building Engineering
430 James S. Black Building	07/13/2020	Mountain Consulting Services, LLC	Check Check	18367 18379	278,983,57		649,102.74 Mariorie Progress Payment #3
430 James S. Black Building	07/15/2020	Baker Construction & Development, Inc.	Check	18382	7,280.00 610,361,63		656,382,74 Inspection Consulting
430 James S. Black Building	08/12/2020	Chase Card Services	Check	18394	13,380.00		1,266,744.37 Marjorie Progress Payment #4 1,280,124.37 Water & Sewer Permits - JSB Building
430 James S. Black Building	08/26/2020	Summit Professional Engineering LLC	Check	18399	480.00		1,280,604.37 Electrical Design
430 James S. Black Building 430 James S. Black Building	09/03/2020	Baker Construction & Development, Inc.	Check	18400	689,643.07		1,970,247,44 Marjorie Progress Payment #5
430 James S. Black Building	09/25/2020 09/29/2020	GLR Engineers, PLLC	Check	18412	2,070.00		1,972,317.44 Engineering & Design
430 James S. Black Building	10/13/2020	Baker Construction & Development, Inc. Forma Design Co	Check	18413	555,954,59		2.528,272.03 Mariorie Progress Payment #6
430 James S. Black Building	10/27/2020	Mountain Consulting Services, LLC	Check Check	18420 18432	300.00 660.00		2.528,572.03 Interior Design Consulting
430 James S. Black Building	11/18/2020	Baker Construction & Development, Inc.	Reversed eCheck		592,173,51		2,529,232.03 Follow up ACH Survey / Asbestos inspection
430 James S. Black Building	11/18/2020	Baker Construction & Development, Inc.	Reversed eCheck		532,997.16		3,121,405.54 Mariorie Progress Payment #8 3,654,402.70 Mariorie Progress Payment #7
430 James S. Black Building	11/19/2020	Baker Construction & Development, Inc.	Reverse ACH payr	r 8835-B272		592,173,51	3,062,229,19 Mariorie Progress Payment #7
430 James S. Black Building 430 James S. Black Building	11/19/2020	Baker Construction & Development, Inc.	Reverse ACH payr			532,997.16	2,529,232,03 Marjorle Progress Payment #7
430 James S. Black Building	11/19/2020 11/19/2020	Baker Construction & Development, Inc.	Check	18445	592,173.51		3,121,405.54 Marjorie Progress Payment #8
430 James S. Black Building	11/20/2020	Baker Construction & Development, Inc. City of Spokane	Check	18445	532,997.16		3,654,402.70 Manorie Progress Payment #7
430 James S. Black Building	12/22/2020	Baker Construction & Development, Inc.	Receipt Check	Nov'20 18457	404 004 07	40,000.00	3,614,462,70 City of Spokane Deposit Refund - Sidewalk/Vault Work for Water/Sewer Line
430 James S. Black Building	01/14/2021	Baker Construction & Development, Inc.	Check	18471	404,361,27 302,922,98		4,018,763.97 Mariorie Progress Payment #9
430 James S. Black Building	02/25/2021	Baker Construction & Development, Inc.	Reversed Check	18493	294,775.87		4,321,686,95 Mariorie Progress Payment #10 4,616,462,82 Marjorie Progress Payment #11
430 James S. Black Building	02/25/2021	Baker Construction & Development, Inc.	Reverse Check	18493	201,110.01	294,775.87	4.321.686.95 Marione Progress Payment #11
430 James S. Black Building 430 James S. Black Building	02/25/2021	Baker Construction & Development, Inc.	eCheck	FDAC-DB56	294,775.87		4.618.462.82 Mariorle Progress Payment #11
430 James S. Black Building	02/26/2021 03/26/2021	Ramsay Signs	Check	18504	863.00		4,617,325.82 New Signs
430 James S. Black Building	03/26/2021	Mountain Consulting Services, LLC Ramsay Signs	Check	18528	480.00		4,617,805.82 Follow-up Asbestos Survey
430 James S. Black Building	03/26/2021	Schindler Elevator Corp	Check Check	18529 18530	862.00		4.618.667.82 New Signs
430 James S. Black Building	03/26/2021	Schindler Elevator Corp	Check	18530	4,577.61 3,618.21		4,623,245,43 New Elevator Ceiling - 50%
430 James S. Black Building	03/26/2021	Mercier Architecture & Planning	Check	18532	16,530.00		4,626,863,64 Car Top Safety Rails/Rope Lubrication System/Rope Guards 50%
430 James S. Black Building	03/31/2021	Baker Construction & Development, Inc.	eCheck	16AB-A2E9	42,102.37		4,643,393.64 Building Planning
430 James S. Black Building	05/14/2021	Ramsay Signs	Check	18572	42,102.37 372.72		4,685,496.01 Marjorie Progress Payment #12
430 James S. Black Building	05/14/2021	Schindler Elevator Corp	Check	18573	3,618,19		4,665,868.73 New Signs - Labor & Materials
430 James S. Black Building	05/14/2021	Schindler Elevator Corp	Check	18573	4,577.61		4,689,486.92 Car Top Safety Rails/Rope Lubrication System/Rope Guards 50% FINAL
430 James S. Black Building	05/19/2021	Baker Construction & Development, Inc.	eCheck	5B29-649C	219,853.86		4,694,064.53 New Elevator Ceiling - 50% FINAL
430 James S. Black Building	05/19/2021	Baker Construction & Development, Inc.	eCheck	5B29-649C	25,368.93		4.913,918.39 Mariorie Final Payment #13 - Retainage 4.939,287.32 Mariorie Progress Payment #12
430 James S. Black Building	06/10/2021	River City Glass	Check	18585	7,168.58		4,959,267.32 Mainoris Progress Payment #12 4,948,455.90 New Main Entry Doors
430 James S. Black Building	06/23/2021	River City Glass	Check	10007	7,168.57		4,953,624.47 New Main Entry Doors

430 James S. Black Building 430 James S. Black Building Net Change	06/29/2021 07/30/2021	First Interstate Bank	Receipt JE	71645 8263	14,337.15	14,337.15	4,939,287.32 Construction Loan Draw 4,953,624,47 Reciass Loan Draw 6/29/21 > 2510 4,953,624,47
					6,444,438.16	1,490,813.69	4,953,624.47
Tota!					6,444,438.16	1,490,813.69	4,953,624.47

		Marjorie Apartments - Ap	pliances				
Amount	Appliance	Details	Model #	Cost	Per Each	Total Cost	
47	Range	Amana S/C Electric Smooth Top	AER6603SFS	\$	437.00	\$	20,539.00
47	Dishwasher	Amana Dishwasher	ADB1400AGS	\$	282.00	\$	13,254.00
47	Microwave/Hood	Amana Microwave Hood	AMV2307PFS	\$	165.00	\$	7,755.00
50	Refrigerator	Amana 18 cuft Top MT Refer	ART318FFDS	\$	630.00	\$	31,500.00
3	Washer/Dryer	LG Combo Washer/Dryer	WM3488HW	\$	1,460.00	\$	4,380.00
3	Hood	Broan Hood ADA	F403004	\$	90.00	\$	270.00
3	Range	WP ADA Electric Range	WEC310SOFS	\$	840.00	Ś	2,520.00
3	Dishwasher WP ADA Dishwasher		WDF550SAHS	\$	500.00	\$	1,500.00
3	Microwave	GE CTR Top Microwave ADA	JES2051SNSS	\$	275.00	Ś	825.00

Total: \$ 82,543.00

APPLICATION AND CERTIFICATE FOR PAYMENT TO (OWNER): Black Enterprises PROJECT: South 107 Multifamily APPLICATION NO: 801 West Riverside Ave #300 107 South Howard St. INVOICE # 814802 Spokane, WA 99201 Spokane, WA 99201 PERIOD TO: 4/30/2020 FROM(CONTRACTOR): Baker Construction & Development (ARCHITECT): PROJECT NUMBER 20.8148 2711 E Sprague Ave Spokane WA 99202 CONTRACTOR'S APPLICATION FOR PAYMENT Application is made for Payment, as shown below, in connection with the Contract. CHANGE ORDER SUMMARY ORIGINAL CONTRACT SUM 4,178,406.00 Change Orders approved in **ADDITIONS DEDUCTIONS** Net change by Change Orders \$ previous months by Owner CONTRACT SUM TO DATE 4,178,406.00 TOTAL TOTALS TO DATE THIS INVOICE Approved this Month Number Date Approved WORK COMPLETED AND STORED 229,950,15 S 140.309.78 PLUS: STATE SALES TAX @ 8.9% 20,465,56 12,487.57 3. SUBTOTAL \$ 250,415,71 152,797,35 TOTALS \$. \$ LESS: RETAINAGE @ 5% Net change by Change Orders (Computed On Line 1 Only) (11,497.51)(7.015.49)The undersigned Contractor certifies that to the best of the Contractor's knowledge, information 5. NET AMOUNT DUE 238.918.21 145,781.86 and belief the Work covered by this Application for Payment has been complete 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 County of SPOKANE NEW THE THE THE current payment shown herein is now due. State of: WASHINGTON Subscribed and sworn to before me this day NOTARY PUBLIC CONTRACTOR: Baker Construction & Development, Inc. COMM. EXPIRES APRIL 14, 2071 My Commission Expires: 04-14-21 TOF WASHING ARCHITECTS CERTIFICATE OF PAYMENT AMOUNT CERTIFIED In accordance with the Contract Documents, based on on-site observations and the date (Attach explanation if amount certified differs from the amount applied for.) ARCHITECT:

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

Date:

CONTINUATION SHEET

AIA DOCUMENT G703 (Instructions on reverse side)

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVENUE, N.W., WASHINGTON, D.C. 20005

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 apply.

APPLICATION NUMBER:

APPLICATION DATE: 4/30/2020

PERIOD TO: 4/30/2020

2 1/30/2020 1/30/2020

PROJECT NUMBER:

20.8148

G703-1983

A	8	1		C	0	E	F	[G		H	
YO.	DESCRIPTION OF WORK	SCHEOULED	CHANGE	CURRENT	WORK COMPLET		MATERIALS	TOTAL	%	BALANCE	RETAINA
		VALUE	ORDERS	CONTRACT	FROM PREVIOUS APPLICATION {0+E}	THIS PERIOD	PRESENTLY STORED (NOT IN D OR E)	COMPLETED AND STORED TO DATE (D+E+F)	(G/C)	TO FINISH (C - G)	-
1	General Conditions	394,226.00		384,226.00	37,099.78	15,653.49		52,753,27	13.38%	341,472,73	2,637.
2	Final Clean and Punchlist	11,495.00	ľ	11,495.00					0.00%	11.495.00	4,000
3	Demolition	332,185.00		332,185.00	44,235.97	90,644.98		134,880.95	40.60%	197,304.06	6,744.
4	Earthwork and Utilities	96,830.00		96,830.00		,•			0.00%	96,830.00	ALL RUNCH
5	Asphalt Paving	1,329.00		1,329.00		*			0.00%	1,329.00	
6	Structural Steel Erection	3,322.00	-	3,322.00		w			0.00%	3,322.00	
7 .	Rough Carpentry	22,218.00		22,218.00					0.00%	22,218.00	
8	Millwork	41,093.00		41,093.00	H-	1		.₩	0.00%	41,093.00	
9	Casework	108,379.00		108,379.00					0.00%	108,379.00	
10	insulation	28,485.00	1	28,485.00	P.				0.00%	28,485.00	
11	Membrane Roofing	11,726.00	·	11,725.00		.			0.00%	11,726.00	
12	Fireproofing	19,377.00	į.	19,377.00	. 1	.			0.00%	19,377.00	· ·
13	Joint Sealants	11,073.00		11,073.00		4 1.			0.00%	11,073.00	
14	Doors	145,907.00	:	145,907.00		•			0.00%	145,907,00	
15	Light Gauge Metal Framing	170,494.60		170,494.00		1,660.93		1,660.93	0.97%	168,833.07	83.
16	Sheetrock	243,049.00	- 1	243,049,00	+	*	age and	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	0.00%	243,049.00	
17	Flooring	40,341.00	ļ	40,341.00		7			0.00%	40,341.00	. "
18	Acoustical Ceilings	20,789.00	-	20,789.00	a.		7		0.00%	20,789.00	
19	Resilient Flooring	116,265.00		118,265.00	*				0.00%	116,265,00	*
20	Painting	168,119.00	Í	168,119.00		,	-		0.00%	168,119.00	
21	Specialties and Accessories	34,292.00		34,292.00		*	1		0.00%	34,292,00	
22	Signage	1,716.00		1,716.00	*-		į		0.00%	1,715.00	, xx
23	Foodservice Equipment	129,987.00		129,987.00	- 1	*	SP Only	-	0.00%	129,987.00	
24	Fire Sprinklers	199,399.00		199,399.00	_].	*		- 1	0.00%	199,399,00	
25	Plumbing	437,377.00		437,377.00	2,768.21	1,107.28	1	3,875,49	0.89%	433,501,51	193.
26	HVAC	271,672.00		271,672.00					0.00%	271,672.00	195
27	Electrical	1,017,261.00		1,017,261.00	6,536.42	31,243.10	a Appear	36,779,52	3.62%	980,481.48	1,838.
28	Contingency	100,000.00		100,000.00	*				0.00%	100,000.00	£2890°
					*		- W		0.00%	190,000,000	***
-				n	"· 1		4	- 1	0.00%		*
		PER PARAMETER AND A PARAMETER		A. A. CANADANANA	- Activity changes at the control of				0.00%		*
	TOTAL WIO TAX	4,178,406.00	*	4,178,406.00	89,540.37	140,309.78	*	228,950,15	5.50%	3,948,455,85	11,497.

INTERIM LIEN / CLAIM WAIVER

FROM:

Baker Construction & Development 2711 E. Sprague Ave Spokane WA. 99202

PROJECT:

South 107 Multifamily 107 South Howard St. Spokane, WA 99201

CONDITIONAL RELEASE

The undersigned does hereby acknowledge that upon receipt by the undersigned of a check in the sum of \$145,781.86 and when the check has been properly endorsed and has been paid by the bank upon which it was drawn, this document shall become effective to release pro tanto any and all claims and rights of lien which the undersigned has on the above referenced job.

This release covers a progress payment for labor, services, equipment, materials furnished and/or claims in the amount of \$145,781.86 only and does not cover any retention. Before any recipient of this document relies on it, said party should verify evidence of payment to the undersigned.

I CERTIFY UNDER PENALTY OF PERIURY UNDER THE WASHINGTON THAT THE ABOVE IS A TRUE AND CORRECT STA	LAWS OF THE STATE OF ATEMENT.
Signature:	•
Title: CFO	
Date: 4/30/20	
Subscribed and sworn to before me this 30Th day of April	2020.
Notary Public: ETWICE	m The said said said said said
My Commission Expires: <u>DY-1U-21</u>	NOTARY PUBLIC
	COMM. EXPIRES
	COMM. EXPIRES APRIL 16, 2021 OF WASHINGTON
	TO OF WASHINGTON

	terprises Riverside Ave #300 WA 99201	PROJECT:	South 107 Multifamily 107 South Howard St. Spokane, WA 99201	INVO	ICATION NO: ICE # DD TO:	3	3 814803 5/31/2020
FROM(CONTRACTOR):	Baker Construction & Development 2711 E Sprague Ave Spokane WA 99202	(ARCHITECT):		PROJ	ECT NUMBER		20,8148
CONTRACTOR	S APPLICATION FOR PA	YMENT	Application is made for Payment, as shown bel	ow, in c	onnection with the	e Contract	-
CHANGE ORDER SUMM			ORIGINAL CONTRACT SUM	\$	4,178,406.00		
Change Orders approved		DEDUCTIONS	Net change by Change Orders	\$			
previous months by Owne	1		CONTRACT SUM TO DATE	\$	4,178,406.00		
Approved this Month	TOTAL			тот	ALS TO DATE	ТН	IS INVOICE
Number Date Ap	proved		1. WORK COMPLETED AND STORED	\$	498,461.77	\$	268,511.62
		***************************************	2. PLUS: STATE SALES TAX @ 8.9%	\$	44,363.10	\$	23,897,53
			3. SUBTOTAL	\$	542,824.86	\$	292,409.15
· · · · · ·	TOTALS \$	Ś	4. LESS: RETAINAGE @ 5%				
Net change by Change Oi	rders \$	**	(Computed On Line 1 Only)	\$	(24,923.09)	:\$	(13,425,58
and belief the Work covered the Contract Documents, that	certifies that to the best of the Contractor's know by this Application for Payment has been compli- t all amounts have been paid by the Contractor- ment were issued and payments received from to it is now due.	lete in accordance with for work for which	5. NET AMOUNT DUE State of: WASHINGTON	\$ County	517,901.77	: \$.	278,983.57
			Subscribed and sworn to before me this day	Ju		LKE	Miles
CONTRACTOR: Baker C	onstruction & Development, Inc. Date:	6/4/20	My Commission Expires: 10 27 2000		Moderate State of the State of	PUBLIC M. EXPIRES M. EXPIRES	MOTON MINIMUM
ARCHITECTS	CERTIFICATE OF PAYN	FNT	AMOUNT CERTIFIED				182 12
	act Documents, based on on-site observations		AMOUNT CERTIFIED (Attach explanation if amount certified differs from	on the s	manus manth at an	WHITE C	111,
comprising the above applicat Architect's knowledge, inform	tion, the Architect certifies to the Owner that to lation and belief the Work has progressed as it	the best of the	ARCHITECT:	មា ពរជាជា	ятын аррива Юі	丈.	
the work is in accordance with of the AMOUNT CERTIFIED.	h the Contract Documents, and the Contractor	is entitled to payment	.By:		Date:		
The standard and a second of the police			This		Jag.	····	

CONTINUATION SHEET

AIA DOCUMENT G703 (Instructions on reverse side)

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Cartification is attached.

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

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

APPLICATION NUMBER:

APPLICATION DATE:

PERIOD TO: 5/31/2020

5/31/2020

PROJECT NUMBER:

20.8148

G703-1983

1 General Conditions 2 Final Clean and Punchiist 3 Demolition 4 Earthwork and Utilities 5 Aaphait Paving 5 Structural Steel Erection 7 Rough Carpentry 8 Millwork 9 Casework 10 Insulation 11 Membrane Roofing 12 Fireproofing 13 Joint Sealants 14 Doors 15 Light Gauge Metal Framing 16 Sheetrock 17 Flooring 18 Acoustical Ceilings 19 Resillent Flooring 19 Painting 20 Painting 21 Specialities and Accessories 22 Signage 23 Foodservice Equipment 24 Fire Sprinkters 25 Plumbing 26 HVAC 27 Electrical 28 Contingency	A	B DESCRIPTION OF WORK			G	D	E	F	G		H	1
Final Clean and Punchlist Demolition Earthwork and Utilities Aaphalt Paving Structural Steel Erection Rough Carpentry Millwork Casework Insulation Membrane Roofing Fireproofing Joint Sealants Doors Light Gauge Metal Framing Sheetrock Flooring Acoustical Ceilings Resilient Flooring Painting Specialties and Accessories Signage Foodservice Equipment Fire Sprinklers Plumbing HVAC Electrical		description of work	SCHEDULED VALUE	CHANGE ORDERS	CURRENT CONTRACT	WORK COMPLET FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	(G/C)	BALANCE TO FINISH (C - G)	RETAINAC
Demolition Earthwork and Utilities Aaphalt Paving Structural Steel Erection Rough Carpentry Millwork Casework Insulation Membrane Roofing Fireproofing Joint Sealants Doors Light Gauge Metal Framing Sheetrock Flooring Acoustical Ceilings Resilient Flooring Painting Specialties and Accessories Signage Foodservice Equipment Fire Sprinklers Plumbing HVAC Electrical	4	General Conditions	394,226.00		394,226.00	52,753.27	21,322.87					
Demolition Earthwork and Utilities Aaphalt Paving Structural Steel Erection Rough Carpentry Millwork Casework Insulation Membrane Roofing Fireproofing Joint Sealants Doors Light Gauge Metal Framing Sheetrock Flooring Acoustical Ceilings Resilient Flooring Painting Specialties and Accessories Signage Foodservice Equipment Fire Sprinkters Plumbing HVAC Electrical	2	Final Clean and Punchlist	11,495.00		11,495.00	GA, FUJ.EF	21,322.01		74,075.14	18.79%	320,149.86	3,703.
Aaphalt Paving Structural Steel Erection Rough Carpentry Miltwork Casework Insulation Membrane Roofing Fireproofing Joint Sealants Doors Light Gauge Metal Framing Sheetrock Flooring Acoustical Ceilings Resillent Flooring Painting Specialties and Accessories Signage Foodservice Equipment Fire Sprinklers Plumbing HVAC Electrical	3	·	332,185.00		332,185.00	134.880.95	04.000.42			0.00%	11,495.00	•
Aaphalt Paving Structural Steel Erection Rough Carpentry Miltwork Casework Insulation Membrane Roofing Fireproofing Joint Sealants Doors Light Gauge Metal Framing Sheetrock Flooring Acoustical Ceilings Resillent Flooring Painting Specialties and Accessories Signage Foodservice Equipment Fire Sprinklers Plumbing HVAC Electrical	4	Earthwork and Utilities	95,830.00	•	96,830.00	1996,000.33	94,689.11		229,570.06	59.11%	102,514,94	11,478.
Rough Carpentry Miltwork Casework Insulation Membrane Roofing Fireproofing Joint Sealants Light Gauge Metal Framing Sheetrock Flooring Acoustical Ceilings Resilient Flooring Painting Specialties and Accessories Signage Foodservice Equipment Fire Sprinkters Plumbing HVAC Electrical		the state of the s	1,329.00		1,329.00		*`		*	0.00%	96,830.00	
Rough Carpentry Millwork Casework Insulation Membrane Roofing Fireproofing Joint Sealants Doors Light Gauge Metal Framing Sheetrock Flooring Acoustical Ceilings Resilient Flooring Painting Specialities and Accessories Signage Foodservice Equipment Fire Sprinklers Flumbing HVAC Electrical			3,322.00	1	3,322.00	* 1	*		. "	0.00%	1,329.00	.~
8 Millwork 9 Casework 10 Insulation 11 Membrane Roofing 12 Fireproofing 13 Joint Sealants 14 Doors 15 Light Gauge Metal Framing 15 Sheetrock 17 Flooring 18 Acoustical Ceilings 19 Resilient Flooring 20 Painting 21 Specialties and Accessories 22 Signage 23 Foodservice Equipment 24 Fire Sprinklers 25 Plumbing 26 HVAC 27 Electrical			22,218.00		22,218.00		•		***	0.00%	3,322.00	•
S Casework Insulation Membrane Roofing Fireproofing Joint Sealants Doors Light Gauge Metal Framing Sheetrock Flooring Acoustical Ceilings Resilient Flooring Painting Specialties and Accessories Signage Foodservice Equipment Fire Sprinklers Plumbing HVAC Electrical	8	and the second s	41,093.00		41,093.00	1	*		*:	0.00%	22,218.00	
Insulation Membrane Roofing Fireproofing Joint Sealants Doors Light Gauge Metal Framing Sheetrock Flooring Acoustical Ceilings Resilient Flooring Painting Specialties and Accessories Signage Foodservice Equipment Fire Sprinklers Plumbing HVAC Electrical	9		108,379,00		108,378.00		*		•	0.00%	41,093.00	
11 Membrane Roofing 12 Fireproofing 13 Joint Sealants 14 Doors 15 Light Gauge Metal Framing 16 Sheetrock 17 Flooring 18 Acoustical Ceilings 19 Resilient Flooring 20 Painting 21 Specialties and Accessories 22 Signage 23 Foodservice Equipment 24 Fire Sprinklers 25 Plumbing 26 HVAC 27 Electrical	10		28,485.00			* ***	*		*	0.00%	108,379.00	*
Fireproofing Joint Sealants Light Gauge Metal Framing Sheetrock Flooring Acoustical Ceilings Resillent Flooring Painting Specialties and Accessories Signage Foodservice Equipment Fire Sprinklers Plumbing HVAC Electrical		The state of the s	11,726.00	<u>`</u>	28,485.00	-	-	į		0.00%	28,485.00	**.
Joint Sealants Doors Light Gauge Metal Framing Sheetrock Hooring Acoustical Ceilings Resillent Flooring Painting Specialties and Accessories Signage Foodservice Equipment Fire Sprinklers Plumbing HVAC Electrical		•	19,377.00		11,726.00	-	**		* }	0.00%	11,726.00	*
14 Doors 15 Light Gauge Metal Framing 16 Sheetrock 17 Flooring 18 Acoustical Ceilings 19 Resilient Flooring 20 Painting 21 Specialties and Accessories 22 Signage 23 Foodservice Equipment 24 Fire Sprinkters 25 Plumbing 44 HVAC 27 Electrical			1 7 7 1		15,377.00	- 4	*		*4	0.00%	19,377.00	.*
15 Light Gauge Metal Framing 16 Sheetrock 17 Flooring 18 Acoustical Ceilings 19 Resilient Flooring 20 Painting 21 Specialtiee and Accessories 22 Signage 23 Foodservice Equipment 24 Fire Sprinklers 25 Plumbing 44 HVAC 27 Electrical	-		11,073.00	,	11,073.00	• [• 1		* 1	0.00%	11,073.00	-
15 Sheetrock 17 Flooring 18 Acoustical Ceilings 19 Resilient Flooring 20 Painting 21 Specialties and Accessories 22 Signage 23 Foodservice Equipment 24 Fire Sprinkters 25 Plumbing 44 HVAC 27 Electrical		~	145,907.00	1	145,907.00		-			0.00%	145,907.00	Ţ
17 Flooring 18 Acoustical Ceilings 19 Resilient Flooring 20 Painting 21 Specialties and Accessories 22 Signage 23 Foodservice Equipment 24 Fire Sprinkters 25 Plumbing 44VAC 27 Electrical			170,494.00		170,494.00	1,680.93	16,609.25		18,270.18	10.72%	152,223.82	913.4
18 Acoustical Ceilings 19 Resilient Flooring 20 Painting 21 Specialties and Accessories 22 Signage Foodservice Equipment 24 Fire Sprinkters 25 Plumbing HVAC 27 Electrical			243,049.00	Î	243,049.00	*	<i>¥</i>	***************************************	- 4	0.00%	243,049.00	÷.
Resilient Flooring Painting Specialties and Accessories Signage Foodservice Equipment Fire Sprinklers Plumbing HVAC Electrical			40,341.00		40,341.00	*	.*		* 1	0.00%	40,341.00	•
20 Painting 21 Specialities and Accessories 22 Signage 23 Foodservice Equipment Fire Sprinklers 25 Plumbing HVAC 27 Electrical			20,789.00	- 1	20,789.00	- 1	-			0.00%	20,789.00	199
21 Specialties and Accessories 22 Signage 23 Foodservice Equipment 24 Fire Sprinklers 25 Plumbing 4VAC 27 Electrical			116,265.00	I	116,265.00			1	,	0.00%	116,265.00	
22 Signage Foodservice Equipment Fire Sprinklers Plumbing HVAC Electrical	8		168,119.00	1	168,119.00	- [₩ .		-#	0.00%	168,119.00	-
23 Foodservice Equipment 24 Fire Sprinklers 25 Plumbing 26 HVAC 27 Electrical		The state of the s	34,292.00		34,292.00		*	-	. م	0.00%	34,292.00	_
24 Fire Sprinklers 25 Plumbing 26 HVAC 27 Electrical	. 8		1,716.00		1,716.00	***		***	*:	0.00%	1.716.00	
25 Plumbing 25 HVAC 27 Electrical			129,987.00	-	129,987.00	*	- (v.c.unini		0.00%	129,987.00	
25 HVAC 27 Electrical	. 1		199,399.00	1	199,399,00	*	17,470.88	f	17,476.88	8.76%	181,928.12	873.5
27 Electrical			437,377.00		437,377.00	3,875.49	81,94	Avenue	3,957,43	0.90%	433.419.57	197.8
1	i		271,672.00	[271,672.00	4	- 1	vavyoga	-,	0.00%	271.672.00	. 1.37.10
28 Contingency	. 1		1,017,261.00		1,017,261.00	36,779.82	118,337.56	******	155,117.08	15.25%	862,143,92	*****
	28	Contingency	100,000,00	-	100,000.00		*	and the state of t	140(11110)	9.00%	100,000,00	7,755.8
	1				ا ا	. 1	*	i de la compa		0.00%	,	*
	1		-	1			*.	and the second s		0.00%	***	*
				and the second	£		# Jan	acceptance	*	0.00%	. *	**
TOTAL W/O TAX	-	TOTAL W/O TAX	4,178,406.00		4,178,406.00	229,980,15	268,511.62		498,461.77	11.93%	3,879,944.23	24,923.0

INTERIM LIEN / CLAIM WAIVER

FROM:

Baker Construction & Development 2711 E Sprague Ave Spokane WA 99202

PROJECT:

South 107 Multifamily 107 South Howard St. Spokane, WA 99201

CONDITIONAL RELEASE

The undersigned does hereby acknowledge that upon receipt by the undersigned of a check in the sum of \$278,983.57 and when the check has been properly endorsed and has been paid by the bank upon which it was drawn, this document shall become effective to release pro tanto any and all claims and rights of lien which the undersigned has on the above referenced job.

This release covers a progress payment for labor, services, equipment, materials furnished and/or claims in the amount of \$278,983.57 only and does not cover any retention. Before any recipient of this document relies on it, said party should verify evidence of payment to the undersigned.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF WASHINGTON THAT THE ABOVE IS A TRUE AND CORRECT STATEMENT.

Signature:

Title:

Date:

Subscribed and sworn to before me this of day of house of the state of th

INTERIM LIEN / CLAIM WAIVER

FROM:

Baker Construction & Development 2711 E Sprague Ave Spokane WA 99202

PROJECT:

South 107 Multifamily 107 South Howard St. Spokane, WA 99201

UNCONDITIONAL RELEASE

The undersigned does hereby acknowledge that the undersigned has been paid and has received a progress payment(s) in the sum of \$145,781.86 for labor, services, equipment or materials furnished to the above referenced job and does hereby release pro tanto any and all claims and rights of lien which the undersigned has on the above referenced job.

This release covers a progress payment(s) for labor, services, equipment, and materials furnished in the amount of \$ 145,781.86 only and does not cover any retention or additional items furnished to the above referenced project.

WASHINGTON THAT THE ABOVE IS A TRUE AND CORRECT STATEMEN	OF THE STATE T.
Signature: /a //orth	
Title: Se UP	
Date: 6/2/20	
Subscribed and sworn to before me thisday of	,2020.
Notary Public: 1009 1101014	
My Commission Expires: 10/27/3030	OTARY PUBLIC OMM. EXPIRES OBER 27, 2020
THE STATE OF THE S	OTARY PURIS
<u>ရှိနှင့်</u> နောင်	OMM EXPIRES
"Ilian	OF WASHING HELD

	erprises Riverside Ave #300 WA 99201	PROJECT:	South 107 Multifarnily 107 South Howard St. Spokane, WA 99201	APPLICATION NO: INVOICE # PERIOD TO:	4 814804 6/30/2020	
FROM(CONTRACTOR):	Baker Construction & Development 2711 E Sprague Ave Spokane WA 99202	(ARCHITECT):		PROJECT NUMBER	20.8148	
CONTRACTOR'	S APPLICATION FOR PA	YMENT	Application is made for Payment, as shown beli	ow, in connection with the	: Contract.	
CHANGE ORDER SUMM	ARY	**************************************	ORIGINAL CONTRACT SUM	\$ 4,178,406.00		
Change Orders approved		DEDUCTIONS	Net change by Change Orders	\$.		
previous months by Owne	TOTAL		CONTRACT SUM TO DATE	\$ 4,178,406.00		
**************************************	COTAL			TOTALS TO DATE	THIS INVOICE	
Approved this Month Number Date Ap			1. WORK COMPLETED AND STORED 2. PLUS: STATE SALES TAX @ 8.9% 3. SUBTOTAL	\$ 1,085,912.81 \$ 96,646.24 \$ 1,182,559.05	\$ 587,451.04 \$ 52,283.14 \$ 639,734.18	
Nat about the Comment of the Comment	TOTALS \$	\$	4 LESS: RETAINAGE @ 5%			
Net change by Change Or The undersigned Contractor of	certifies that to the best of the Contractor's kno-	wledge, information	(Computed On Line 1 Only) 5. NET AMOUNT DUE	\$ (54,295.64) \$ 1.128.263.41	\$ (29,372.55	
the Contract Documents, that	by this Application for Payment has been comp all amounts have been paid by the Contractor nent were issued and payments received from n is now due.	for work for which	State of: WASHINGTON	aini.	\$ 610,361,63	
CONTRACTOR: Baker Co	onstruction & Development, Inc.		- 1 to		MM. EXPIRES	
By: 7/1/2/2/	Date	riche		**************************************	PRILLIC, 2021	
			My Commission Expires: 〇〇一〇〇一〇〇〇	The state of the s	OF WASHINGTON	
ARCHITECTS (CERTIFICATE OF PAYN	JENT	AMOUNT CERTIFIED.		•	
n accordance with the Contra	ed Documents, based on on-site observations	and the date	(Attach explanation if amount certified differs fro			
composing the above applicat Architect's knowledge, informa	tion, the Architect certifies to the Owner that to ation and belief the Work has progressed as i	the best of the	ARCHITECT:	~ •		
he work is in accordance wit	h the Contract Documents, and the Contractor	is entitled to payment	Poc.	_		
of the AMOUNT CERTIFIED.			By: This	Date:		
			₹ FASA			

CONTINUATION SHEET

AIA DOCUMENT G703 (Instructions on reverse side)

APPLICATION NUMBER:

APPLICATION DATE: 6/30/2020

PERIOD TO: 6/30/2020 20.8148

PROJECT NUMBER:

AIA Document G782, APPLICATION AND CERTIFICATE 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 apply.

A ITEM	В			C	D	Ē	F	G		H	\$**
NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	CHANGE ORDERS	CURRENT CONTRACT	WORK COMPLE FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	(G/C)	BALANCE TO FINISH (C - G)	RETAINAC
1	General Conditions	394,226.00		394,226,00	74,076,14	26,380.55	•	100,456,69	25,48%	293,769.31	5.022.
2	Final Clean and Punchlist	11,495.00	Į.	11,495.00					0.00%	11,495,00	0,042.
3	Demolition	332,185.00	į	332,185.00	229,570.06	75,538,96		306,109.02	91.85%	27.075.98	15,255
4	Earthwork and Utilities	96,830.00	ı	96,830.00		27,682,17		27,682,17	28.59%	69,147,83	1,384
5	Asphalt Paving	1,329.00	:	1,329.00	- 1	4.			200.0	1,329.00	,,,,,,,,,
6	Structural Steel Erection	3,322.00		3,322.00					0.00%	3,322.00	
7	Rough Carpentry	22,218.00		22,218.00	**.	9,056,89		9,056.89	40.76%	13,161,11	452.
8	Millwork:	41,093.00	. when	41,093.00	ж.	No.			0.00%	61,093,00	
9	Casework	108,379.00	1	108,379.00	* .	•			0.00%	108,379,00	
10	Insulation	28,485.00		28,485.00	a. \$	5,910,98		5,910.98	20,75%	22,574.02	295.
11	Membrane Roofing	11,726.00		11,726,00	N B	#:·			0.00%	11,726.00	
12	Fireproofing	19,377.00	ŀ	19,377.00		, .		_	0,00%	19,377.00	
13	Joint Sealants	11,073.00		11,073,00		107.25	:	107,25	0.97%	10,965.75	5.
14	Doors	145,907.00	į.	145,907.00	*				0.00%	145,907.00	~
15	Light Gauge Metal Framing	170,494.00	ļ	170,494,00	18,270,18	87,082.32		105,352,50	61.79%	85,141.50	5,267.
16	Sheetrock	243,049.00	I	243,049,00				4	0.00%	243,049.00	in terminal v.
17	Flooring	40,341.00		40,341,00		,,			0.00%	40,341.00	
18	Acoustical Cellings	20,789.00	•	20,788.00	*				0.00%	20,789.00	
19	Resilient Flooring	115,265.00	1	115,255.00					0.00%	116.265.00	 ,,
20	Painting	188,119,00		168,119.00	*				0.00%	168,119.00	
21	Specialties and Accessories	34,292,00	1	34,292.00	#.	ж		_	0.00%	34,292.00	,-
22	Signage	1,716.00		1.715.00	*				0.00%	1,716:00	
23	Foodservice Equipment	129,987.00	-	129,987.00		_			0.00%	129,987.00	-
24	Fire Sprinklers	199,399.00	- Live	199,399.00	17,470.88	34,987.03		52,457.90	26.31%	146,941.10	2,622,5
25	Plumbing	437,377.00	N.A.	437,377.00	3,957.43	110,378,45	į	114,335.88	26.14%	323,041.12	5,716.1
26	HVAC	271,672.00	į	271,872.00	*	49,827.76		49.827.78	18.34%	221,844,24	2,491.
27	Electrical	1,017,261.00		1,017,281.00	155,117.08	158,508.69		313,625.76	30.83%	703,635.24	15.681.
28	Contingency	100,000.00		100,000.00	*	1,990.00	Birryya	1,990,00	1.99%	98,010.00	38.
	TOTAL W/O TAX	4,178,406.00	#.	4,178,406.00	498,461.77	587,451.04	-	1,085,912.81	25.99%	3,092,493.19	54,295.

INTERIM LIEN / CLAIM WAIVER

FROM:

Baker Construction & Development 2711 E Sprague Ave Spokane WA 99202

PROJECT:

South 107 Multifamily 107 South Howard St. Spokane, WA 99201

CONDITIONAL RELEASE

The undersigned does hereby acknowledge that upon receipt by the undersigned of a check in the sum of \$610,361.63 and when the check has been properly endorsed and has been paid by the bank upon which it was drawn, this document shall become effective to release pro tanto any and all claims and rights of lien which the undersigned has on the above referenced job.

This release covers a progress payment for labor, services, equipment, materials furnished and/or claims in the amount of \$610,361.63 only and does not cover any retention. Before any recipient of this document relies on it, said party should verify evidence of payment to the undersigned.

are: 1 / E / A	
<u>CF</u> 6	
Tletzo	
ibed and sworn to before me this 6th day of Way	
Public: E January	NOTARY PUBLIC COMM. EXPIRES APRIL 18, 2021
mmission Expires: 04-14-21	
	NOTARY PUBLIC S
	APRIL 17, 2021

INTERIM LIEN / CLAIM WAIVER

FROM:

Baker Construction & Development 2711 E Sprague Ave Spokane WA 99202

PROJECT:

South 107 Multifamily 107 South Heward St. Spokane, WA 99201

UNCONDITIONAL RELEASE

The undersigned does hereby acknowledge that the undersigned has been paid and has received a progress payment(s) in the sum of \$278,983.57 for labor, services, equipment or materials furnished to the above referenced job and does hereby release pro tanto any and all claims and rights of lien which the undersigned has on the above referenced job.

This release covers a progress payment(s) for labor, services, equipment, and materials furnished in the amount of \$ 278,983.57 only and does not cover any retention or additional items furnished to the above referenced project.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE L WASHINGTON THAT THE ABOVE IS A TRUE AND CORRECT STA	AWS OF THE STATE OF TEMENT.
Signature: 7/5/4	
Title: Cfo	
Date: 7/6/20	
Subscribed and sworn to before me this 6th day of 166	2020.
Notary Public: ZYWWWOSA	
My Commission Expires: 04-14-2	THE TANK WEST
	NOTARY PUBLIC
	COMM. EXPIRES
	APAIL 23 EVAL
	NOTARY PUBLIC COMM. EXPIRES APRIL 14, 2021

APPLICATION AND CERTIFICATE FOR PAYMENT TO (OWNER): Black Enterprises PROJECT: South 107 Multifamily APPLICATION NO: Ĝ 801 West Riverside Ave #300 107 South Howard St. INVOICE # 814806 Spokane, WA 99201 Spokane, WA 99201 PERIOD TO: 8/31/2020 FROM(CONTRACTOR): Baker Construction & Development (ARCHITECT): PROJECT NUMBER 20.8148 2711 E Sprague Ave Spokane WA 99202 CONTRACTOR'S APPLICATION FOR PAYMENT Application is made for Payment, as shown below, in connection with the Contract. CHANGE ORDER SUMMARY ORIGINAL CONTRACT SUM 4,178,406,00 Change Orders approved in **ADDITIONS DEDUCTIONS** Net change by Change Orders 131.986.19 previous months by Owner CONTRACT SUM TO DATE 4,310,392,19 TOTAL. TOTALS TO DATE THIS INVOICE Approved this Month Number Date Approved WORK COMPLETED AND STORED 2,284,755.60 Ŝ 535.086.23 8/26/2020 46,000,00 PLUS: STATE SALES TAX @ 8.9% 203.343.25 \$ 47.622.67 2 8/26/2020 5 85,986.19 3. SUBTOTAL 2,488,098.85 582,708.91 TOTALS \$ 131.986.19 S LESS: RETAINAGE @ 5% Net change by Change Orders 131.986.19 (Computed On Line 1 Only) (114, 237.78)(26,754,31) The undersigned Contractor certifies that to the best of the Contractor's knowledge, information **NET AMOUNT DUE** 2.373.861.07 555,954,59 and belief the Work covered by this Application for Payment has been complete 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 State of: WASHINGTON current payment shown herein is now due. County of: SPOKANE Subscribed and sworn to before me this day PEGGY S MULICIPALITY CONTRACTOR: Baker Construction & Development, Inc. Date: NOTARY PUBLIC COMM. EXPIRES OCTOBER 27, 2020 My Commission Expires: ARCHITECTS CERTIFICATE OF PAYMENT AMOUNT CERTIFIED (Attach explanation if amount certified differs from the amount applied for in In accordance with the Contract Occuments, based on on-site observations and the date comprising the above application, the Architect certifies to the Owner that to the best of the ARCHITECT: Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the Contractor is entitled to payment

This

Date:

of the AMOUNT CERTIFIED.

Innegions passage and service and every	in tabulations below, amounts are stated to the nearest dollar.					Ž.	PERIOD TO:	8/31/2020		
jse Column I on Contracts where variable retainage for line Berns apply.	de retainage for line llems apply.					o.	PROJECT NUMBER:	20.8148		
6			C	2	Œ	L	Ø		K	-
	JF WORK SCHEDULED	CHANGE	CURRENT	WORK COMPLETED	YUR BEBINK	MATERIALS	TOTAL	7, 0	BALANCE	RETAINAGE
······································			a news a second	PREVIOUS	200000000000000000000000000000000000000	STORED	AND STORED	<u> </u>	2 (g. c)	
			1	APPLICATION (0+E)		NOT IR DORES	TO DATE (D+E+F)			
	() () () () () () () () () ()		4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	-					
Ceneral Conditions	384,226.00		394,226.00	142,462,81	38,662,64		181,125,45	45.94%	213,100.55	9,056,27
	11,495.00		11,485,00	\$:	£ ·		**************************************	%0070	11,485.00	
	332,185,00	•	332, 185.00	332,185.00	т.		332,185,00	100.00%	,	16,609,25
	86,830.00		96,838,00	27,582,17	31,697,74		59,379.91	61.32%	37,450.09	2,969.00
	00.825.1		1,329.00	4	•		•	%000	1,329,00	•
******	3,322,00	e Arches	3,322.00	ar .	1,661,00		1,681.90	20.00%	1,661.00	83,65
	22,218.00	***************************************	22,218,00	12,782.05	543.64		3,305,68	59.83%	8,812.32	565.28
in in it work	41,083,06		41,093.00	r	•		3	0.00%	41,093.00	*
	108,378,00		106,379.90	3 3 4	•		s:	0,00%	109,379,00	i
	22 44 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5		28,485,00	8,454,84	3,075,00		12,370.83	43.43%	6,14,37	518.53
	DR.023.00		11,720,00	7	11,726.00		11,726.00	106.00%		586.30
	24.04.05		44 074 00	DOC STOPE	78.04C.		7/784701	24.45	0,363.28	545.68
-	145.907.00		145,907,00	EL 988 -	(L) () ()		1 670 43	1.5.5.70 A 0.559.	444 487 EX	07.48
	170,494.00		170,494.00	105,352,50	a		105.352.50	84 79%	65 141 50	5 267 83
Sheetrock	243,649.00		243,049.00	83,360.82	77,681,56		161,042,38	56,26%	32.008.51	8.052.12
	40,341.00		40,341.00	ħ.			4	9,000	40,341,00	2
	20,789.00		20,789.00	. 4	. 260	•	· ,	0.00%	20,789,00	ŕ
,	116,265,00	***************************************	116,255.00	8,260,91	4		8,260.91	7.15%	108,004,09	413,05
			169,119,00	30,703,89	18,170,23		46,874.12	27.88%	127,244.88	2,343.7
			34,282.00	***	50-		F	0.00%	34,292,00	¥ .
	1,715,00		1,716,00	*	- á		t.	0.00%	1,716.00	L
******	128,987.00	····	128,887,00	g g	ī		*	0.00%	129,987,00	£.
	189,399,00	****	199,389,00	118,413,72	46,555.98		184,970.71	82.73%	34,428.29	8,248,54
•	437,377.00		437,377,00	249,239,56	110,019.14		359,258,70	82.147	73,118,36	17,962.93
	271,672.00	nan cyc	271, \$72,00	119,835,75	35,951,28		155,757,03	57.34%	15,884,97	7,788.35
	1,017,261,00		1,017,261.00	447,728.83	122,977.08		570,707.01	55.10%	448,553.99	28,535.36
	(00,000,00	4	100,000,00	50,216,44	•		50,216,44	50.22%	49,783,58	2,510.82
To Continue Occes #		46,000.00	CB.3000,24		1,166.71		1,186,71	2.64%	44,833.29	58.34
Change Order #2		85,986,19	85,985.13		34,937,87		34,937,67	40.83%	51,048,52	1,746.88
TOTAL WIO TAX	4,178,406.00	131,986,19	4,310,392,19	1,749,669.37	535,086,23	4.	2,284,755.60	53.01%	2,025,638.59	114,237,78
	**									

FROM:

Baker Construction & Development 2711 E Sprague Ave Spokane WA 99202

PROJECT:

South 107 Multifamily 107 South Howard St. Spokane, WA 99201

CONDITIONAL RELEASE

The undersigned does hereby acknowledge that upon receipt by the undersigned of a check in the sum of \$555,954.59 and when the check has been properly endorsed and has been paid by the bank upon which it was drawn, this document shall become effective to release pro tanto any and all claims and rights of lien which the undersigned has on the above referenced job.

This release covers a progress payment for labor, services, equipment, materials furnished and/or claims in the amount of \$555,954.59 only and does not cover any retention. Before any recipient of this document relies on it, said party should verify evidence of payment to the undersigned.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF WASHINGTON THAT THE ABOVE IS A TRUE AND CORRECT STATEMENT.

Signature:

Date:

Subscribed and sworn to perfore me this day of 2020.

Notary Public:

My Commission Expires:

NOTARY PUBLIC COMM. EMPIRES OCTOBER 27, 2020.

APPLICATION	AND CERTIFICATE	FOR PAYM	ENT		1
TO (OWNER): Black Ente 801 West I Spokane,	Riverside Ave #300	PROJECT	South 107 Multifamily 107 South Howard St. Spokane, WA 99201	APPLICATION NO: INVOICE # PERIOD TO:	5 814805 7/31/2020
FROM(CONTRACTOR):	Baker Construction & Development 2711 E Sprague Ave Spokana WA 99202	(ARCHITECY):	•	PROJECT NUMBER	20,8148
CONTRACTOR!	S APPLICATION FOR PA	YMENT	Application is made for Payment, as shown bel	low, in connection with the	Contract.
CHANGE ORDER SUMM	ARY		ORIGINAL CONTRACT SUM	\$ 4,178,406.00	
Change Orders approved		DEDUCTIONS	Net change by Change Orders	\$	
previous months by Owne	*		CONTRACT SUM TO DATE	\$ 4,178,406,00	
	TOTAL			100 A	
	:			TOTALS TO DATE	THIS INVOICE.
Approved this Month					
Number Date App	orovec:		WORK COMPLETED AND STORED PLUS: STATE SALES TAX @ 8.9%	\$ 1,749,669.37	\$ 663,756.56
		<u> </u>	2. PLUS: STATE SALES TAX @ 6.9% 3. SUBTOTAL	\$ 155,720.57 \$ 1,905,389.95	\$ 59.074.33 \$ 722.830.90
				. 4 (1944)403:43	PEZ,DOU,BU
	TOTALS \$	\$.	4 LESS RETAINAGE @ 5%		
Net change by Change On	ders 5 entifies that to the best of the Contractor's know		(Computed On Line 1 Only)	\$ (87,483.47)	\$ (33,187.83)
and belief the Work covered b the Contract Documents, that previous Certificales for Paym	y this Application for Payment has been compl all amounts have been paid by the Contractor lent were issued and payments received from t	ete in accordance with for work for which	er in dave	\$ 1,817,906.48	\$ 689,643.07
current payment shown hereit	is now due.		State of: WASHINGTON	County of SPOKANE	ti flategem.
			Subscribed and swom to before me this day	(Algost Balling	GY S MAN THE THE
CONTRACTOR: Baker Co	poduction & Development, Inc.	· # ±		i nati	ARY PUBLIC
3v Z ~ J/	Date:	2/2/20	Than 1 A White	E COM	of transaction in the second
	All Control of the Co	45/00	· · · · · · · · · · · · · · · · · · ·	- E COCTOS	ER 27, 2020
			on to the second		2020
			My Commission Expires: 10/27/200		ER 27, 2020
ABOUITECTO!	ERTIFICATE OF PAYN	ICAIT	Manusaniona	%,50F	
	C Documents, based on on-site observations		AMOUNT GERTIFIED	हर्ना इन वह वह वह अपने क्षेत्र केंद्र मण्ड महिन्दी है महिन्दी महिन्दी है है है है	Transin.
comprising the above applicati	on, the Architect certifies to the Owner that the	he test of the	(Attach explanation if amount certified differs in	om the amount applied for	}
vchitect's knowledge informa	tion and belief the Work has progressed as in	dicated the quality of	ARCHITECT:		
he work is in accordance with If the AMOUNT CERTIFIED	the Contract Documents, and the Contractor	is entitled to payment	By.		
Amare A Manhall Contact May page.	. i.h		Trus		AND A COMMENT OF THE

AIA DOCUMENT G703 (Instructions on reverse side)

APPLICATION NUMBER:

7/31/2020 APPLICATION DATE:

7/31/2020

PERIOD TO:

PROJECT NUMBER: 20.8148

AIA DOCUMENT G702, APPLICATION AND CERTIFICATE FOR PAYMENT, comaining Contractors signed Cartification is attached.

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

Usa Column I on Contracts where variable receivings for line leans apply.

A	The state of the s	- 1		C I	D D	E	F	G		H]	RETAIRAGI
EM.	DESCRIPTION OF WORK	SCHEDULED	CHANGE	CURRENT	WORK COMPLE		MATERIALS PRESENTLY	COMPLETED	(G C)	BALANCE TO FINISH	REIAMAG
Q		VALUE	ORDERS	CONTRACT	PREVIOUS	THIS PERIOD	STORED	AND STORED	(370)	(C - G)	
1	• :	1. 1.	•	Ì	APPLICATION		(NOT IN C OR E)	TO DATE	:	: 1	
	la de la companya del companya de la companya del companya de la c			<u> </u>	(D + E)		LUHE	107571			
•	General Conditions	394,226.00		394,226.00	100,468.69	42,006.12	```	142,462.61	36.14%	251,753,19	7,123.
1	Final Clean and Punchlist	11,495.00		11,495.00		`, <u>4</u>		1	0.00%	11,496.00	•
Z ,	Demolition	332,185.00		332,185.00	305,109.02	27,075.98		332,185.00	100.00%		16,609.
J	Earthwork and Utilities	96,830.00	1	96,830.00	27,682.17	(25		27,682.17	28.59%	69,147.83	1,384
ė, :		1,329.00	1	1,325,00		: المبلاد			0.00%	1:329.00	Se
2	Asphalt Paving Structural Steel Erection	3.322.00		3,322 00		拉索		्र क्र	0:00%	3,322.00	136
₽	Rough Carpentry	22,218.00		22,218.00	9,055.89	3,705.16		12,762,05	57:44%	9,466.96	\$38,
	Millwork:	41,093,00		41,093.00	- 1	* -	•		0.00%	41,093,00	4
2	at the contract of the contrac	108.379.00	4	108,379.00		, 7	!		0.00%	108,379.00	
35. 30	Casework	28,485.00	1	28,485.00	5,910.98	2,583.86		8,494,84	29.82%	19,990.16	424.
10	Insulation Membrane Roofing	11,725.00	1	11,726.00		107 gr	Ì		0.00%	11,726.00	
11	Taranta manual sa an an	19,377.00	1	19,377,00	. [9,447,80] .:	9,447,80	48.76%	9,929,20	472
12	Fireproofing	11,073.00	. 1	11,073.00	107.25	1.874.79	1	1,882.04	17,90%	9,090,95	99
13	Joint Sealants	145,507.00	}	145,907,00	3	1,539.13		1,539.13	1.05%	144,367,87	76
14	Coors	170,494.00	1	170,494.00	105,352,50		F: -	105,352.50	61.75%	65,141.80	5,267.
15	Light Gauge Metal Framing	243,049,00	:	243,049.00	10 0000000	63,360.62		83,380.82	34.30%	159,688.18	4,168
15	Sheetrock	40,341.00		40,341.00					0.00%	40,341.00	٠,٠
17	Flooring	20,789,00	ļ	20,789.00	1	·· · · · · · · · · · · · · · · · · · ·			0.00%	20,789.00	
18:	Acoustical Cellings	116,265,00		116,265,00		8,260:91	1	8,260.91	7.15%	108,004.03	413
19.	Resilient Flooring	158.119.00		168,119.00		30,703.89		30,703.89	18.26%	137,415.11	1,535
20	Painting	34,292.00		34,232.00		77 T T T T T T T T T T T T T T T T T T			0.00%	34,292.00	٠,
21	Specialties and Accessories	1,715.00		1,715.00			1	-	0:00%	1,715.00	~:
22	Signage	129,987.00	<u> </u>	129,987.00					0.00%	129,987.00	
23	Foodservice Equipment	199,399.00	ŀ	199,399,00	52,457.80	65,955.82	1	118,413.72	69.39%	80.885.28	5,920
24	Fire Sprinklers	437,377.00]	437,377.00	114,335.88	134,803.68	. [.	248,239,56	68.99%	188,137,44	12.461
25	Plumbing		1	271,872,00	49.827.76	70,008:00	1	119,836,76	44.11%	151,836,25	5.991
26	HVAC	271,672.00]	1,017,261.00	313,625.78	134,104,17		447,729,93	44,01%	569,531,07	22,386
27	Electrical	1,017,261.00		100,000,00	1,990.00	48,226.45	1	50,215.44	50.22%	49,783,56	2,610
28	Contingency	100,000,00		100,000,000	1,530.00	#0,EE0.#0	1.	1 20,2,0,73			-,-,-
<u></u>	TOTAL W/O TAX	4,178,406.00		4,178,406.00	1,086,912.81	663,756.56	1	1,749,869.37	41:87%	2,428,736,63	87,483
	The manufacture of the control of th		1	agent en la rich i	1	and the second second	1	1 4	the grant and		l

ALA DOCUMENT G703 - APPLICATION AND CERTIFICATE FOR PAYMENT - MAY EDITION : ALA : 61983 THE AMERICAN INSTITUTE OF ARCHITECTS : 1735 NEW YORK AVENUE, N.W., WASHINGTON, D.C. 20005

FROM:

Baker Construction & Development 2711 E Sprague Ave Spokane WA 99202

PROJECT:

South 107 Multifamily 107 South Howard St. Spokane, WA 99201

CONDITIONAL RELEASE

The undersigned does hereby acknowledge that upon receipt by the undersigned of a check in the sum of \$689,643.07 and when the check has been properly endorsed and has been paid by the bank upon which it was drawn, this document shall become effective to release pro tanto any and all claims and rights of lien which the undersigned has on the above referenced job.

This release covers a progress payment for labor, services, equipment, materials furnished and/or claims in the amount of \$689,643.07 only and does not cover any retention. Before any recipient of this document relies on it, said party should verify evidence of payment to the undersigned.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE WASHINGTON THAT THE ABOVE IS A TRUE AND CORRECT STA	
Signature: /- ////	
Title:	
Date: 2/5/20	
Subscribed and sworm to heldre me this 310 day of August	,2020.
Notary Public: 4 May 19 19 19 19 19 19 19 19 19 19 19 19 19	THE COL S WAS TO THE
My Commission Expires: 1934 200	
4 1.00	COMM. EXPIRES
	OCTOBER 27, 2020
	COS. SURE CONT.
	The state of the s

FROM:

Baker Construction & Development 2711 E Sprague Ave Spokane WA 99202

PROJECT:

South 107 Multifamily 107 South Howard St. Spokane, WA 99201

UNCONDITIONAL RELEASE

The undersigned does hereby acknowledge that the undersigned has been paid and has received a progress payment(s) in the sum of \$610,361.63 for labor, services, equipment or materials furnished to the above referenced job and does hereby release pro tanto any and all claims and rights of lien which the undersigned has on the above referenced job.

This release covers a progress payment(s) for labor, services, equipment, and materials furnished in the amount of \$ 610,361.63 only and does not cover any retention or additional items furnished to the above referenced project.

Signature:		OVEIS A TRUE ANI		ages madificate
Title;	r 4P	ing and the state of the state		
Date:	7/3/20	3		
Subscribed and sw	orn (d before n	ie thisday of		,2020
Notary Public:	They a	1 - M. 144.		-
My Commission E	xpires;	10/97/204		
·····································		# #	,	STREET BEGGY S MORE TO THE
				NOTARY PUBLIC COMM. EXPIRES OCTOBER 27, 2020
				OCTOBER 27 7020
				OF WASHING THE

801 West Riverside Ave #300	outh 107 Multifamily 17 South Howard St. 20kane, WA 99201	APPLICATION NO: INVOICE # PERIOD TO:	814807 9/30/2020
FROM(CONTRACTOR): Baker Construction & Development (ARCHITECT): 2711 E Sprague Ave Spokane WA 99202		PROJECT NUMBER	20.8148
CONTRACTOR'S APPLICATION FOR PAYMENT	Application is made for Payment, as shown be	low, in connection with the	Contract
CHANGE ORDER SUMMARY Change Orders approved in ADDITIONS DEDUCTIONS previous months by Owner TOTAL 131,986.19	ORIGINAL CONTRACT SUM Net change by Change Orders CONTRACT SUM TO DATE	\$ 4,178,406.00 \$ 131,986.19 \$ 4,310,392.19	
Approved this Month Number Date Approved TOTALS \$ 131,986.19 \$ Net change by Change Orders \$ 131,986.19 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 complete 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: Baker Construction & Development, Inc. By: Date: 7/29/26	1. WORK COMPLETED AND STORED 2. PLUS: STATE SALES TAX @ 8.9% 3. SUBTOTAL 4. LESS: RETAINAGE @ 5% (Computed On Line 1 Only) 5. NET AMOUNT DUE State of: WASHINGTON Subscribed and sworn to before me this day My Commission Expires:	\$ (139,887.31) \$ 2,906,858.24 County of: SPOKANE NOTA	\$ 512,990,5; \$ 45,656,1) \$ 558,646.6; \$ (25,649.5; \$ 532,997.1) \$ MIHI S
ARCHITECTS CERTIFICATE OF PAYMENT In accordance with the Contract Documents, based on on-site observations and the date comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.	AMOUNT CERTIFIED (Attach explenation if amount certified differs fro ARCHITECT: By:	om the amount applied for	**************************************

Date:

Ala Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Cartification is attached.

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

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

AIA DOCUMENT G703 (Instructions on reverse side)

APPLICATION NUMBER:

APPLICATION DATE:

9/30/2020 PERIOD TO: 9/30/2020

PROJECT NUMBER: 20,8148

***************************************	B			C	D	E	F	G		H	1
EN.	DESCRIPTION OF WORK	SCHEOULED	CHANGE	CURRENT	WORK COMPLETED		MATERIALS	TOTAL	**	BALANCE	RETAIN
<i>}</i> .		VALUE	ORGERS	CONTRACT	FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD	PRESENTLY STORED (NOT IN D OR E)	COMPLETED AND STORED TO DATE (0 + E + F)	(6 / C)	TO FINISH (C - G)	
1	General Conditions	394,226.00		394.226.00	181,128,45	36,178,66	,	217,304,11	er ansi	278 884 88	
2	Final Clean and Punchilist	11,495,00	.]	11,495.00	1.0 19.1001/192	Act in ma		2 (6,304.1)	55,12%	176,921.89	10,8
3	Demolition	332,185.00		332,185.00	332,185.00	•		400.000.00	0.00%	11,495.00	1
\$	Earthwork and Utilities	96,830.00	· ·	95,830.00	59,379,91	2,248.84		332,185.00	100.00%		16,6
١	Asphalt Paving	1,329,00		1,329.00	A 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	2,240.04		61,628.75	63,65%	35,201,25	3,0
	Structural Steel Erection	3,322,00	1.	3,322.00	1,561,00	589.10		2 472 42	0.00%	1,329.00	
	Rough Carpentry	22,218.00	ľ	22,218.00	13,305.68			2,250.10	57.73%	1,071.90	
	Millwork	41,093.00	· ·	41.093.00	19/202-00	7,631.05		20,938.73	94.23%	1,281.27	1,1
	Casework	108,379.00		108,379.00	*	47 501 07			0.00%	41,093.00	l
)	Insulation	28,485.00		28.485.00	47 278 44	17,524.97		17,524,97	16.17%	90,854.03	
	Memorane Roofing	11,726.00	and the same of th	11,726,00	12,370.53 11,728.00	16,114,37		28,485.00	100.00%		1,
2	Fireproofing	19,377.00	1	19,377.60				11,725,00	100.00%	· · ·	1
,	Joint Sealants	11,073.00	1	11,073.00	10,993.72	4,706.75	j	15,700.47	81.03%	3,876.53	,
	Doors	145,907.00		145,907.00	1,894,90	778.95		2,673,85	24.15%	5,399.15	•
	Light Gauge Metal Framing	170,494.00			1,539.13			1,539.13	1.05%	144,357.87	
	Sheetrock	243,049.00		170,494.00	105,352.50	63,851.09		169,003.60	89.13%	1,490.40	8,4
-	Flooring	40,341.00		243,049.00	161,042,39			161,042.39	66.26%	82,006.61	8,0
3	Acoustical Cailings	20,789.00		40,341.00	*	11,072,96		11,072.96	27.45%	29,258.04	
	Resilient Flooring	116,265.00	***	20,789.00	-	•		• 1	0.00%	20,789.00	
	Painting	, ,		115,265.00	8,260.91			8,260.91	7.11%	108,004.09	4
	Specialties and Accessories	168,119.00	Throwe and the second	158,119.00	46,874.12	48,510.69	1	95,384.81	56.74%	72,734.19	4,7
	Signage	34,292.00	į	34,292.00	+	•	1		0.00%	34,292,00	·
	Foodservice Equipment	1,716.00		1,718.00		4	j	.14	0.00%	1,718.00	
	Fire Sprinklers	129,987.00		129,987.00	•	- [. [0.00%	129,987.00	
3	Flumbing	199,399.00		199,399.00	164,970.71	12,623,38	1	177,594.08	89.06%	21,804.92	8,8
	HVAC	437,377.00		437,377.00	369,258.70	- [1	359,258.70	82.14%	78,118.30	17,9
	Electrical	271,672.00		271,872.00	155,787.03	35,950.17		191,737.21	70.58%	75,934.79	9,5
	Electrical Contingency	1,017,261.00		1,017,261.00	570,707.01	211,953.92	ĺ	782,660.93	76.94%	234,500,07	39,1
1	Change Order #5	100,000,00		100,000.00	50,216.44	- 100	ž.	50,218.44	50.22%	49,783.56	2.5
			46,000.00	48,000.00	1,156.71	00,000,00	1	31,186,71	67.75%	14,833.29	1.5
	Change Order #2	* 1	85,986.19	55,986.18	34,937.67	13,456.83		48,393.30	56.28%	37,592.69	2,4
1	TOTAL WO TAX	4,178,406.00	131,986.19	4,310,392.19	2,284,755.60	512,990.83		2,797.746.14	64.91%	1,512,548,05	139,6

G703-1983

FROM:

Baker Construction & Development 2711 E Sprague Ave Spokane WA 99202

PROJECT:

South 107 Multifamily 107 South Howard St. Spokane, WA 99201

CONDITIONAL RELEASE

The undersigned does hereby acknowledge that upon receipt by the undersigned of a check in the sum of \$532,997.16 and when the check has been properly endorsed and has been paid by the bank upon which it was drawn, this document shall become effective to release pro tanto any and all claims and rights of lien which the undersigned has on the above referenced job.

This release covers a progress payment for labor, services, equipment, materials furnished and/or claims in the amount of \$532,997.16 only and does not cover any retention. Before any recipient of this document relies on it, said party should verify evidence of payment to the undersigned.

I CERTIFY UNDER PENALTY OF PERIURY UNDER THE LAWS OF THE STATE OF

WASHINGTON THAT THE ABOVE IS A TRUE AND CORRECT STATEMENT.

Signature:

Title:

CFo

Date: 9/27/20

Subscribed and sworn to before me this day of day of commission Expires:

Notary Public:

My Commission Expires:

OF WASHINGTON

OF

FROM:

Baker Construction & Development 2711 E Sprague Ave Spokane WA 99262

PROJECT:

South 107 Multifamily 107 South Howard St. Spokane, WA 99201

UNCONDITIONAL RELEASE

The undersigned does hereby acknowledge that the undersigned has been paid and has received a progress payment(s) in the sum of \$689,643.07 for labor, services, equipment or materials furnished to the above referenced job and does hereby release pro tanto any and all claims and rights of lien which the undersigned has on the above referenced job.

This release covers a progress payment(s) for labor, services, equipment, and materials furnished in the amount of \$689,643.07 only and does not cover any retention or additional items furnished to the above referenced project.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF WASHINGTON THAT THE ABOVE IS A TRUE AND CORRECT STATEMENT.

Signatur		<i>j</i>		
Title:		MANAGEM AND		
Date:	*/21/20		cor *	
Subscrib	ed and sworp to before me	this Way of	J. J. J. Jen	
Noiary P	rublic: Lyky J	Mille		
My Com	mission Expires:	10/27/20	<u> </u>	
		/ /		The state of the s
				O CONTROL OF THE PARTY OF THE P
				THE WAY THE
				Aletter Charles of the

APPLICATION AND CERTIFICATE FOR PAYMENT TO (OWNER): Black Enterprises PROJECT: South 107 Multifamily APPLICATION NO: 801 West Riverside Ave #300 107 South Howard St. INVOICE # 814808 Spokane, WA 99201 Spokane, WA 99201 PERIOD TO: 10/31/2020 FROM(CONTRACTOR): Baker Construction & Development (ARCHITECT): PROJECT NUMBER 20,8148 2711 E Spraque Ave Spokane WA 99202 CONTRACTOR'S APPLICATION FOR PAYMENT Application is made for Payment, as shown below, in connection with the Contract. CHANGE ORDER SUMMARY ORIGINAL CONTRACT SUM 4.178.406.00 Change Orders approved in **ADDITIONS** DEDUCTIONS Net change by Change Orders 131,986.19 previous months by Owner CONTRACT SUM TO DATE 4,310,392,19 TOTAL 131,985,19 Approved this Month

Net change by Change Orders \$ 131,986.19

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 complete 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: Baker Construction & Development, Inc.

TOTALS \$

By A Stuff

Date Approved

Number

Date: 11/2/20

131.986.19 \$

		TO	TALS TO DATE	71	IIS INVOICE
1. 2.	WORK COMPLETED AND STORED PLUS: STATE SALES TAX @ 8.9%	\$	3,367,691,77 299,724,57	\$	569,945.63
3	SUBTOTAL	<u>\$</u>	3,667,416.33	\$	50,725.16 620,670,79
4.	LESS: RETAINAGE @ 5% (Computed On Line 1 Only)	\$	(168,384.59)	- \$	(28,497.28)
5.	NET AMOUNT DUE	\$	3,499,031.74	\$	592,173.51

State of WASHINGTON

Subscribed and swom to before me this day

County of SPOKANE

Moreover 04 2020

My Commission Expires:

ARCHITECTS CERTIFICATE OF PAYMENT

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

AMOUNT CERTIFIED

(Attach explanation if amount certified differs from the amount applied

ARCHITECT:

By:

Date:

This

Contractor's signed Cartification is attached.

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

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

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

AIA DOCUMENT G703 (Instructions on reverse side)

APPLICATION NUMBER:

APPLICATION DATE: 10/31/2020

PERIOD TO: 10/31/2020

PROJECT NUMBER:

20.8148

A	8		1	C [ן ס	E	F	G		Н	1
TEM	DESCRIPTION OF WORK	SCHEDULED	CHANGE	CURRENT	WORK COMPLETED		MATERIALS	TOTAL	* 1	BALANCE	RETAINAGE
NO.	1	VALUE	ORDERS	CONTRACT	FROM PREVIOUS	THIS PERIOD	PRESENTLY	COMPLETED	(G/C)	TO FINISH	-
				İ	APPLICATION		STORED (NOT IN	AND STORED TO DATE		(C - G)	
					(D + E)		DORE)	(D+E+F)			
1	General Conditions	394,226.00		394,226.00	217,304.11	48,807.10		00.044.04			
2	Final Clean and Punchlist	11,495.00		11,495.00	21(,004.11	40,001.30		265,911.21	67.45% 0.00%	128,314.79	13,295.56
3 .	Demolition	132,185.00		332,185.00	332,185.00	_		332,185.00	100.00%	11,495,00	
4	Earthwork and Utilities	96,830.00		96,830.00	61,628,75	25,638.11		332,165,00 87,266.85	90.12%	e Benada	16,609,25
5	Asphalt Paving	1,329.00		1,329.00	C1,020215	1,329.00		1,329,00	100.00%	9,563.14	4,363.3
5	Structural Steel Erection	3.322.00		3,322,00	2,250.10	101,53		2,351.63	70.79%	970,37	56.45 117.58
7	Rough Carpentry	22,218,00		22,218.00	20,936.73	red A Lighter		20,936.73	94.23%	1,281,27	
8	Millwork	41,093.00	ì	41,093,00		13,348.50		13,346,50	32.48%	27,746.50	1,046,54 667.37
9	Casework	108,379,00		108,379.00	17,524.97	40,029.18		67,5 54. 15	53,10%	50,824.85	2.877.71
10	Insulation	28,485.00		28,485.00	28,485.00			28,485.00	100.00%	39,024,00	1
11	Membrane Roofing	11,726.00		11,726.00	11,726.00			11,726.00	100.00%	, *	1,424.25 586.30
12	Firegroofing	19,377.00		19,377.00	15,700.47	3,676.53		19,377.00	100.00%	*	968.85
13	Joint Sealants	11,073.00		11.073.00	2,673.85	1,639.27		4,313,12	38.95%	6,759.88	215.66
14	Doors	145,907.00		145,907.00	1,539.13	30,045.08		31,584.21	21.65%	114,322,79	
15	Light Gauge Metal Framing	170,494.00		170,494.00	169,003.60			169,003,60	99.13%	1,490.40	1,579,21 8,450,18
15	Sheetrock	243,049.00		243,049.00	161,042,39	82,006.81		243.048.00	100.00%	1,420,40	12,152.45
17	Flooring	40,341.00		40.341.00	11,072.96	V23,034747		11,072,96	27.45%	29,268,04	553,66
18	Acoustical Ceilings	20,789.00]	20,789.00					0.00%	20.789.00	
19	Resilient Flooring	118,265.00		116,265.00	8,260.91	33,218.57	:	41,479.48	35.68%	74.785.52	2,073,97
20	Painting	168,119.00		168,119.00	95,384.81	33,218.63	:	128.603.34	76.50%	39.515.68	5,430.17
21	Specialties and Accessories	34,292.00		34,292.00	,	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		1,444,000 0,000	0.00%	34,292.00	10/490111
22	Signage	1,716.00		1,716.00					0.00%	1,718.00	, T
23	Foodservice Equipment	129,987.00		129,987.00	*	43,870,46		43,870,45	33.75%	88,118,54	2.193.52
24	Fire Sprinklers	189,399.00		199,389.00	177,594.08	15,069.75		188,663.83	94.62%	10,735,17	9,433,19
25	Plumbing	437,377.00		437,377.00	359,256.70	14,689.87		373,948.37	85.50%	63,428,63	18,697.42
26	HVAC	271,672.00		271,872,00	191,737.21	_		191,737,21	70.58%	78,934.79	9,588,86
27	Electrical	1,017,261.00		1,017,261.00	782,860.93	142,209,48		924,870,40	90.92%	92,390.60	45,243.52
28	Contingency	100,000,00		100,000.00	50,218.44	30,416,97		80.633.41	80.63%	19.386.59	4,031.67
29	Change Order #1		46,000.00	46,000.00	31,166.71	14,833,29		45,000,00	100.00%		2,300.00
30	Change Order #2	*.	85,988.19	85,986.19	48,393.30	At		48,393.30	56.28%	37,592.89	2,419.66
	TOTAL W/O TAX	4,178,406.00	131,986.18	4,310,392,19	2,797,748.14	559,945.83		3,367,691,77	78.13%	942,700,42	168,384.59

ALA DOCUMENT G765 - APPLICATION AND CERTIFICATE FOR PAYMENT - MAY EDITION - ALA - C1983

THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVENUE, N.W., WASHINGTON, D.C. 20006

G703-1983

FROM:

Baker Construction & Development 2711 E Sprague Ave Spokane WA 99202

PROJECT:

South 107 Multifamily 107 South Howard St. Spokane, WA 99201

CONDITIONAL RELEASE

The undersigned does hereby acknowledge that upon receipt by the undersigned of a check in the sum of \$592,173.51 and when the check has been properly endorsed and has been paid by the bank upon which it was drawn, this document shall become effective to release pro tanto any and all claims and rights of lien which the undersigned has on the above referenced job.

This release covers a progress payment for labor, services, equipment, materials furnished and/or claims in the amount of \$592,173.51 only and does not cover any retention. Before any recipient of this document relies on it, said party should verify evidence of payment to the undersigned.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF WASHINGTON THAT THE ABOVE IS A TRUE AND CORRECT STATEMENT.

Signature:

Date:

Subscribed and sworn to before me this day of lower and lower the before me this day of lower and lower the lower and lower the lower and lower the state of the lower and lower the lower and lower the lower the lower and lower the lower and lower the
	erprises Riverside Ave #300 WA 99201		PROJECT:	South 107 Multifamily 107 South Howard St. Spokane, WA 99201	INVO	LICATION NO: NCE # OD TO:	1	9 814809 1/30/2020
FROM(CONTRACTOR):	Baker Construction & 2711 E Sprague Ave Spokane WA 99202	Development	(ARCHITECT):		PRO.	JECT NUMBER		20,8148
CONTRACTOR'	S APPLICATION	N FOR PAY	MENT	Application is made for Payment, as shown bel	ow, in	connection with th	e Contrac	41
CHANGE ORDER SUMM	IARY		· · · · · · · · · · · · · · · · · · ·	ORIGINAL CONTRACT SUM	\$	4,178,406,00		
Change Orders approved		ITIONS	DEDUCTIONS	Net change by Change Orders	\$	238,432.62		
previous months by Owne	er .	Provide Action		CONTRACT SUM TO DATE	\$	4,416,838.62		
	TOTAL	131,986.19						
A company of a second					TO	TALS TO DATE	TH	IS INVOICE
Approved this Month Number Date Ap	เการายส			A SECTION PLANTS CONTRACTOR OF THE PARTY OF			_	
3 11/25		106,446,43		1. WORK COMPLETED AND STORED 2. PLUS: STATE SALES TAX @ 8.9%	\$ \$	3,756,874.90 334,361.87	\$ \$	389,183.1
				3 SUBTOTAL		4,091,236,76	\$	34,637.3 423,820.4
	TOTALS \$	238,432.62				***************************************	•	Andrew Lands
Net change by Change O		230,432,02	238,432.62	4 LESS: RETAINAGE @ 5% (Computed On Line 1 Only)	*	(187,843.74)	•	(19,459: 1
The undersigned Contractor of	certifies that to the best of the	Contractor's knowl	edge, information	S NET AMOUNT DUE	\$	3,903,393.02	<u> </u>	404,361.2
and belief the Work covered I the Contract Documents, that	by this Application for Payme tall amounts have been paid	nt has been comple by the Contractor &	te in accordance with		•	-3	.*	797,001.2
previous Certificates for Payn	nent were issued and paymer	nts received from th	e Owner, and that	-				
current payment shown herei	n is now due.			State of WASHINGTON	County	OF SPOKANE		
				Subscribed and sworn to before me this day	· W	Crando Al D		
POSTER CTOD Date of					NAMES OF TAXABLE PARTY.	100	HLKE	W.
CONTRACTOR: Baker C	onstruction a Developm	ient, inc.		1 cmila		in ca.	T EXP	THE STATE OF THE S
8y 6 0//		Date:	12/1/20	Timan Truller			8+ <05,€€	
			The second of th		•	કેં કું ્ય	N. S.	• 1
				My Commission Expires: 1034 320			PUBLIC .	.∶≥≣
				my optiminasion Expires. 1970 17 3680		WHITHIHIHIHIHIHIHIHIHIHIHIHIHIHIHIHIHIHI	1084	
ARCHITECTS	CERTIFICATE	OF PAYM	ENT	AMOUNT CERTIFIED	CONTRACTOR OF THE PERSON NAMED IN COLUMN	Ju Sta		
in accordance with the Contra	act Documents, based on on-	site observations :	and the date	(Attach explanation if amount certified differs fro	m the	amount applied 16	EOF WIN	Zi
comprising the above applica Architect's knowledge, inform	tion, the Architect certifies to	the Owner that to the	e best of the	ARCHITECT:		and the second s		
the work is in accordance wit	th the Contract Documents, a	and the Contractor is	entitled to payment					
of the AMOUNT CERTIFIED.				By:		Date:		

AIA DOCUMENT G703 (Instructions on reverse side)

AIA Document G792, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Cartification is attached.

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

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

APPLICATION NUMBER:

APPLICATION DATE: 11/30/2020 PERIOD TO: 11/30/2020

PROJECT NUMBER: 20.8148

A EM	DESCRIPTION OF WORK			C	D	E	F	G	1	Н	11:
Ö.	DESCRIPTION OF WORK	SCHEDULED VALUE	CHANGE ORDERS	CURRENT	WORK COMPLETED		MATERIALS	TOTAL		BALANCE	HETAINA
-		VALUE	GROEKS	CONTRACT	PREVIOUS APPLICATION	THIS PERIOD	PRESENTLY STORED (NOT IN	COMPLETED AND STORED TO DATE	(6/6)	TO FINISH (C - G)	The long and
					(D + E)	77.0.00	DORE)	(D+E+F)			
1	General Conditions	394,226.00							i		
2	Final Clean and Punchlist	11,495.00		394,225.00	285,911.21	34,477.73		300,388.94	75.20%	93,837.08	15,019
3	Demolition	332,185.00		11,495.00		1,582.48		1,882.46	18.38%	9,612.64	9.
å	Earthwork and Utilities	96,830.00		332,185.00	332,185.00	•		332,185.00	100.00%		15,60
5	Asphalt Paving	1,329,00		96,830.00	87,266.86	*		87,266,86	90.12%	9,563.14	4,38
6	Structural Steel Erection	3,322.00		1,329.00	1,329.00	-		1,329.00	100.00%	• :	. 5
7	Rough Carpentry			3,322.00	2,351.53	211.01		2,582.65	77.14%	759.35	12
8	Millwork	22,218.00 41,093.00		22,218.00	20,936.73	-		20,936.73	94.23%	1,281.27	1,04
9 .	Casework			41,093.00	13,346.50	2,936.23	:	18,282.73	39.52%	24,810.27	31
à	Insulation	108,379.00		108,379.00	57,554.15	30,070.70	1	87,824.85	80.85%	20,754.15	4,38
1	Membrana Roofing	28,485.00		28,488.00	28,485.00	- [28,485.00	100.00%		1,42
2	Fireproating	11,726.00		11,726,00	11,726.00	,		11,726.00	100.00%		58
3	Joint Sealants	19,377.00		19,377,00	19,377.00	- 1		19,377.00	%00.00°		96
3 4	4	11,073.00		11,073.00	4,313.12	1,223.38	ŀ	5,536,50	50.00%	5,536.50	27
	Doors	145,907.00		145,907_00	31,584.21	48,240.00	ļ	79,824.21	54.71%	66,082.79	3,99
\$	Light Gauge Metal Framing	170,494.00		170,494.00	169,003.60		- 1	169,003.60	99.13%	1,490.40	8,45
6	Sheetrock	243,049.00		243,049.00	243,049.00			243,049.00	100.00%	1,450,40	12,15
7	Flooring	40,341.00	4	40,341.00	11,072.98		1	11,072.96	27.45%	29.268.04	
8	Acoustical Ceilings	20,789.00		20,789.00	*	4].	7.44.	0.00%	3	55
3	Resilient Flooring	116,265,00	1	115,285,00	41,479.48	11,072.86	j	52,552.33	45.20%	20,789.00	
٥	Painting	168,119.00		158,119,00	128,803.34	0.00		128,603.34	78.50%	63,712.67	2,62
	Specialties and Accessories	34,292,00		34,292.00	*	19,414,13		19,414.13	14	39,615.66	8,43
	Signage	1,715.00]	1,716.00		1917.44.14		1.42/44.1/44.8/2	56.61%	14,877.87	97
	Foodservice Equipment	129,987.00	1	129,987.00	43,870,48	14,043.84	ou.	57,914,10	9.00%	1,716.00	
4	Fire Sprinklers	199,399.00	-	199,399.00	188,663,83	4,022.65	: [.		44.55%	72,072.90	2,89
	Plumbing	437,377.00		437,377,00	373,948,37	52,561.75		192,686.48	96.63%	8,712,52	9,63
5	HVAC	271,672.00	Freehold	271,672.00	191,737.21	23,968,26	ŀ	426,510.12	97.52%	10,866.88	21,32
	Electrical	1,017,261.00	ŧ	1,017,281.00	924,870,40	55,063.96	-	215,705.46	79.40%	55,986,54	10,78
	Contingency	100,000.00	4	100,000.00	80,633,41	go,una,an	ļ.	989,934.36	97.31%	27,326.64	49,49
•	Change Order#1		46,000,00	46,000.00	46,000.00			80,633.41	30.63%	19,368.59	4,03
0	Change Order #2		86,986.19	85.986.19			İ	46,000,00	100,00%	- "	2,300
1	Change Order #3		108,448,43	108,446.43	48,393.30	79.09	1	48,472,39	56.37%	37,513.80	2,42
	•		- etchionistrinis	100,000,41	W W	79,915.28		79,915.28	75.08%	26,531.15	3,99
	TOTAL W/O TAX	4,178,406.00	238,432.62	4,416,838,62	3,367,691,77	389,183,13		* ***			
		1		,,-1	minute days (16.5	*ns*109*19 i	*]	3,756,874.90	85.06%	659,963.72	187,843

THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVENUE, N.W., WASHINGTON, D.C. 20006

G793-1983

FROM:

Baker Construction & Development 2711 E Sprague Ave Spokane WA 99202

PROJECT:

South 107 Multifamily 107 South Howard St. Spokane, WA 99201

CONDITIONAL RELEASE

The undersigned does hereby acknowledge that upon receipt by the undersigned of a check in the sum of \$404,361.27 and when the check has been properly endorsed and has been paid by the bank upon which it was drawn, this document shall become effective to release pro tanto any and all claims and rights of lien which the undersigned has on the above referenced job.

This release covers a progress payment for labor, services, equipment, materials furnished and/or claims in the amount of \$404,361.27 only and does not cover any retention. Before any recipient of this document relies on it, said party should verify evidence of payment to the undersigned.

I CERTIFY UNDER PENALTY OF PERIURY UNDER THE LAWS OF THE STATE OF WASHINGTON THAT THE ABOVE IS A TRUE AND CORRECT STATEMENT.

Signature:

Date:

Date:

Subscribed and swom to before me this

day of Mallinder 2020.

Notary Public:

My Commission Expires:

10 34 3 034

Notary Public Expires:

FROM:

Baker Construction & Development 2711 E Sprague Ave Spokane WA 99202

PROJECT:

South 107 Multifamily 107 South Howard St. Spokane, WA 99201

UNCONDITIONAL RELEASE

The undersigned does hereby acknowledge that the undersigned has been paid and has received a progress payment(s) in the sum of \$592,173.51 for labor, services, equipment or materials furnished to the above referenced job and does hereby release pro tanto any and all claims and rights of lien which the undersigned has on the above referenced job.

This release covers a progress payment(s) for labor, services, equipment, and materials furnished in the amount of \$592,173.51 only and does not cover any retention or additional items furnished to the above referenced project.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS WASHINGTON THAT THE ABOVE IS A TRUE AND CORRECT STATEME	OF THE STATE OF INT.
Signature: A Halla	
Title: 5. UP	
Date: 12/1/20	
Subscribed and sworn to before me this st day of december	,2020.
Notary Public: Vally William	
My Commission Expires: 19/24/03/4	MINIMAN CONTRACTOR
	NOTARY PUBLIC
	NOTARY PO

	terprises Riverside Ave #300 WA 99201	PROJECT	South 107 Multifamily 107 South Howard St. Spokane, WA 99201	APPLICATION NO: INVOICE # PERIOD TO:	10 814810 12/31/2020
FROM(CONTRACTOR):	Baker Construction & Development 2711 E Sprague Ave Spokane WA 99202	(ARCHITECT):		PROJECT NUMBER	20.8148
CONTRACTOR'	S APPLICATION FOR PA	YMENT	Application is made for Payment, as shown be	elow, in connection with th	e Contract.
CHANGE ORDER SUMM	IARY		ORIGINAL CONTRACT SUM	\$ 4,178,406.00	
Change Orders approved		DEDUCTIONS	Net change by Change Orders	\$ 238,432.62	
previous months by Owne	1		CONTRACT SUM TO DATE	\$ 4,416,838.62	:
	TOTAL 238,432.62				
Approved this Month			THE STATE OF THE S	TOTALS TO DATE	THIS INVOICE
Number Date Ap	proved		WORK COMPLETED AND STORED	*	
			2. PLUS: STATE SALES TAX @ 8.9%	\$ 4,048,427,34 \$ 360,310.03	\$ 291,552.44 \$ 25,948.17
			3. SUBTOTA		\$ 317,500,61
11.	TOTALS \$ 238,432.62	18	4. LESS: RETAINAGE @ 5%		
Net change by Change Or	ders \$	238,432,62	4. LESS: RETAINAGE @ 5% (Computed On Line 1 Only)	\$ (202,421.37)	\$ (14,577.62
and belief the Work covered t the Contract Documents, that	pertifies that to the best of the Contractor's know by this Application for Payment has been compli- all amounts have been paid by the Contractor	ete in accordance with	C	\$ 4,206,316.00	\$ 302,922.98
previous Certificates for Paym Current payment shown hereir	nent were issued and payments received from to it is now due.	he Owner; and that	State of: WASHINGTON	County of: SPOKANE	WANTED THE THE THE THE THE THE THE THE THE THE
• •				10 70 D	
			Subscribed and sworn to before me this day	12-29-2020	
CONTRACTOR: Baker Co	onstruction & Development, Inc.			- N	OTARY PUBLIC .
Bu	Service Service	12/29/20	Strandah.	: C	OMM. EXPIRES
	Uare:	1213480			\PRIL 14, 2021 • \$
			My Commission Expires: CU-1U-7021	11/47	E OF WASHING THE
ARCHITECTS	CERTIFICATE OF PAYM	ENT			1/2/92 6 1 1 2 8 2 8 3 4 2 8 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
	ct Documents, based on on-site observations		AMOUNT CERTIFIED		OTARY PUBLIC OMM. EXPIRES APRIL 14, 2021
comprising the above applicati Architect's knowledge, informa	ion, the Architect certifies to the Owner that to tail ation and belief the Work has progressed as in	he best of the dicated, the quality of	(Attach explanation if amount certified differs to ARCHITECT:	rom the amount applied for	r)
the work is in accordance with of the AMOUNT CERTIFIED.	the Contract Documents, and the Contractor i	s entitled to payment	By:	Date:	

AIA DOCUMENT G703 (Instructions on reverse side)

AIA Document G702, APPLICATION AND CERTIFICATE 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 apply.

APPLICATION NUMBER:

10

APPLICATION DATE: 12/31/2020

PERIOD TO: 12/31/2020

PROJECT NUMBER: 20.8148

A EM	В			C	D	Ш	F	G	l	H	1
201).	DESCRIPTION OF WORK	SCHEDULED VALUE	CHANGE ORDERS	CURRENT CONTRACT	WORK COMPLETED FROM		MATERIALS PRESENTLY	TOTAL	%	BALANCE	RETAIN
•		77652	ORDERS	CONTRACT	PREVIOUS	THIS PERIOD	STORED	COMPLETED AND STORED	(G / C)	TO FINISH (C - G)	
		1			APPLICATION		(NOT IN	TO DATE		(6 - 6)	
					(D + E)		D OR E)	(D + E + F)			
	General Conditions	394,226,00	·	394,226,00	000 000 00	20 =22 41					
	Final Clean and Punchlist	11,495.00			300,388.94	39,767.28		340,156.22	86.28%	64,069.78	17,0
	Demolition	332,185.00		11,495.00	1,882.46	664,40		2,545.86	22.16%	8,948.14	1 1
	Earthwork and Utilities		1	332,185.00	332,185.00			332,185.00	100.00%	-	16,6
	Asphalt Paving	95,830.00	į	96,830.00	87,266.86	642,23		87,909.09	90.79%	8,920.91	4,3
	Aspnait Faving Structural Steel Erection	1,329.00	į	1,329.00	1,329.00			1,329.00	100.00%	-	ŀ
		3,322.00		3,322.00	2,562.65	553.67		3,118,31	93.81%	205.69	1
	Rough Carpentry	22,218.00		22,218.00	20,936.73	-		20,936.73	94.23%	1,281.27	1,0
ļ	Millwork	41,093.00	·]	41,093.00	16,282.73	24,810.27		41,093.00	190.00%	-	2,0
	Casework	108,379.00		108,379.00	87,624.85	• [87,624.85	80.85%	20,754.15	4,3
)	Insulation	28,485.00		28,485.00	28,485.00	•		28,485.00	100.00%	-	1,4
	Membrane Roofing	11,726.00		11,726.00	11,726.00			11,726.00	100.00%	-	5
	Fireproofing	19,377.00		19,377.00	19,377.00	-		19,377.00	100.00%	•	9
- 1	Joint Sealants	11,973.00	:	11,073.00	5,536.50	1,544.87		7,081.37	63.95%	3,991.63	3
ı	Doors	145,907.00		145,907.00	79,824.21	36,969.49		116,793.70	80.05%	29,113.30	5,6
·	Light Gauge Metal Framing	170,494.00		170,494.00	169,803.60	1,490.40		170,494.00	100.00%		8,5
	Sheetrock	243,849.00	1	243,049.00	243,049.00			243,049.00	100.00%	-	12,1
	Flooring	40,341.00		40,341.00	11,072.96	5,870.28		16,943.22	42.00%	23,397.78	8
	Acoustical Cellings	20,789.00		20,789.00	-				0.85%	20,789.00	
	Resilient Flooring	118,265.00		116,265.00	52,552.33	16,707.83		69,260.17	59.57%	47,004,83	3,4
	Painting	168,119.00		168,119.00	128,603.34	· -		128,603.34	76.50%	39,515.66	5,4
	Specialties and Accessories	34,292.08		34,292.00	19,414.13	.		19,414.13	56.61%	14.877.87	9,7
ŀ	Signage .	1,716.00	}	1,716.00				.0,474.55	0.00%	1,718.00	-
	Foodservice Equipment	129,987.00	į	129,987,00	57,914,10	51,622,53		109,535.53	84.27%	20,450.37	5,4
	Fire Sprinklers	199,399.00	1	199,399.00	192,686.48			192,686,48	98.63%	6,712.52	9,8
	Plumbing	437,377.00		437,377.00	426,510,12	10,866.88		437,377,00	100.00%	0,7 12.32	21,8
	HVAC	271,672.00	-	271,672,00	215,705.46	17,222.28		232,827.75	85.74%	38,744,25	11,6
	Electrical	1,017,261.00		1,017,261,00	989,934,36	18,775,09		1.008.709.45	99.16%	8.551.55	50,4
- 1	Contingency	100,000,00	i	100,000,00	80,633.41	10,170,00		80.633.41	80.63%	19,368.59	,
- 1	Change Order#1	- 1	48,000,00	48,000.00	48,000,00	_	1	45.000.00			4,0
ı,	Change Order #2	· -	85,986,19	85,986.19	48,472.39	37,513.80	i	, ,	100.00%	-	2,3
- h	Change Order #3	_	106,446,43	106,446,43	79.915.28	28,531.15	İ	85,986.19	100.00%	-	4,2
	_		100,110,10	700,440,40	13,510,20	20,031.10		106,446.43	100.00%	-	5,3
1	TOTAL W/O TAX	4,178,406.00	238,432.62	4,416,838.62	3,756,874.90	291,552,44	- 1	4,048,427.34	91.66%	358,411.28	202,4
- 1			İ				1	,	, /6	-441711120	202,4

Page 1 of 1

FROM:

Baker Construction & Development 2711 E Sprague Ave Spokane WA 99202

PROJECT:

South 107 Multifamily 107 South Howard St. Spokane, WA 99201

CONDITIONAL RELEASE

The undersigned does hereby acknowledge that upon receipt by the undersigned of a check in the sum of \$302,922.98 and when the check has been properly endorsed and has been paid by the bank upon which it was drawn, this document shall become effective to release pro tanto any and all claims and rights of lien which the undersigned has on the above referenced job.

This release covers a progress payment for labor, services, equipment, materials furnished and/or claims in the amount of \$302,922.98 only and does not cover any retention. Before any recipient of this document relies on it, said party should verify evidence of payment to the undersigned.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF WASHINGTON THAT THE ABOVE IS A TRUE AND CORRECT STATEMENT.

Cro Title: 12/29/20 Subscribed and sworn to before me this 29th day of December

My Commission Expires: 04-14-2021



FROM:

Baker Construction & Development 2711 E Sprague Ave Spokane WA 99202

PROJECT:

South 107 Multifamily 107 South Howard St. Spokane, WA 99201

UNCONDITIONAL RELEASE

The undersigned does hereby acknowledge that the undersigned has been paid and has received a progress payment(s) in the sum of \$404,361.27 for labor, services, equipment or materials furnished to the above referenced job and does hereby release pro tanto any and all claims and rights of lien which the undersigned has on the above referenced job.

This release covers a progress payment(s) for labor, services, equipment, and materials furnished in the amount of \$404,361.27 only and does not cover any retention or additional items furnished to the above referenced project.

1 CERTIFY UNDER PENALTY OF PERIURY UNDER THE LAWS OF TH WASHINGTON THAT THE ABOVE IS A TRUE AND CORRECT STATEMENT.	E STATE	OF
Signature: T & Ja		
Title: CFO		
Date: 19/29/30		
Subscribed and sworm to before me this 29 th day of December	3000	
Subscribed and sworn to before the this LTAV day of LACE IN DEA	,2020.	
Notary Public: E Small Ca. My Commission Expires: OH 14 2021	الماشقا عمو	



	erprises Riverside Ave #300 WA 99201		PROJECT	South 107 107 South Spokane, V	loward St.		INVO	LICATION NO: DICE # IOD TO:		11 814811 /31/2021
FROM(CONTRACTOR):	Baker Construction 2711 E Sprague Av Spokane WA 9920	e	(ARCHITECT):				PRO	JECT NUMBER		20.8148
CONTRACTOR	S APPLICATI	ON FOR PA	YMENT	App	lication is made for Payment,	as shown bei	ow, ih	connection with the	e Contract	
CHANGE ORDER SUMM	ARY		· · · · · · · · · · · · · · · · · · ·	ORI	GINAL CONTRACT SUM		Ŝ	4,178,406.00		
Change Orders approved		DDITIONS	DEDUCTIONS	··· I	change by Change Orders		\$	293,625,22		
previous months by Owne					TRACT SUM TO DATE		\$	4,472,031.22		
	TOTAL	238,432.62		=						
Approved this Month							TO	TALS TO DATE	ŢH	IS INVOICE
Number Date Ap	proved		marity de sales	1.	WORK COMPLETED AN	DSTORED	\$	4,332,138.47	\$	283,711.14
4 1/31/	2021 \$	55,192.60		2.	PLUS: STATE SALES TA	X @ 8.9%	\$	385,560.32	\$	25,250.29
				3.		SUBTOTAL	. \$	4,717,698.80	\$	308,961.43
	TOTALS \$	293,625.22		4.	LESS: RETAINAGE @ 5	%				
Net change by Change Or The undersigned Contractor or	ders \$	f the Control of Land	293,625.22		(Computed On Line 1 Only)	•	\$	(216,606.92)	\$	(14,185,56
and belief the Work covered I the Contract Documents, that	by this Application for Pay all amounts have been p	ment has been complicated by the Contractor	ete in accordance with for work for which	5.	NET AMOUNT DUE		\$	4,501,091.87	\$	294,775.87
previous Certificates for Payn current payment shown herei	nent were issued and pay n is now due.	ments received from t	he Owner, and that	State	of WASHINGTON		Count	y of: SPOKANE		
	W			Sub	scribed and sworn to before i	ne this day	15/	Many 04, 20	?!	
CONTRACTOR: Baker C	onstruction & Develo	pment, Inc.						,	minimin.	May.
Rv / 5		Date:	~~~		Uh. Uh. Ma			HILL	SEGIZI M	MANUAL TO STATE OF THE STATE OF
		L'ato.	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	-	TOWN TOWN		•	in it	60/00 at 54	
				Му	commission Expires: $ \mathcal{O} Z$	4 2024		ANNAHOUO,	PUBLIC	
ARCHITECTS				AMO	OUNT CERTIFIED				8 # 198'	W + 2 3 1 1 1
in accordance with the Contra comprising the above applical Architect's knowledge, inform	tion, the Architect certifies	s to the Owner that to	he best of the	-1	ch explanation if amount cen HITECT:	fified differs fro	om the	amount applied in	WASH	Million
the work is in accordance wit	h the Contract Document	ts, and the Contractor	is entitled to payment							
of the AMOUNT CERTIFIED.			•	By:				Date:		

AIA DOCUMENT G763 (Instructions on reverse side)

APPLICATION NUMBER

11

1/31/2021 APPLICATION DATE:

PERIOD TO: 1/31/2021 PROJECT NUMBER: 20.8148

AIA Document G702, APPLICATION AND CERTIFICATE 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 apply.

A	8			C	0	E .	F	G		H	1
NO.	DESCRIPTION OF WORK	SCREDULED VALUE	CHANGE ORDERS	CURRENT CONTRACT	WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD	WATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	(G / C)	GALANCE TO FINISH (C - G)	RETAINAGE
1	General Conditions	394,226.00		394,226.00	340,156.22	22,093.94		362,250.16	91.89%	31,975.84	18,112.51
2	Final Clean and Punchlist	11,495.00	e e e o	11,495.00	2,546.86	6,506.37		8,053.63	78.76%	2,441.37	452.68
3.	Demolition	332,185.00	55-m-170	332,185,00	332,185.00	4		332,185.00	100.00%	*	16,609,25
4	Earthwork and Utilities	96,830.00	- Commence	96,830.00	87,909.09	141.73		88,050,82	90.93%	6,779.18	4.402.54
5	Asphalt Paving	1,329.00		1,329.00	1,329.00	*		1.329.00	100.00%		66.4
6	Structural Steel Erection	3,322.00	**	3,322,00	3,116.31	205.69		3,322.00	100.00%	_	166.1
7	Rough Carpentry	22,218.00	1	22,218.00	20,936.73	866.04		21,802.77	98.13%	418,23	1,090.14
8	Millwork	41,093.00	İ	41,093.00	41,093.00			41,093.00	100.00%		2,054.68
9	Casework	108,379.00		108,379.00	87,624.85	4,497.30		92,122.15	85.00%	16,256.85	4,606,1
10	Insulation	28,485.00	1	28,485.00	28,485.00	-		28,485.00	100.00%		1,424.2
11	Membrane Roofing	11,726.00	, property of	11,726.00	11,726.00	-	:	11,726.00	100.00%	. *	586.3
12	Fireproofing	19,377.00	1	19,377.00	19,377.00			19,377.00	100.00%	. *	968.83
13	Joint Sealants	11,073.00		11,073.00	7,081.37	669.73		7,751,10	70.00%	3,321.90	387.5
14	Doors	145,907.00	ļ	145,907,00	116,793.70	29,113,30		145,907.00	100.00%	*	7,295.3
15	Light Gauge Metal Framing	170,494,00	-	170,494,00	170,494.00	₹ .		170,494.00	100,00%	- 10	8,524,71
16	Sheatrock	243,049.00	T. Company	243,049.00	243,049.00			243,049.00	100.00%	*	12,152.44
17	Flooring	40,341.00	1	40,341.00	16,943.22	12,953.77	į.	29,896.99	74.11%	10,444.01	1,494.8
18	Acoustical Cellings	20,789.00	1.	20,789.00	- 1	*			2.00%	20,789.00	i -
19	Resilient Flooring	116,265.00		116,265.00	69,260,17	38,755.00		108.015.17	92.90%	8,249.83	5,400.7
. 20	Painting	158,119.00	į.	168,119.00	128,603,34	39,515.66		188,119.00	100.00%	•	8,405.9
21	Specialties and Accessories	34,292.00	-	34,292.00	19,414.13	10,715.49		30,130.62	87.86%	4,161.38	1,506.5
22	Signage	1,718.00	1	1,716.00		-			0.00%	1,718.00	
23	Foodservice Equipment	129,987.00		129,987.00	109,536.63	10,748,37		120,285.01	92.54%	9,701.99	5,014.2
24	Fire Sprinklers	199,399.00	The same of the sa	199,399.00	192,686.48	4.438.94	;	197,125.42	98.86%	2,273.58	9,856,2
25	Plumbing	437,377.00		437,377.00	437,377.00			437,377.00	100.00%	-	21,868.8
26	HVAC	271,672.00	,	271,672.00	232.927.75	38,744.25		271,672.00	100,00%	.*	13,583.60
27	Electrical	1,017,261.00	ţ	1,017,261.00	1,008,709.45	8,551.55		1.017,261.00	100.00%	, a	50,863.0
28	Contingency	100,000.00	İ	100,000.00	80,633,41	#		80,633.41	80.63%	19,385.59	4,031,6
29	Change Order #1	•	45,000.00	46,000.00	46,000.00	4		46,000,00	100.00%		2,300.00
30	Change Order #2	4	85,986.18	85,986.19	85,986.19	*		85,986,19	100.00%	- 4	4,299,3
31	Change Order #3		106,446.43	106,446.43	108,446.43			106,446,43	100.00%	•	5,322.32
32	Change Order #4	,	55,192.60	55,182.80	4	55,192.60		55,192.60	100.00%		2,759.6
والمستسينة	TOTAL W/O TAX	4,178,406.00	293,825,22	4,472,031.22	4,048,427.34	283,711.14		4,332,138.47	96.87%	139,892.75	216,605.9

AIA DOCUMENT G703 - APPLICATION AND CERTIFICATE FOR PAYMENT - MAY EDITION - AIA - 01983

THE AMERICAN INSTITUTE OF ARCHITECTS, 1785 NEW YORK AVENUE, N.W., WASHINGTON, D.C. 20006

G703-1983

FROM:

Baker Construction & Development 2711 E Sprague Ave Spokane WA 99202

PROJECT:

South 107 Multifamily 107 South Howard St. Spokane, WA 99201

CONDITIONAL RELEASE

The undersigned does hereby acknowledge that upon receipt by the undersigned of a check in the sum of \$294,775.87 and when the check has been properly endorsed and has been paid by the bank upon which it was drawn, this document shall become effective to release pro tanto any and all claims and rights of lien which the undersigned has on the above referenced job.

This release covers a progress payment for labor, services, equipment, materials furnished and/or claims in the amount of \$294,775.87 only and does not cover any retention. Before any recipient of this document relies on it, said party should verify evidence of payment to the undersigned.

WASHINGTON THAT THE ABOVE IS A TRUE AND CORRECT STATEMENT.	THE STATE OF
Signature: 7 5	
Title: CFO	
Date: 24461	
Subscribed and sworn to before me this Lish day of Trouting	2021.
Notary Public:	STRING STREET
My Commission Expires: 1924 2024	NOTAR: SUBLIC
ł ţ	PUBLIC
	A SOUTH OF THE
	"minimum"

FROM:

Baker Construction & Development 2711 E Sprague Ave Spokane WA 99202

PROJECT:

South 107 Multifamily 107 South Howard St. Spokane, WA 99201

UNCONDITIONAL RELEASE

The undersigned does hereby acknowledge that the undersigned has been paid and has received a progress payment(s) in the sum of \$302,922.98 for labor, services, equipment or materials furnished to the above referenced job and does hereby release pro tanto any and all claims and rights of lien which the undersigned has on the above referenced job.

This release covers a progress payment(s) for labor, services, equipment, and materials furnished in the amount of \$302,922.98 only and does not cover any retention or additional items furnished to the above referenced project.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF

WASHINGTON THAT THE ABOVE IS A TRUE AND CORRECT STATEMENT.

Signature:

Title:

Date:

Subscribed and sworn to before me this day of Fireman 2021.

Notary Public:

My Commission Expires:

Day 2021

	erprises Riverside A WA 99201	ve #300	PROJECTS	South 107 Multifamily 107 South Howard St. Spokane, WA 99201	APPLICATION NO: INVOICE # PERIOD TO:	13 814813 2/28/2021
FROM(CONTRACTOR):	1 1	nstruction & Development rague Ave WA 99202	(ARCHITECT);		PROJECT NUMBER	20,8148
CONTRACTOR	S APPL	ICATION FOR PA	AYMENT	Application is made for Payment, as shown	below, in connection with th	e Contract
CHANGE ORDER SUMN	IARY	- And Andrews		ORIGINAL CONTRACT SUM	\$ 4,178,406.00	
Change Orders approved		ADDITIONS	DEDUCTIONS	Net change by Change Orders	\$ 218,671.16	:
previous months by Owne	TOTAL	äan äan n	Annual Control of Cont	CONTRACT SUM TO DATE	\$ 4,397,077.16	
	IOIAL	293,625.2	2	range de la constant	TOTALS TO DATE	سد روز و در و در والمورد والمرد
Approved this Month			in facilities with reserve		IOIALS IO DATE	THIS INVOICE
Number Date Ap				1. WORK COMPLETED AND STORE		
5 2/28/	2021		\$ 74,954.06	2 PLUS: STATE SALES TAX @ 8.9% SUBTO	\$ 391,339.87 TAL \$ 4,788,417.03	\$.
					a shartar	V . 7
Net change by Change O	TOTALS :	293,625.2 \$	2 \$ 74,954.05 218,671.16	4 LESS: RETAINAGE @ 5% RETENTION REQUESTED	\$ (.00)	219,853. 8 6
The undersigned Contractor and belief the Work covered	certifies that to by this Applica	the best of the Contractor's kn trion for Payment has been com nave been paid by the Contract	owledge, information uplete in accordance with	5. NET AMOUNT DUE	\$ 4,788,417.03	\$ 219,853.86
previous Certificates for Payr current payment shown herei	and the second second	ied and payments received from	n the Owner, and that	State of: WASHINGTON	CAUNTY of: SPOKANE	
	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			Subscribed and swom to before me this day	All I as as a	134285
				1	39, C3	HLKE W.
CONTRACTOR: Baker C	onstruction	• •		1 / 1/10/14		10 m
BY 1// 22	and the same	Dal	e: 3/9/21		\$ 30,00	ARY E
Alexander 1	A STATE OF THE STA			Total Control of Contr		1.1c
				My Commission Expires: 10 24 302	4	
		FICATE OF PAY		AMOUNT CERTIFIED	MARIO	WASHIN
		s, based on on-site observation lect certifies to the Owner that t		(Attach explanation if amount certified differ	from the amount applied to	Munn
Architect's knowledge, inform	ation and belie	of the Work has progressed as	s indicated, the quality of	ARCHITECT:		
the work is in accordance will of the AMOUNT CERTIFIED.		t Documents, and the Contracto	or is entitled to payment	By:	. Date:	

AIA DOCUMENT G703 (Instructions on reverse side)

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVENUE, N.W., WASHINGTON, D.C. 20006

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 apply.

APPLICATION NUMBER: APPLICATION DATE: 2/28/2021

PERIOD TO: 2/28/2021

PROJECT NUMBER: 20.8148

G703-1983

A	8			С	0	E	}	Ģ		Н	1
EM 10.	DESCRIPTION OF WORK	SCHEDULED VALUE	CHANGE ORDERS	CURRENT	WORK COMPLETED		MATERIALS	TOTAL	- K	BALANCE	RETAINA
40,		VALUE	OKUERS	CONTRACT	FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD	PRESENTLY STORED (NOT IN D OR E)	AND STORED TO DATE (D + E + F)	(G / C)	TO FINISH (C - G)	
						·	D On W	10.4.6.4.11			
1	General Conditions	394,226.00	al and a second	394,226.00	394,226.00			394,226,00	100.00%		19,71
2	Final Clean and Punchlist	11,495.00		11,495.00	11,495,00			11,495.00	100.00%	ęr.	57
3	Demolition	332,185.00	1	332,185.00	332,185.00			332,185.00	100.00%	y.e.	16.60
4	Earthwork and Utilities	96,830.00		96,830.00	96,830.00	, 44°		96.830.00	100.00%	*	4.84
5	Asphalt Paving	1,329.00	1	1,329.00	1,329.00			1,329.00	100,00%		
8	Structural Steel Erection	.3,322,00		3,322.00	3,322.00	40		3,322.00	100.00%		18
7	Rough Carpentry	22,218.00		22,218.00	22,218.00	.tr		22,218.00	100.00%	- 54	1,11
8	Millwork	41,093.00		41,093.00	41,093.00	**		41.093.00	100.00%	· .	2.05
9	Casework	108,379.00		108,379.00	108,379.00	· ·	- 1	108,379.00	100.00%	**	5,41
10	Insulation	28,485.00		28,485.00	28,485.00	-197		28,485.00	100.00%		1,42
11	Membrane Roofing	11,726.00		11,726.00	11,726.00	-ia	\$	11,726,00	100.00%		58
12	Fireproofing	19,377.00		19,377.00	19,377.00		den .	19,377,00	100.00%	.**	96
13	Joint Sealants	11,073.00		11,073.00	11,073.00			11,073,00	100.00%	**	5.5
14	Doors	145,907.00		145,907.00	145,907,00	-		145,907.00	100.00%	*	7,29
15	Light Gauge Metal Framing	170,494.00		170,494.00	170,494.00			170,494.00	100.00%	<u>.</u>	8,52
16	Sheetrock	243,049.00		243,049,00	243,049.00	*		243,049.00	100.00%		12,15
17	Flooring	40,341.00	1.	40,341.00	40,341.b0		Į.	40,341.00	100.00%	* *	2,01
18	Acoustical Cellings	20,789.00		20,789.00	20.789.00		general control of the control of th	20,789,00	100.00%	~ -2	1_03
19	Resilient Flooring	116,255.00		116,285.00	115,265.00			116,265.00	100.00%		5.81
20	Painting	168,119.00	i	168,119.00	168,119.00		1	168,119.00	100.00%	•	
21	Specialties and Accessories	34,292.00	-	34,292.00	34,292,00		ome.	34:292.00	100.00%	*	8,40
22	Signage	1,716.00		1,716.00	1,716.00			1,716.00	100.00%		1,71
23	Foodservice Equipment	129,987.00	- Control	129,987.00	129,987.00		1	129.987.00	100.00%		8
24	Fire Sprinklers	199,399.00		199,399,00	199,399.00	, a		199,399.00	100.00%	*	8,49
25	Plumbing	437,377.00		437,377,00	437,377,00		1	437,377.00	100.00%		9,96
26	HVAC	271,672.00		271,672.00	271,672,00			271,672.00	100.00%	*	21,86
27	Electrical	1,017,261.00		1,017,261.00	1,017,261.00	, , , , , , , , , , , , , , , , , , ,	: 1	1,017,281.00		.*:	13,58
28	Contingency	100,000,00		00,000,001	100,000,00		-	100,000,00	%00.00t	*	50.86
29	Change Order #1		46,000,00	48,000,00	46,000.00		***************************************		100.00%	w-	5,00
10	Change Order #2		85,986.19	85,986,19	85,986,18	- 1	Constitution of the Consti	46,000.00	100.00%	ж.	2,30
1	Change Order #3	-	106,446,43	106,446,43	105,446,43		- Parket	85,986.19	100.00%	9-	4,29
2	Change Order #4		55,192,50	55,192,60	55,192,60	: 1	ļ	106,446.43	100.00%	, +	5,32
33	Change Order #5		(74,954.06)	(74,954.06)	(74,954.06)	7		55,192,60	100.00%		2,75
			/. dan	ft almanall	(1-4-99-4-00)	*	.	(74,954.06)	100.00%	*	(3,74
	TOTAL WIO TAX	4,178,406.00	218,871.16	4,397,077.18	4,397,077.18	*		4,397,077.16	100.00%		219,86

FROM:

Baker Construction & Development 2711 E Sprague Ave Spokane WA 99202

PROJECT:

South 107 Multifamily 107 South Howard St. Spokane, WA 99201

CONDITIONAL RELEASE

The undersigned does hereby acknowledge that upon receipt by the undersigned of a check in the sum of \$219,853.86 and when the check has been properly endorsed and has been paid by the bank upon which it was drawn, this document shall become effective to release pro tanto any and all claims and rights of lien which the undersigned has on the above referenced job.

This release covers a progress payment for labor, services, equipment, materials furnished and/or claims in the amount of \$219,853.86 only and does not cover any retention. Before any recipient of this document relies on it, said party should verify evidence of payment to the undersigned.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF WASHINGTON THAT THE ABOVE IS A TRUE AND CORRECT STATEMENT.

Signature:

Title:

Cfo

Date:

Jack

Subscribed and sworn to before the this

day of

Aday of

2021.

Notary Public:

My Commission Expires:

Date:

NOTARY

NOTARY

NOTARY

The Wave Ledger
Exported On: 10/11/2021 09:32 AM
Properties: 430 James S. Black Building: 107 S Howard St Spokane, WA 99201

Properties: 430 James S. Black E GL Accounts: 1740: Tenant Impro		vard St Spokane, WA 99201					이번 보는 것은 이렇게 들어 가능하게 되면 하는 어디에 되었다. 불편
Exclude Zero Dollar Receipts Fro		er Van					눈을 하고 그리고 하다 하는 이 이 그렇게 되고 하고 있다는 그림 그래까?
Date Range: 01/01/2019 to 09/30/							
Show Reversed Transactions: Y			aran gandarah			8、大氢化物 。	[연극 등을 모든 이번 일반 기반 시간 기반 시간 등을 모르고 있다면 말을 만하였다.
anow Reveloed Halisactions; II	ES .	(1) (1) (1) (1) (1) (1) (1) (1) (1) (1)	タンド ばまとた かた				
Property D	ate	Payee / Payer	Type	B. P			어느, 얼마 말을 하다는 것 않는데 된 사람들이 하다. 근 말을 하다면
1740 - Tenant Improvements	ate.	rayes / rayer	Туре	Reference	Debit Cred	iit Bal	arice Description
Starting Balance							
430 James S. Black Building	02/25/2020	Chase Card Services	Check	18304			0.00
430 James S. Black Building	03/24/2020	Energy Control, Inc.	Check	18322	1,981.80		1,981.80 Permit for Wave Renovations
430 James S. Black Building	05/11/2020	Mercler Architecture & Planning	Reversed Check	18348	430,00		2,411.80 Engineering - Wave
430 James S. Black Building	05/11/2020	Mercier Architecture & Planning	Reverse Check	18348	8,700.00		11,111.80 Wave - TI Planning
430 James S. Black Building	05/22/2020	Chase Card Services	Check			8,700,00	2,411.80 Wave - Ti Planning
430 James S. Black Building	08/11/2020	Mercier Architecture & Planning	Check	18355	2,972.00		5,383.80 Wave Ti's - Permit
430 James S. Black Building	09/25/2020	Baker Construction & Development, Inc.	Check	18392	8,700.00		14,083,80 Wave - Ti Planning
430 James S. Black Building	10/19/2020	Baker Construction & Development, Inc.	Check	18411 18425	52,809.75		66,893.55 Wave TI Progress Payment #1
430 James S. Black Building	10/27/2020	Inspired! Surface Design	Reversed Check		150,377.66		227,271.21 Wave Ti Progress Payment #2
430 James S. Black Building	10/27/2020	Unique Surface Systems	Check	18431	28,581.33		255,852.54 TI - Wave Surfacing
430 James S. Black Building	10/29/2020	Inspired! Surface Design	Reverse Check	18433	26,100.00		281,952.54 Floor Surfacing - WAVE TI 50%
430 James S. Black Building	10/29/2020	Huppin's		18431		28,581.33	253,371.21 TI - Wave Surfacing
430 James S. Black Building	10/29/2020	Inspired Surface Design	Check	18434	20,000.00		273,371.21 TI - Wave Audio/Video
430 James S. Black Building	10/29/2020	Gregg Johnson	Check	18435	28,581.33		301,952.54 Ti - Wave Surfacing
430 James S. Black Building	10/29/2020	Gregg Johnson	Check	18436	8,750.00		310,702.54 TI - Wave Track Lighting
430 James S. Black Building	10/29/2020		Check	18436	2,250.00		312,952.54 Tt - Wave Interior Design
430 James S. Black Building	11/18/2020	Spokane Restaurant Equipment	Check	18437	20,000.00		332,952.54 Ti - Wave Kitchen Equipment
430 James S. Black Building	11/19/2020	Baker Construction & Development, Inc.	Reversed eCheck	8835-B272	173,580.84		506,533.38 Wave TI Progress Payment #3
430 James S. Black Building	11/19/2020	Baker Construction & Development, Inc. Baker Construction & Development, Inc.	Reverse ACH payment			173,580.84	332,952.54 Wave TI Progress Payment #3
430 James S. Black Building	12/22/2020	Daker Construction & Development, Inc.	Check	18445	173,580.84		506,533.38 Wave Ti Progress Payment #3
430 James S. Black Building	01/12/2021	Baker Construction & Development, Inc.	Check	18457	94,279.01		600,812.39 Wave Ti Progress Payment #4
430 James S. Black Building	01/14/2021	Alcobra Metals Inc AAA Cabinets & Millwork Inc	Check	18466	812.27		601,624,66 Wave TI - Kitchen Backsplashes
430 James S. Black Building	01/14/2021	AAA Cabinets & Millwork Inc	Check	18467	29,954.44		631,579.10 WAVE Ti Progress Billing #2 - Cabinets / PLAM Casework
430 James S. Black Building	01/14/2021	AAA Cabinets & Millwork Inc	Check	18467	3,078.60		634,657.10 WAVE TI Change Order - Subtops
430 James S. Black Building	01/14/2021		Check	16467	29,954.45		664,611.55 WAVE TI Progress Billing #1 - Cabinets / PLAM Casework
430 James S. Black Building	01/28/2021	Baker Construction & Development, Inc.	Check	18471	98,250,75		762,862.30 Wave Ti Progress Payment #5
430 James S. Black Building	02/25/2021	Spokane Restaurant Equipment	Check	18486	12,221.91		775,084.21 Wave TI - Walk in Cooler
430 James S. Black Building	02/25/2021	Baker Construction & Development, Inc.	Reversed Check	18493	21,494.97		796,579.18 Wave TI Prograss Payment #6
430 James S. Black Building	02/25/2021	West Coast Cash Register Systems, Inc.	Check	18500	3,420.82		800,000.00 Wave TI - Aloha POS 50%
430 James S. Black Building	02/25/2021	Baker Construction & Development, Inc.	Reverse Check	18493		21,494.97	778,505.03 Wave Ti Progress Payment #6
Net Change	UZIZDIZUZI	Baker Construction & Development, Inc.	eCheck	FDAC-DB56	21,494.97		800,000.00 Wave TI Progress Payment #6
Acr Atietific							800,000,000
Total					1,032,357.14	232,357.14	200 000 00
					1,002,007.14	404,007.34	800,000.00

	terprises Riverside Ave, : WA 99201	Suite 300	PROJECT:	The Wave 525 West 1 Spokane, \	st Avenue	INVO	LICATION NO: NCE # OD TO:	1	3 817303 0/31/2020
FROM(CONTRACTOR):	Baker Constru 2711 E Spragi Spokane WA	uction & Development ue Ave 99202	(ARCHITECT):			PRO.	JECT NUMBER		20.8173
CONTRACTOR	S APPLIC	ATION FOR PA	YMENT	Apr	plication is made for Payment, as shown	below, in i	connection with th	e Contract	
CHANGE ORDER SUMM	IARY		· · · · · · · · · · · · · · · · · · ·	l lor	IGINAL CONTRACT SUM	\$	504,796,00		
Change Orders approved previous months by Owne		ADDITIONS	DEDUCTIONS	Net	change by Change Orders NTRACT SUM TO DATE	\$	80,521.81 585,317.81		
	TOTAL	19,190.68	and the second s	L			300,017.01		
				1		TO	TALS TO DATE	TH	IS INVOICE
Approved this Month Number Date Ap 2 10/31	proved /2020 \$	61,331,13	regression region by the Connection between the control of the con	2 3	WORK COMPLETED AND STORED PLUS: STATE SALES TAX @ 8.9% SUBTO	\$	372,250.47 33,130.29 405,380.76	\$ \$	167,065,29 14,868,8 181,934,10
	TOTALS 5	80,521,81	3 .	4	LESS: RETAINAGE @ 5%				
Net change by Change O			80,521.81		(Computed On Line 1 Only)	\$	(18,612.52)	\$	(8,353.26
The undersigned Contractor and belief the Work covered with the Contract Documents	by this Application (, that all amounts h	for Payment has been comp lave been paid by the Contri	lete in accordance actor for work for	5,	NET AMOUNT DUE	\$	386,768,24	S	173,580.84
which previous Certificates for that current payment shown h	r mayment were iss terein is now due.	sued and payments received	from the Owner, and	Stat	e of: WASHINGTON	Caûnty	of: SPOKANE		
	, .			Sub	scribed and sworn to before me this day		r range fine	<u> </u>	
OOMO COTOO MALAA							21/1/10	(MIHI)	Ma.
CONTRACTOR: Baker C	onstruction & D	•	11/3/20	* 74.4m2	Lugar Mihlbe			LENT SAN OTARY	
	<u>.</u>			Му	Commission Expires: 19/24/208	and the same of th		OUBLIC	Windian.
ARCHITECTS				AM	OUNT CERTIFIED		CAR TO	180 CHI	
In accordance with the Contra comprising the above applica Architect's knowledge, inform	tion, the Architect o ation and belief the	ertifies to the Owner that to Work has progressed as	the best of the	(Atta	ach explanation if amount certified differ: CHITECT:	from the	amount applied lo	ANDIN	, v
the work is in accordance will of the AMOUNT CERTIFIED.	h the Contract Doc	suments, and the Contractor	is entitled to payment	8y:			Date:		

Contractor's signed Cartification is attached.

AIA DOCUMENT G703 (Instructions on reverse side)

APPLICATION NUMBER:

APPLICATION DATE: 10/31/2020

PERIOD TO: 10/31/2020

PROJECT NUMBER:

20.8173

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

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

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

A	B	1		C	D.	E	F	G		H	
NO.	DESCRIPTION OF WORK	SCHEDULED	CHANGE ORDERS	CONTRACT	WORK COMPLET FROM FREVIOUS APPLICATION (0+E)	THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	(O ₁ C)	BALANCE TO FINISH (C - G)	RETAINAC
1	General Conditions	10,812.00		10,812.00	5,239.24	2,317.75		7,656.99	69.89%	3,255.01	377
2	Final Clean and Punchlist	2,732.00	1	2,732.00	- 1	34 M			. 0.00%	2,732.00	
3	Demolition	43,604.00	de la companya de la	43,504.00	43,604.00	0.00		43,604.00	100.00%	- 1	2,180
4	Concrete Siabs	2,199.00		2,199.00	1,965.82	140.24		2,106.06	95.77%	92.54	105
5	Rough Carpentry	7,915.00	· ·	7,915.00	7,915.00	-		7,915.00	100.00%	-	395
6	Joint Sealants	1,099.00	100	1,099.00	877.43	32.97		910,40	82.84%	188.60	: 45
7	Doors	1,924.00		1,924.00	1,098.43	57.72		1,157.15	60.14%	765.85	57
8	Overhead Doors	7,146.00	1	7,146.00	<i></i>	x '			0.00%	7,146.00	
9	Sheetrock	10,994.00		10,994.00	-	*		s.	0.00%	10,994.00	
10	Resilient Flooring	36,581.00	***	36,581.00				-	0.00%	36,581.00	
11	Painting	19,789,00	***************************************	19,789.00	-			*	0.00%	19,789.00	
12	Fire Sprinklers	36,829.00		36,829.00	21,477.35	12,208.54		33,685.89	91.47%	3,143.11	1,684
13	Plumbing	38,358.00	· ·	38,358.00	27,484.16	2,899.61		30,383.78	79.21%	7,974.22	1,519
14	HVAC	120,479.00		120,479.00	12,047.90	61,881.62		73,929,52	61.36%	46,549.48	3,696
15	Electrical	164,335,00	4	154,335.00	64,284.16	53,590.83		117,874.99	71.73%	48,460,01	5,893
18	Change Order #1		19,190.68	19,190.58	19,190.68			19,190.68	100.00%	-	959
17	Change Order #2	e service ră	61,331.13	81,331.13	*	33,936.01		33,936.01	55.33%	27,395.12	1,696
~~~~	TOTAL WIO TAX	504,796.00	80,521,81	585,317.81	205,185.18	187,065.29	and the second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second s	372,250,47	83.60%	213,067.34	18,612

## FROM:

Baker Construction & Development 2711 E Sprague Ave Spokane WA 99202

#### PROJECT:

The Wave TI 525 West 1st Avenue Spokane, WA 99201

#### CONDITIONAL RELEASE

The undersigned does hereby acknowledge that upon receipt by the undersigned of a check in the sum of \$173,580.84 and when the check has been properly endorsed and has been paid by the bank upon which it was drawn, this document shall become effective to release pro tanto any and all claims and rights of lien which the undersigned has on the above referenced job.

This release covers a progress payment for labor, services, equipment, materials furnished and/or claims in the amount of \$173,580.84 only and does not cover any retention. Before any recipient of this document relies on it, said party should verify evidence of payment to the undersigned.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF WASHINGTON THAT THE ABOVE IS A TRUE AND CORRECT STATEMENT.

Signature	2. 7/15	-fr	HETE CONTRACTOR OF THE STANDARD BANKS I	
Title:		. 16 T 17 T. T. T. T. T. T. T. T. T. T. T. T. T.		
Date:	utsko	takkin phakasa aya a taka a pagabayah		
Subscrib	ed and sworn to befor	re me this $\frac{Z^q}{d}$ day o		A CANAL MILE YOU
Notary P	ublic: Llyg	THINK,		O DEN
My Com	mission Expires:			file is
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				The Commence of the

### FROM:

Baker Construction & Development 2711 E Sprague Ave Spokane WA 99262

#### PROJECT:

The Wave TI 525 West 1th Ave. Spokane, WA 99201

#### UNCONDITIONAL RELEASE

The undersigned does hereby acknowledge that the undersigned has been paid and has received a progress payment(s) in the sum of \$160,377.66 for labor, services, equipment or materials furnished to the above referenced job and does hereby release pro tanto any and all claims and rights of lien which the undersigned has on the above referenced job.

This release covers a progress payment(s) for labor, services, equipment, and materials furnished in the amount of \$160,377.66 only and does not cover any retention or additional items furnished to the above referenced project.

WASHIN Signature	GTON THAT THE AB		IRUE ANI	D CORRE	CT STATEN	ENT.	E DIA
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đy Comi	nission Expires:	10/3	4/200	ال الم			
		(	<u>*</u>	,	Month	MINIMUM MAYOR OF MINIMUM MATOR	

	erprises Riverside Av WA 99201	e, Suite 300	PROJECT:	The Wave TI 525 West 1st Avenue Spokane, WA 99201		INVOID PERIC			2 817302 /30/2020
FROM(CONTRACTOR):	Baker Cons 2711 E Spra Spokane W		(ARCHITECT):			PROJ	ECT NUMBER		20.8173
CONTRACTOR'	S APPLI	CATION FOR PA	YMENT	Application is made for Payme	nt, as shown belo	ow, in c	onnection with the	Contract	is <del>ya a dalama</del> ngangi <mark>ya shi na kana ya Madil</mark>
CHANGE ORDER SUMM	ARY			ORIGINAL CONTRACT SUM		\$	504,796.00		
Change Orders approved		ADDITIONS	DEDUCTIONS	Net change by Change Order	S	\$	19,190.68		
previous months by Owne	1			CONTRACT SUM TO DATE		3	523,986.68		
	TOTAL			·		тот	ALS TO DATE	TH	IS INVOICE
Approved this Month  Number Date Ap	nroved			1. WORK COMPLETED A	ND STORED	\$	205,185.16	\$	154,357.70
Lancate and the second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second	2020 S	19,190.68		2. PLUS: STATE SALES	TAX @ 8.9%	\$	18,261.48	\$	13,737.84
				3.	SUBTOTAL	\$	223,446.66	\$	168,095.54
	TOTALS \$	19,190.68	<u> </u>	4 LESS: RETAINAGE @	5%				
Net change by Change O			19,190.68			\$	(10,259,26)	\$	(7,717.89
and belief the Work covered with the Contract Documents	by this Applicati , that all amoun	he best of the Contractor's kno on for Payment has been comp ts have been paid by the Contr	elete in accordance actor for work for	5. NET AMOUNT DUE		\$	213,187.40	\$	160,377.66
which previous Certificates to that current payment shown it		e issued and payments received ie.	a from the Owner, and	State of: WASHINGTON		County	of SPOKANE		
· · · · · · · · · · · · · · · · · · ·		•		Subscribed and sworn to befor	e me this risy ()	1		(LO)	
				the property of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of th	arriva arriva arang 1	<u> المنافقيني</u>	" ( ( ( ) ( ) ( ) ( ) ( ) ( ) ( )	te.	
CONTRACTOR: Baker C	onstruction (	& Development, Inc.	1 1				INITEGGY SA	All Marie	
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				My Commission Expires: 10	ST 200		NOTARY PUBLIC COMM. EXPIRE OCTOBER 27, 20		
ARCHITECTS	CERTIF	ICATE OF PAYI	MENT	AMOUNT CERTIFIED	. 4 . C . A C. C . S . C . C . X . C . S . C . S		A	CALLINA	
		based on on-site observations		(Attach explanation if amount o	ertified differs fro	om the e	mount apparent	Chin.	
comprising the above applica	ition, the Archite	ect certifies to the Owner that to the Work has progressed as	the best of the	ADCHITECT:			"Hilliam		
the work is in accordance wi	th the Contract	Documents, and the Contractor					*****		
of the AMOUNT CERTIFIED				Ву:			Date:		

AIA Document G702, APPLICATION AND CERTIFICATE 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 apply.

AIA DOCUMENT G703 (Instructions on reverse side)

APPLICATION NUMBER:

2 APPLICATION DATE: 9/38/2020

PERIOD TO: 9/30/2020

PROJECT NUMBER:

20.8173

DESCRIPTION OF WORK  I Conditions lean and Punchlist tion te Slabs Carpentry ealants ad Doors	10,812.00 2,732.00 43,604.00 2,199.00 7,915.00 1,099.00 1,924.00	CHANGE ORDERS	10,812.00 2,732.00 43,604.00 2,199.00 7,915.00 1,099.00	WORK COMPLET FROM PREVIOUS APPLICATION (D + E) 2,364.53 	2,874.71 2,874.71 - 23,991.06 866.32 6,869.38	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F) 5,239.24 - 43,604.00 1,985.82	% [G / C) 48.46% 0.00% 100.00% 88.40%	BALANCE TO FINISH (C - G) 5,572.76 2,732.00	261.9 2,180.2
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tion te Slabs Carpentry ealants	43,604.00 2,199.00 7,915.00 1,099.00		43,604.00 2,199.00 7,915.00	1,099.50	866.32		, i	100.00%	-	
te Slabs Carpentry ealants	2,199.00 7,915.00 1,099.00		2,199.00 7,915.00	1,099.50	866.32		, i		000.40	
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# INTERIM LIEN / CLAIM WAIVER

## FROM:

Baker Construction & Development 2711 E Sprague Ave Spokane WA 99202

## PROJECT:

The Wave TI
525 West 1st Avenue
Spokane, WA 99201

## CONDITIONAL RELEASE

The undersigned does hereby acknowledge that upon receipt by the undersigned of a check in the sum of \$160,377.66 and when the check has been properly endorsed and has been paid by the bank upon which it was drawn, this document shall become effective to release pro tanto any and all claims and rights of lien which the undersigned has on the above referenced job.

This release covers a progress payment for labor, services, equipment, materials furnished and/or claims in the amount of \$160,377.66 only and does not cover any retention. Before any recipient of this document relies on it, said party should verify evidence of payment to the undersigned.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF WASHINGTON THAT THE ABOVE IS A TRUE AND CORRECT STATEMENT.

Signature: 2 / Leller	
Fitle: GUP	
Date: 9/24/20	
Subscribed and swom to before me this day of Subtribut	.20200
Notary Public: Why I William State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of State of S	William Contract
My Commission Expires: 10/07/200 NOTARY PL COMM, EX OCTOBER 27	JELIC PIAES
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Baker Construction and Development, Inc 2711 East Sprague Avenue Spokane, Washington 99202 United States Job #: 20.8148 South 107 Multifamily 107 South Howard Street Spokane Washington. 99201

# **Change Orders: Prime Contract (5)**

Contract	#	Revision	Title	Date Initiated	Contract Company	Designated Reviewer	Due Date	Review Date	Status	Amount
Prime Contract #20.8148	005	o	CE #053 - Change Order #5	03/09/21	Black Enterprises	Unassigned		03/09/ 21	Approved	(\$74,954.06)
Prime Contract #20.8148	004	0	Change order #4 Blinds and misc. plumbing/electrical	02/02/21	Black Enterprises	Unassigned		02/02/ 21	Approved	\$55,192.60
Prime Contract #20.8148	003	0	Change order #03	11/25/20	Black Enterprises	Unassigned		11/25/ 20	Approved	\$106,446.43
Prime Contract #20.8148	002	0	CE #014 - Change order #2	08/26/20	Black Enterprises	Unassigned		08/26/ 20	Approved	\$85,986.19
Prime Contract #20.8148	001	0	CE #007 - Electrical Heating	06/24/20	Black Enterprises	Unassigned		08/26/ 20	Approved	\$46,000.00

Total: \$218,671.16





Baker Construction and Development, Inc 2711 East Sprague Avenue Spokane, Washington 99202 Phone: (509) 535-3668 Fax: +1.509.535.3720 Project: 20.8148 - South 107 Multifamily 107 South Howard Street Spokane, Washington 99201

TO:	Black Enterprises 801 West Riverside Avenue Suite Spokane, Washington 99201	rside Avenue Suite #300 2711 East Sprague Ave		verside Avenue Suite #300 2711 Ea		2
DATE CREATED:	6/24/2020	CREATED BY:	Nate Long (Baker Construc	tion)		
CONTRACT STATUS:	Approved	REVISION:	0			
REQUEST RECEIVED FROM:		LOCATION:				
DESIGNATED REVIEWER		REVIEWED BY:		MICHIGAN STATEMENT OF MARKET		
DUE DATE:		REVIEW DATE:	08/26/2020			
INVOICED DATE:		PAID DATE:				
REFERENCE:		CHANGE REASON:	No Change Reason	Composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition of the composition o		
PAID IN FULL:	No	EXECUTED:	No			
ACCOUNTING METHOD:	Amount Based	SCHEDULE IMPACT:		- The state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the		
SIGNED CHANGE ORDER RECEIVED DATE:						
FIELD CHANGE:	No	CONTRACT FOR:	20.8148:South 107 Multifami	ly		
		TOTAL AMOUNT:	\$46,000.00			
DESCRIPTION: CE #007 - Electrical Heating Electrical Fireplaces - \$22,0 Fan with heat lamp - \$24,00 Total Change Order - \$46,00	.00 (Confirmed in 6/17/20 meeting) 00 (Original fans \$228 each, Upgrade	ed fans \$325 each)				
ATTACHMENTS:						
CHANGE ORDER LINE ITE	MS:					
# B	Sudget Code	Description		Amount		
1 18-001.S Change Ord	ler #1.Subcontract E	lectrical Heating		\$46,000.00		
			Grand Total:	\$46,000.00		

The original (Contract Sum)	\$4,178,406.00
Net change by previously authorized Change Orders	\$0.00
The contract sum prior to this Change Order was	\$4,178,406.00
The contract sum will be increased by this Change Order in the amount of	\$46,000.00
The new contract sum including this Change Order will be	\$4,224,406.00
The contract time will not be changed by this Change Order.	





Shane Mercier (Mercier Architecture & Plannin)

PO Box 2771 Post Falls, Idaho 83854 **Black Enterprises** 

801 West Riverside Avenue Suite #300 Spokane, Washington 99201

**Baker Construction** 

2711 East Sprague Avenue Spokane, Washington 99202

SIGNATURE

DATE

SIGNATURE

DATE

SIGNATURE





Baker Construction and Development, Inc 2711 East Sprague Avenue Spokane, Washington 99202 Phone: (509) 535-3668 Fax: +1.509.535.3720

Project: 20.8148 - South 107 Multifamily 107 South Howard Street Spokane, Washington 99201

Prime Contract Change	Order #002: CE #014 ·	- Change order #2
Plack Enterprises	EPOM:	Baker Construction

то:	Black Enterprises 801 West Riverside Avenue Suite #300 Spokane, Washington 99201	FROM:	Baker Construction 2711 East Sprague Avenue Spokane, Washington 99202
DATE CREATED:	8/26/2020	CREATED BY:	Jon Spilker (Baker Construction)
CONTRACT STATUS:	Approved	REVISION:	0
REQUEST RECEIVED FROM:		LOCATION:	
DESIGNATED REVIEWER:		REVIEWED BY:	
DUE DATE:		REVIEW DATE:	08/26/2020
INVOICED DATE:		PAID DATE:	
REFERENCE:		CHANGE REASON:	No Change Reason
PAID IN FULL:	No	EXECUTED:	No
ACCOUNTING METHOD:	Amount Based	SCHEDULE IMPACT:	
SIGNED CHANGE ORDER RECEIVED DATE:			
FIELD CHANGE:	No	CONTRACT FOR:	20.8148:South 107 Multifamily
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### **DESCRIPTION:**

CE #014 - Change order #2
Fire Sprinkler Cages:\$1382
Countertop upgrade and Blackrock pulls: -625
Tile backsplash: \$6500

Structural steel added at openings: \$27,690

Exterior south wall fix: \$14,600

Painting the south side paint per elevation provided: \$26,000 Paint the two exterior Horizontal cornices: \$3000

Total: \$78,547

## ATTACHMENTS:

## **CHANGE ORDER LINE ITEMS:**

Amount	Description	Budget Code	
\$78,547.00		1 18-002.S Change Order #2.Subcontract	
\$78,547.00	Subtotal:		
\$785.47	Insurance (1.00% Applies to all line item types.):		
\$369.96	B&O Tax ( ≈ 0.47% Applies to all line item types.):		
\$6,283.76	OH&P (8.00% Applies to all line item types.):		
\$85,986.19	Grand Total:		





The contract time will not be changed by this Change Order.

The original (Contract Sum)

Net change by previously authorized Change Orders

The contract sum prior to this Change Order was

The contract sum will be increased by this Change Order in the amount of

The new contract sum including this Change Order will be

\$4,178,406.00

\$46,000.00

\$4,224,406.00

\$85,986.19

The new contract sum including this Change Order will be

Shane Mercier (Mercier Architecture & Plannin)

PO Box 2771

Post Falls, Idaho 83854

Black Enterprises

801 West Riverside Avenue Suite #300 Spokane, Washington 99201

**Baker Construction** 

2711 East Sprague Avenue Spokane, Washington 99202

SIGNATURE DATE

SIGNATURE

DATE

SIGNATURE





Baker Construction and Development, Inc 2711 East Sprague Avenue Spokane, Washington 99202 Phone: (509) 535-3668

Fax: +1.509.535.3720

Project: 20.8148 - South 107 Multifamily 107 South Howard Street Spokane, Washington 99201

то:	Black Enterprises 801 West Riverside Avenue Suite #300 Spokane, Washington 99201	FROM:	Baker Construction 2711 East Sprague Avenue Spokane, Washington 99202
DATE CREATED:	11/25/2020	CREATED BY:	Jon Spilker (Baker Construction
CONTRACT STATUS:	Approved	REVISION:	0
REQUEST RECEIVED FROM:		LOCATION:	
DESIGNATED REVIEWER:		REVIEWED BY:	
DUE DATE:		REVIEW DATE:	11/25/2020
INVOICED DATE:		PAID DATE:	
REFERENCE:		CHANGE REASON:	No Change Reason
PAID IN FULL:	No	EXECUTED:	No
ACCOUNTING METHOD:	Amount Based	SCHEDULE IMPACT:	
SIGNED CHANGE ORDER RECEIVED DATE:			
FIELD CHANGE:	No	CONTRACT FOR:	20.8148:South 107 Multifamily
		TOTAL AMOUNT:	\$106,446.43

## **DESCRIPTION:**

CE #017 - Sump Pump Fire Riser Room Add 3 phase sump pump in Fire Riser room Concrete cutting and removal by others Controls by others

CE #018 - Sump Pump Plumbing Install 3" pump in basement for backflow devices in pit. GC to pour pit and wiring by others Need approx 80 ft of 3" copper to tie into a 4" sewer line

CE #019 - Mailboxes Supply and install 4 C Horizontal Mailbox Units - color bronze 2 ea. 3816d-20ZFU - 20 unit - 2 parcel 1 ea. 3816D-10ZFU - 10 unit - 4 parcel

CE #021 - Frame/Drywall Changes

COR #003

2 Hour rated shaft at all levels - price adjusted by deleting the Storage 212 east wall - All 5 levels Electrical Room clean up - frame and drywall with tape coat

Storage Room clean up

COR #004

Roof/Ceiling patches - 3 ea. spots about 4'x4' with an overlay patch - frame, hang, tape Hall 611 clean up - ceiling and top of wall condition with a soffit/ceiling - above vault area - frame, hang, tape 6th floor elevator lobby/top of stairway - added ceiling framing and drywall work
Patch all existing exterior plaster walls on 6th floor - includes extensive work at 10' level and a complete putty coat of entire surface

CE #023 - Water Main Change Change water service from 3" on the drawing to 4" as per the city water department Add extra 4" double check valve



Add 11/4" double check valve basement Add 11/4" pressure reducing valve Add 2" pressure reducing valve for floors 1 and 2

CE #024 - Reroute Roof Drain

Reroute 3" roof drain to the new sewer line that exits the building, per City requirements

CE #025 - Drywell Added Trenching

Trench 8" deep instead of 4" due to where rain leader comes into building Replace unsuitable dirt

Add cleanout

8 hrs of overtime for each of the 4 workers

CE #027 - Add Fencing

Supply and install approximately 190 LF x 6' black heavy chain link fence Includes 1 ea. walk gate

CE #029 - 4th Floor Drywall Repairs

Patch and repair existing exterior walls at 4th floor units

CE #030 - Hallways/Elevator Lobby Patch

Patch existing plaster walls in the East Hallways and Elevator Lobbies

CE #031 - 3rd Floor Ext. Wall Patch

Patch exterior existing walls at 3rd floor units

#### ATTACHMENTS:

DSI COP #8 3rd floor exterior wall patch.pdf, RFC 150 Extra Trench Digging Revised 2.pdf, co 14 3" roof drain line relocate per city inspector.pdf, CHANGE ORDER PER CITY WATER DEPARTMENT CHANGE WATER MAIN FROM 3" TO 4".xls, 20201013075718.pdf, 20-09-02 - Mailbox Quote.pdf, CHANGE ORDER INSTALL SUNP PUMP IN PIT BY GENERAL CONTRACTOR .xls

## CHANGE ORDER LINE ITEMS:

#	Budget Code	Description	Amount	B&O Tax (0.47% Applies to all line item types.)	Insurance (1.00% Applies to all line item types.)	fee (8.00% Applies to all line item types.)	Subtotal
1	18-003.S Change Order #3.Subcontract	Sump Pump	\$1,418.00	\$6.66	\$14.18	\$113.44	\$1,552.28
2	18-003.S Change Order #3.Subcontract	Sump Pump Plumbing	\$10,721.00	\$50.39	\$107.21	\$857.68	\$11,736.28
3	18-003.S Change Order #3.Subcontract	Mailboxes	\$7,600.00	\$35.72	\$76.00	\$608.00	\$8,319.72
4	18-003.S Change Order #3.Subcontract	COR #003	\$18,450.00	\$86.72	\$184.50	\$1,476.00	\$20,197.22
5	18-003.S Change Order #3.Subcontract	COR #004	\$9,179.00	\$43.14	\$91.79	\$734.32	\$10,048.25
6	18-003.S Change Order #3.Subcontract	Water Main Change	\$16,052.00	\$75.44	\$160.52	\$1,284.16	\$17,572.12
7	18-003.S Change Order #3.Subcontract	Reroute Roof Drain	\$1,922.00	\$9.03	\$19.22	\$153.76	\$2,104.01
8	18-003.S Change Order #3.Subcontract	Drywell Added Trenching	\$10,902.00	\$51.24	\$109.02	\$872.16	\$11,934.42
9	18-003.S Change Order #3.Subcontract	Fencing	\$7,681.00	\$36.10	\$76.81	\$614.48	\$8,408.39
10	18-003.S Change Order #3.Subcontract	4th Floor Drywall Repairs	\$3,100.00	\$14.57	\$31.00	\$248.00	\$3,393.57
11	18-003.S Change Order #3.Subcontract	Hallways/Elevator Lobby Patch	\$7,260.00	\$34.12	\$72.60	\$580.80	\$7,947.52



#	Budget Code	Description	Amount	B&O Tax (0.47% Applies to all line item types.)	Insurance (1.00% Applies to all line item types.)	fee (8.00% Applies to all line item types.)	Subtotal
12	18-003.S Change Order #3.Subcontract	3rd Floor Ext. Wall Patch	\$2,953.00	\$13.88	\$29.53	\$236.24	\$3,232.65
		Subtotal:	\$97,238.00	\$457.01	\$972.38	\$7,779.04	\$106,446.43
Grand Total:						\$106,446.43	

The original (Contract Sum)

Net change by previously authorized Change Orders

The contract sum prior to this Change Order was

The contract sum will be increased by this Change Order in the amount of

The new contract sum including this Change Order will be

The contract time will not be changed by this Change Order.

\$4,178,406.00

\$131,986.19

\$4,310,392.19

C400 440 40

\$106,446.43

\$4,416,838.62

Shane Mercier (Mercier Architecture & Plannin)

PO Box 2771 Post Falls, Idaho 83854 Black Enterprises

801 West Riverside Avenue Suite #300 Spokane, Washington 99201

**Baker Construction** 

2711 East Sprague Avenue Spokane, Washington 99202

SIGNATURE

DATE

SIGNATURE

DATE

SIGNATURE





Baker Construction and Development, Inc 2711 East Sprague Avenue Spokane, Washington 99202 Phone: (509) 535-3668 Fax: +1.509.535.3720

Project: 20.8148 - South 107 Multifamily 107 South Howard Street Spokane, Washington 99201

Printed On: 10/27/2021 10:38 AM

# Prime Contract Change Order #004: Change order #4 Blinds and misc. plumbing/electrical

TO:	Black Enterprises 801 West Riverside Avenue Suite #300 Spokane, Washington 99201	FROM:	Baker Construction 2711 East Sprague Avenue Spokane, Washington 99202
DATE CREATED:	2/02/2021	CREATED BY:	Jon Spilker (Baker Construction)
CONTRACT STATUS:	Approved	REVISION:	0
REQUEST RECEIVED FROM:		LOCATION:	
DESIGNATED REVIEWER:		REVIEWED BY:	
DUE DATE:		REVIEW DATE:	02/02/2021
INVOICED DATE:		PAID DATE:	
REFERENCE:		CHANGE REASON:	Client Request
PAID IN FULL:	No	EXECUTED:	No
ACCOUNTING METHOD:	Amount Based	SCHEDULE IMPACT:	
SIGNED CHANGE ORDER RECEIVED DATE:			
FIELD CHANGE:	No	CONTRACT FOR:	20.8148:South 107 Multifamily
		TOTAL AMOUNT:	\$55,192.60

## **DESCRIPTION:**

<u>CE #035 - Stairwell & 2nd Floor Drywall Patch</u>
Patch existing exterior walls in units on the 2nd floor

Patch portions of existing stairway - most completed on 6th floor towards top

<u>CE #040 - Employee Basement Plumbing Fixtures</u> Install new plumbing fixtures for employee basement

CE #041 - Reconnect 2" Water Service

Connect existing 2" water meter to restrooms in basement, per City requirements.

CE #042 - Temp power and manipulation of the FA system for the wave

CE #046 - (no title)
Blinds from Miller and install
\$30,935
install at \$2,415

Total: \$33,350

## ATTACHMENTS:

change order reconnect 2" meter to old restrooms.pdf, CO 16 NEW PLUMBING FIXTURES IN BASEMENT EMPLOYEES .xls, DSI COP #9 2nd floor exterior wall patch - stairway.pdf

## CHANGE ORDER LINE ITEMS:

\$4,178,406.00

\$4,416,838.62

\$4,472,031.22

\$238,432.62

\$55,192.60



#	Budget Code	Description	Amount	B&O Tax (0.47% Applies to all line item types.)	Insurance (1.00% Applies to all line item types.)	fee (8.00% Applies to all line item types.)	Subtotal
1	18-004.S Change Order #4.Subcontract	Stairwell & 2nd Floor Drywall Patch	\$2,361.00	\$11.10	\$23.61	\$188.88	\$2,584.59
2	18-004.S Change Order #4.Subcontract	Employee Basement Plumbing Fixtures	\$2,749.00	\$12.92	\$27.49	\$219.92	\$3,009.33
3	18-004.S Change Order #4.Subcontract	Reconnect 2" Water Service	\$1,997.00	\$9.39	\$19.97	\$159.76	\$2,186.12
4	18-004.S Change Order #4.Subcontract	FA system for the wave	\$9,961.00	\$46.82	\$99.61	\$796.88	\$10,904.31
5	18-004.S Change Order #4.Subcontract	Blinds and install	\$33,350.00	\$156.75	\$333.50	\$2,668.00	\$36,508.25
	Subtotal: \$50,418.00 \$236.98 \$504.18 \$4,033.44						
	Grand Total:						

The original (Contract Sum)

Net change by previously authorized Change Orders

The contract sum prior to this Change Order was

The contract sum will be increased by this Change Order in the amount of

The new contract sum including this Change Order will be

The contract time will not be changed by this Change Order.

Shane Mercier (Mercier Architecture & Plannin)

PO Box 2771 Post Falls, Idaho 83854 **Black Enterprises** 

801 West Riverside Avenue Suite #300 Spokane, Washington 99201

**Baker Construction** 

2711 East Sprague Avenue Spokane, Washington 99202

SIGNATURE

DATE

SIGNATURE

DATE

SIGNATURE





TO:

Fax: +1.509.535.3720

Baker Construction and Development, Inc 2711 East Sprague Avenue Spokane, Washington 99202 Phone: (509) 535-3668

Project: 20.8148 - South 107 Multifamily 107 South Howard Street Spokane, Washington 99201

Prime Contract Change Order #005: CE #053 - Change Order #5 FROM: **Baker Construction Black Enterprises** 801 West Riverside Avenue Suite #300 2711 East Sprague Avenue Spokane, Washington 99201 Spokane, Washington 99202 CREATED BY: Jon Spilker (Baker Construction) DATE CREATED: 3/09/2021 REVISION: **CONTRACT STATUS:** Approved REQUEST RECEIVED LOCATION: FROM: REVIEWED BY: DESIGNATED REVIEWER: 03/09/2021 DUE DATE: **REVIEW DATE:** INVOICED DATE: PAID DATE: **CHANGE REASON:** No Change Reason REFERENCE: EXECUTED: No PAID IN FULL: No

SCHEDULE IMPACT:

SIGNED CHANGE ORDER

ACCOUNTING METHOD:

RECEIVED DATE:

CONTRACT FOR: 20.8148:South 107 Multifamily FIELD CHANGE: No TOTAL AMOUNT: (\$74,954.06)

## DESCRIPTION:

<u>CE #053 - Change Order #5</u> Change order #5 Savings to the original contract Savings include General Conditions Acoustical ceilings Casework

Flooring **HVAC** 

Killing the 2" water service on Howard is worth \$11,572.00 by Corridor contractors

**Amount Based** 

## ATTACHMENTS:

## **CHANGE ORDER LINE ITEMS:**

#	Budget Code	Description	Amount
1	18-005.S Change Order #5.Subcontract	Savings to the orginal contract	\$(74,954.06)
		Grand Total:	\$(74,954.06)

The original (Contract Sum)	\$4,178,406.00
Net change by previously authorized Change Orders	\$293,625.22
The contract sum prior to this Change Order was	\$4,472,031.22
The contract sum will be decreased by this Change Order in the amount of	(\$74,954.06)
The new contract sum including this Change Order will be	\$4,397,077.16

The contract time will not be changed by this Change Order.



Shane Mercier (Mercier Architecture & Plannin)

PO Box 2771 Post Falls, Idaho 83854 Black Enterprises

801 West Riverside Avenue Suite #300 Spokane, Washington 99201

**Baker Construction** 

2711 East Sprague Avenue Spokane, Washington 99202

SIGNATURE

DATE

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DATE

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