

Construction Draw Authorization – Dollar General Store IV, Ft. Lauderdale, FL

December 21, 2016

Client: XXXXXX

Attn: XXXXX
Email:
Phone:

Re: Project XXXX-0176

Application and Certificate for Payment No. 3

Date/Time of Site Visit: December 20, 2016 at 1:30 PM

Person Performing the Site Visit: Craig Milliken, PE

General Project Description: Construction of a single story, retail building. The building is proposed as 9252 sq. ft. on a 1.53 acre parcel. The construction will include a pre-engineered metal building with all necessary interior improvements. Site work will include storm water, sewer and potable water systems with and on site retention area. Site work also includes concrete and asphalt paving and all necessary irrigation and landscaping improvements.

Total Scheduled Value of Project: \$ 819,070.00

Contractor: The developer is: XXXXXXXX and the contractor is XXXXXXXX Construction, LLC. XXXX XXXXX is the site superintendent. His cell phone number is XXX-XXX-XXXX. Questions regarding the pay application should be directed to XXXXX XXXX at XXX-XXX-XXXX.

Directions to Job Site: The project site is located on the west side of South Dixie Highway between SW 13th Place and SW 14th Place, south of Southwest 10th Street, east of I-95.

Application for Payment: Contractor Application and Certificate for Payment No. 3 for the period to December 18, 2016, signed by the contractor on December 18, 2016 and received by CPMREI on December 18, 2016 served as the basis for observations during this site visit.

CPM Real Estate Inspections, Inc. (CPMREI) certifies that it has no undisclosed interest in the referenced property. CPMREI's relationship with the Client, Developer and Contractor are at arm's length, and CPMREI's employment and compensation are not contingent upon the findings or recommendations for payment within this report.

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Work Stated As Performed:

Item No.	Description	% Complete	Comment
SITE WORK COSTS			
1	Site Contractors	40	
	Total Site Work Costs	35	
GENERAL CONDITIONS			
3	Contractor Overhead & Fees	60	
4	GC Supervision & Travel	60	
5	Temporary Services	60	
6	Dumpsters & Temporary Toilets	60	
	Total General Conditions	58	
CONSTRUCTION COSTS			
8	Foundations & Concrete Slabs	100	
9	Masonry/Block Store Front	95	
10	Pre-Engineered Metal Building	100	
11	Insulation	100	
12	Building Erection & Sheeting	100	
14	Carpentry, Doors, Drywall & Paint	35	
15	Door Hardware	100	
18	Plumbing Fixtures & Installation	50	
19	HVAC Units, Ductwork & Installation	20	
20	Electrical	80	
	Total Construction Costs	73	

Value of Work Stated Complete This Period: \$ 70,981.30

Value of Stored Materials Stated This Period: none

Site Visit Observations:

Drywall hanging is near completion.
Masonry shell walls have been coated with stucco
The roof is complete
Doors and hardware are being installed
HVAC ductwork has been fabricated and is being installed
Electrical panels have been installed
Rough-in, conduit and wiring have been installed
The parking lot is being graded
Stored Materials: None

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Trades on Site: Electricians, HVAC Mechanics, Carpenters, Site Workers

Percentage of Budget Expended: 60%

Estimated Construction Completed to Date: 73%

Contract Construction Schedule: The contract has not been provided for review

Contractor Completion Estimate: February 21st, 2017

CPMREI Completion Estimate: February 21st, 2017

Previous Change Orders: None

Work Completed and Stored to Date: \$ 490,229.50

Workmanship: The work observed was consistent with construction techniques and methods observed on similar construction projects throughout South Florida in 2016. CPMREI is not responsible for the discovery of any defects in construction or failure to construct to applicable building codes.

Retainage: 10% - \$ 49,022.95

Project Funding: CPMREI did not perform a pre-construction plans and cost review; however, the developer has successfully completed many similar projects and the funds allocated for the construction of this project appear to be in line with other Dollar General projects.

Disbursement:

Payment Requested: \$63,883.17

Payment Approved: \$63,883.17 providing that the Lender has received all necessary documentation

Regards,



Craig Milliken, PE

President: CPM Real Estate Inspections, Inc.

Attachments: Photographs and Contractor Application and Certificate for Payment No. 3

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Photo # 1

Drywall hanging is near completion



Photo # 2

Masonry walls have been coated with stucco

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Photo # 3

The steel roof structure and insulation panels are complete



Photo # 4

Doors and hardware are being installed

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Photo # 5

HVAC ductwork is being installed



Photo # 6

Electrical panels have been installed

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Photo # 7

The drives and parking areas are being graded