

EXHIBIT A

Exhibit A

That part of the Southeast quarter of Section 28, Township 22 North, Range 2 East, of the Gila and Salt River Base and Meridian, Coconino County, Arizona, including LOTS 1 through 4, inclusive, BLOCK 10-J, a portion of BLOCK 11-L, and an abandoned portion of Locust Street between Blocks 10-J and 11-L, in TABER CITY, as shown on the plat thereof, recorded in Book 1 of Maps, page 11, records of Coconino County, Arizona, described as follows:

COMMENCING at the Southeast corner of Section 28;

thence West (Assumed bearing) along the South line of said Section, a distance of 1187.51 feet (Record 1188 feet more or less) to a point on the East line of Nichols Addition, according to Book 2 of Maps and Plats, page 24;

thence North $21^{\circ} 58'$ West (Record North $22^{\circ} 06'$ West) along the East line, a distance of 247.95 feet to the TRUE POINT OF BEGINNING of the parcel of land herein described;

thence North $21^{\circ} 58'$ West (Record North $22^{\circ} 06'$ West) along said East line, a distance of 292.00 feet to a point on the South line of Block 10-J of Taber City, according to Book 1 of Maps, page 11;

thence North $67^{\circ} 52'$ East (Record North $67^{\circ} 54'$ East) along said South line, a distance of 75.00 feet to the Southwest corner of Lot 4 of said Block 10-J;

thence North $21^{\circ} 58'$ West, a distance of 150.00 feet to the Northwest corner of said Lot 4;

thence North $67^{\circ} 52'$ East along the South right-of-way line of Bill Williams Avenue, a distance of 409.00 feet;

thence South $21^{\circ} 58'$ East, a distance of 442.00 feet;

thence South $67^{\circ} 52'$ West, a distance of 484.00 feet to the TRUE POINT OF BEGINNING.

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EXHIBIT B

2. Claimant furnished labor, materials, fixtures and tools for construction of certain improvements on a project known as Trailborn Williams ("the Project") on a parcel of land in Coconino County, Arizona described on Exhibit 1 and sought to be charged, together with the improvements thereon, with the lien hereby claimed ("the Subject Property").

3. The owner or reported owner of the Subject Property is CPH 642 Rt 66 LLC, a Delaware limited liability company ("Owner").

4. Owner entered into a construction contract with Claimant dated March 24, 2024 wherein Claimant agreed to furnish certain labor, materials, fixtures, and tools for the Project ("the Contract"). In consideration for performing work pursuant to the Contract, Owner agreed to pay Claimant for this work. A true and correct copy of the Contract is attached hereto as Exhibit 2 and incorporated herein by reference.

5. The original Contract sum was \$7,592,472.00. Owner subsequently approved 71 change orders totaling \$3,774,453.26 ("Approved Change Orders"). The Approved Change Orders increased the Contract amount to \$11,366,925.26. True and correct copies of the Approved Change Orders (without backup) are attached as Exhibit 3. Claimant was to be paid for the additional work covered by the Approved Change Orders in accordance with the terms of the Contract and the change orders.

6. In addition, Claimant has submitted 20 additional change orders totaling \$820,708.42 that are pending ("Pending Change Orders"). True and correct copies of the Pending Change Orders (without backup) is attached as Exhibit 4. Claimant was to be paid for the Pending Change Orders in accordance with the terms of the Contract and the change orders.

7. Owner has not paid Claimant in full for the labor, materials, fixtures, and tools furnished to the Project. The outstanding balance due to Claimant on the Contract (including the Approved Change Orders and Pending Change Orders) totals \$1,998,327.87.

8. "Completion" as defined in A.R.S. § 33-993(C)(1) occurred on or after March 6, 2025.

9. As of this date, the total principal amount due for labor, materials, fixtures, and tools furnished by Claimant to the Subject Property, after deducting just credits and offsets, is \$1,998,327.87, together with accrued and accruing interest on that amount at the rate of 1.5% per month from dates due until paid, and all reasonable expenses incurred including attorneys' fees and other professional services. That amount is the reasonable value of the labor, materials, fixtures, and tools furnished by Claimant to the Project for which Claimant has not been compensated.

10. On or about April 11, 2024, Claimant served by first class mail with a certificate of mailing a preliminary twenty-day notice, as required by A.R.S. § 33-992.01, upon (a) Owner as owner or reputed owner and as the person who contracted for the labor, service, equipment and material; and (b) Castle Peak Holdings as an additional or reputed owner, lessee or agent. A true and correct copy of the twenty-day notice is attached hereto as Exhibit 5 and incorporated herein by reference. The recipients did not return the acknowledgement of receipt of the twenty-day notice to Claimant within thirty days from the date of mailing. Therefore, under A.R.S. § 33-992.02, proof of service is made by affidavit of Jeff Veerhusen. This affidavit is included on Exhibit 5 and states: (a) the date and method of service; and (b) the names and addresses of the persons to whom a copy of the notice was sent. A copy of the accompanying Certificate of Mailing is also attached to Exhibit 5.

11. On or about July 23, 2024, Claimant served by first class mail with a certificate of mailing an amended preliminary twenty-day notice, as required by A.R.S. § 33-992.01, upon (a) Owner as owner or reputed owner and as the person who contracted for the labor, service, equipment and material; (b) Castle Peak Holdings as an additional or reputed owner, lessee or agent; and (c) BSP ODF Finance II LLC as lender, surety or bonding company. A true and correct copy of the amended twenty-day notice is attached hereto as Exhibit 6 and incorporated herein by reference. The recipients did not return the acknowledgement of receipt of the amended twenty-day notice to Claimant within thirty days from the date of mailing. Therefore, under A.R.S. § 33-992.02, proof of service is made by affidavit of Jeff Veerhusen. This affidavit is included on Exhibit 6 and states: (a) the date and method of service; and (b) the names and addresses of the persons to whom a copy of the notice was sent. A copy of the accompanying Certificate of Mailing is also attached to Exhibit 6.

12. On or about March 5, 2025, Claimant served by first class mail with a certificate of mailing a second amended preliminary twenty-day notice, as required by A.R.S. § 33-992.01, upon (a) Owner as owner or reputed owner and as the person who contracted for the labor, service, equipment and material; (b) Castle Peak Holdings as an additional or reputed owner, lessee or agent; and (c) BSP ODF Finance II LLC as lender, surety or bonding company. A true and correct copy of the second twenty-day notice is attached hereto as Exhibit 7 and incorporated herein by reference. The recipients did not return the acknowledgement of receipt of the second twenty-day notice to Claimant within thirty days from the date of mailing. Therefore, under A.R.S. § 33-992.02, proof of service is made by affidavit of Jeff Veerhusen. This affidavit is included on Exhibit 7 and states: (a) the date

and method of service; and (b) the name and address of the persons to whom a copy of the notice was sent. A copy of the accompanying Certificate of Mailing is also attached to Exhibit 7.

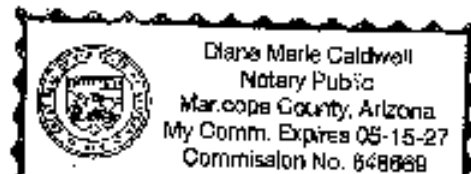
13. Claimant claims a lien against the Subject Property and the structures and improvements thereon in the amount of \$1,998,327.87, together with accrued and accruing interest on that amount at the rate of 1.5% per month from dates due until paid, and all reasonable expenses incurred including attorneys' fees and other professional services, pursuant to the laws of the State of Arizona relating to liens of mechanics, materialmen, laborers, and others. Therefore, for the sums due under the Contract for the purpose of fixing this lien, Claimant has made this Notice and Claim of Lien and delivers the original thereof to the County Recorder of Coconino County, Arizona to be recorded as required by law, and causes duplicate copies to be served upon Owner or Reputed Owner, if it can be found in Coconino County, Arizona.

DATED this 25th day of June, 2025.

DOEGE DEVELOPMENT LLC

By *David A. Doege*
David A. Doege
Its President

STATE OF ARIZONA)
) ss
County of Maricopa)



This instrument was subscribed, sworn to and acknowledged before me this 25th day of June, 2025 by David A. Doege, President of Doege Development, LLC, on behalf of the company.

Diana Marie Caldwell
Notary Public

My commission expires: 5-15-2027

Exhibit 1

Exhibit A

That part of the Southeast quarter of Section 28, Township 22 North, Range 2 East, of the Gila and Salt River Base and Meridian, Coconino County, Arizona, including LOTS 1 through 4, inclusive, BLOCK 10-I, a portion of BLOCK 11-L, and an abandoned portion of Locust Street between Blocks 10-I and 11-L, in TABER CITY, as shown on the plat thereof, recorded in Book 1 of Maps, page 11, records of Coconino County, Arizona, described as follows:

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Exhibit 2

CONSTRUCTION CONTRACT

This Construction Contract ("Contract") is entered into as of the 26th day of March, 2024, by and between Deege Development LLC, an Arizona State registered Contractor, having offices located at 11217 N. 23rd Ave, Phoenix, AZ 85029 ("Contractor") and CPH 642 RT 66 LLC, having offices located at c/o Castle Peak Holdings, 420 West 14th Street, Suite 6SE, New York, New York 10014 ("Owner"), with respect to the provision of construction and construction management services by Contractor for the property known as Trailborn Williams ("Project").

SECTION I

General Provisions

1. **Definitions.** All terms and phrases defined in this Contract shall have the meanings and definitions set forth herein. All words which have well known technical or construction industry meanings are used in this Contract in accordance with such recognized meanings, unless defined differently herein or the context clearly indicates otherwise. All references to "days" herein shall mean calendar days, unless otherwise specified.
2. **Scope of Work.** Contractor agrees, pursuant to the terms and conditions of this Contract, to provide and/or arrange for the provision of all work for the Project required by the terms and conditions hereof, all labor, materials, equipment and construction work necessary to produce the completed construction of the Project as established by the Contract Documents, and construction administration and construction management services necessary to administer such construction and all work incidental thereto and/or usually performed in connection therewith and/or reasonably inferable therefrom. Contractor agrees that, without increase in the Contract Sum except and only as permitted by the provisions of this Contract, Contractor will perform and provide all work, labor, materials, supplies, approvals, storage, surveys, testing, field engineering, fixtures, tools, supplies and services necessary to timely and fully perform all work and services required by and/or reasonably inferable from the Contract Documents and/or the provisions of this Contract and/or necessary to produce fully connected, complete and operational systems and finishes consistent with the requirements of this Contract.
3. **Responsibility.** Contractor shall be responsible for all work or services required by the terms and conditions of this Contract, whether or not such work or services are performed directly by Contractor or by Subcontractors employed or retained by or through Contractor. In addition, Contractor shall be responsible for all construction administration and construction management services necessary to coordinate the work of Contractor and any Subcontractors to furnish work, labor, services, material or equipment with respect to the Project.
4. **Communication and Coordination.** Contractor shall retain all Subcontractors necessary to perform the work required by this Contract. In this regard, Contractor shall be responsible for directing, supervising, assigning and dividing the work among such Subcontractors as necessary for the full and timely completion of the Work. The failure of Contractor to so direct, supervise, assign or divide the Work or to identify the trade or type of Subcontractor responsible for any element or aspect of the Work shall not entitle Contractor to any additional or extra compensation from Owner. In connection with all Work performed by or under the supervision of Contractor pursuant to this Contract, Contractor shall, consistent with

sound construction practice and applicable standards of professional care and diligence, maintain communication and shall coordinate its activities with Owner, the Architect and any other consultants or contractors employed by Owner and any other parties involved with the Project (collectively, "Owner's Consultants"), and all governmental agencies having jurisdiction over the Project, as necessary to facilitate the timely and proper performance of Contractor's Work hereunder and in such fashion as not to delay the timely and proper completion of construction of the Project. In addition, in connection with the performance of Contractor's services pursuant to this Contract, Contractor shall meet with and report to Owner, at such times as are required by this Contract or hereafter agreed to by Owner and Contractor, regarding the progress, scheduling and content of Contractor's services on the Project and to discuss and address any problems in connection with the Work. The Contractor acknowledges that Owner's Consultants are solely advisors to Owner, and that they shall not have authority to act generally as Owner's agent or to act otherwise on behalf of Owner in connection with the Project, unless expressly so stated in this Contract or later so indicated to the Contractor by Owner in writing. Specifically, the Contractor understands and agrees that Owner and Owner's Consultants are under no obligation to inspect the Work or to discover defects or deficiencies in the Work, and that the discovery of or failure to discover any defects, deficiencies or other problems in the Work by Owner or Owner's Consultants shall, nor in any way constitute a waiver or acceptance of any such defect, deficiency or other problem or in any way affect or reduce the Contractor's responsibilities to perform its Work in conformance with the terms of this Contract and free of defects, deficiencies or other problems in materials or workmanship. The Contractor acknowledges and accepts that, at any time, Owner, either directly or through the Owner's Consultants, at Owner's expense, may participate in any or all of the activities in connection with the administration of the Work on the Project.

5. Contractor Project Representative. Contractor's designated project manager, which, for this Project is David A. Doege Sr. P.M., shall be Contractor's Project Representative. Contractor represents and agrees that the Project Representative designated pursuant to this Paragraph is a knowledgeable member of Contractor's Project team; shall be responsible for coordinating, scheduling and supervising the services and activities required by this Contract, shall be the person who attends any meetings and conferences with Owner required by this Contract, and shall be the person responsible for communicating, on behalf of Contractor, with Owner, all Subcontractors and such other persons or entities involved with the Project as may be necessary for the timely and proper performance of the Work. Contractor's Project Representative shall not be discontinued by Contractor (except upon Final Completion of this Project or in the event of resignation or disability or if Owner requests a replacement to resolve incompatible working relationships) and no new individual shall be designated as Contractor's Project Representative without the prior approval of Owner, which approval shall not be unreasonably withheld.

6. Extent of Agreement. This Contract is an agreement only between Owner and Contractor (who shall be singularly responsible to Owner for the performance of this Contract) and does not constitute any obligation or agreement between Owner and any Subcontractor retained by Contractor to provide work or services in connection with the Project. No such Subcontractor shall have the benefit of any rights, remedies or redress against Owner provided to Contractor by this Contract, and Owner shall have no obligation to make or see to the payment of any such Subcontractor.

7. Standard of Care. Contractor acknowledges that it has described and represented itself to Owner as possessing experience and knowledge in projects of the same type and nature as this Project involving the design and construction of improvements substantially similar to the Project. Contractor agrees that the work and services provided by Contractor and the Subcontractors shall be performed in a manner consistent with those standards of professional skill, care and diligence applicable to contractors of comparable experience and knowledge in similar circumstances and will be of good, first-class quality and workmanship, free from faults and defects and otherwise in accordance with the requirements of this Contract.

8. Effective Date. Contractor and Owner agree that this Contract is intended to and shall govern all work and services provided by Contractor for the Project, whether initiated or performed prior or subsequent to the execution of this Contract, and that the effective date of this Contract shall be deemed to be the first date when any such work or services were so provided by Contractor.

9. Representations. The Contractor represents and warrants the following to the Owner (in addition to any other representations and warranties contained herein) as a material inducement to the Owner to execute this Contract, which representations and warranties shall survive the execution and delivery of this Contract, any termination of this Contract and the Final Completion of the Work:

(a) the Contractor is financially solvent, able to pay all debts as they mature and possessed of sufficient working capital to complete the Work, subject to Owner's timely payment of all portions of the Contract Sum due and owing to Contractor under the terms and conditions of this Contract, and perform all obligations hereunder;

(b) the Contractor is able to furnish the tools, materials, supplies, equipment, and labor required to complete the Work and perform its obligations hereunder and has sufficient experience and competence to do so;

(c) the Contractor is authorized to do business in the State in which the Project is located and is properly licensed by all necessary governmental and public and quasi-public authorities having jurisdiction over the Contractor and over the Work and the Project;

(d) the Contractor's execution of this Contract and performance thereof is within the Contractor's duly authorized powers; and

(f) the Contractor possesses a high level of experience and expertise in the business administration, construction, construction management and superintendence of projects of the size, complexity and nature of this particular Project.

10. Contract Documents. The "Contract Documents" consist of (a) this Agreement; (b) the Specifications as listed on Exhibit 2 hereto; (c) the Drawings as listed on Exhibit 2 hereto; (d) all other Exhibits attached hereto; (e) any Addenda to the Drawings or Specifications issued by Mohagen Hansen Architects ("Architect") with respect to the Work; and (g) all Modifications issued in connection with the Work for the Project. The Contract Documents form the Contract for Construction and may be collectively referred to herein as the "Contract", the "Contract Documents" and/or the "Agreement". All Contract Documents and Exhibits to this

Agreement are fully incorporated into this Agreement by reference and are as fully a part of this Agreement as if repeated in their entirety in this Agreement. A Modification is (1) a written amendment to the Contract Documents signed by both parties, (2) a Change Order, (3) a Construction Change Directive or (4) a written order for a minor change in the Work issued by the Architect.

In the event of a conflict among any of the Contract Documents, the Contract Documents shall take precedence in the order in which they are listed in the immediately preceding paragraph, except: (1) that a Modification shall take precedence over that portion of any other Contract Document which is modified by the Modification; and (2) with respect to conflicts or ambiguities as to the nature and extent of the Work to be performed, all labor, materials, services or other items, necessary for the execution of the Work and any labor, materials, services or other items which are reasonably inferable as necessary to complete the Work within the limits established by the Contract Documents, shall be considered as part of the Contract Documents and shall be executed by the Contractor in the same manner and with the same character and quality of material as other portions of the Work, without increase in the Contract Sum or extension of the Completion Dates. In the event of duplications or conflicts among the Contract Documents relating to the quality of Work to be performed or the materials and equipment to be provided, the Contractor shall notify the Owner and Architect of the duplication or conflict and obtain the Owner's direction as to the resolution of the duplication or conflict before proceeding with any affected Work.

The Drawings are those listed in Exhibit 2 to this Agreement and are the graphic and pictorial portions of the Contract Documents, wherever located and whenever issued, showing the design, location and dimensions of the Work, generally including plans, elevations, sections, details, schedules and diagrams. The Specifications are those listed in Exhibit 2 to this Agreement and are that portion of the Contract Documents consisting of the written requirements for materials, equipment, construction systems, standards and workmanship for the Work, and performance of related services.

SECTION II

Preliminary Services

1. Existing Conditions. By executing this Contract, the Contractor represents that it has visited the Project site, has reviewed all information, data and documents regarding the conditions at the Site made available to the Contractor by Owner or Architect prior to the execution of this Contract, verified measurements and has acquainted itself with all other conditions relevant to the Work including, without limitation, parking, noise, and work restrictions, and has made a reasonably thorough inspection of the Site, including, without limitation, all finishes, availability and performance of utility and other services and systems, dimensions and building elements (during which inspection the Contractor has reviewed all physical and observable conditions under which the Work will be performed). In this regard, the Contractor shall be entitled to rely on the accuracy of any information contained in as-built drawings or other materials furnished by Owner or Architect, but shall also be responsible for verifying all such information, to the extent feasible. The Contractor agrees that, in the event an obstruction, difficulty or condition is encountered at the Project site,

the Contractor shall notify Owner of such condition with reasonable promptness, and in no event later than five (5) business days after its discovery, and thereafter shall meet with Owner to discuss recommendations and alternatives for responding to the condition and minimizing its impact on the Contract Sum and/or Completion Date(s). The Contractor shall perform no Work involving or affected by such condition until after notifying Owner and receiving specific directions from Owner as to the performance of such Work. The failure of the Contractor to notify Owner (which may be by e-mail to emall@redhospirality.com, jlekstatis@redhospirality.com, and gmaria@redhospirality.com) of any such condition within five (5) business days of its discovery as required by this Paragraph shall constitute a waiver by the Contractor of any claim for an increase in the Contract Sum or extension of the Completion Date(s) as a result of such condition and shall mean that the Contractor shall perform all Work involving or affected by any such condition without any increase in the Contract Sum or extension in the Completion Date(s). If an obstruction, difficulty or condition is one about which the Contractor should not have had knowledge based on the requirements of this Paragraph, then the Contractor (provided notice has been timely given as required by this Paragraph) shall be entitled, as its sole and complete remedy, to an increase in compensation calculated pursuant to Section XIII, Paragraph 4 herein, together with an extension of the Completion Date(s) measured by the number of days or portions thereof, if any, that the Substantial Completion of the Work is actually delayed as a direct result of the existence of the obstruction, difficulty or condition, as an Excused Delay.

2. Review of Contract Documents. Organization of the Specifications into divisions, sections and articles, and the arrangement of Drawings shall not control the Contractor in dividing the Work among Subcontractors or in establishing the extent of Work to be performed by any trade. Should the Contractor discover any inconsistency in the Contract Documents, or among the Drawings and the Specifications or other Contract Documents, the Contractor shall promptly advise the Architect and Owner of such inconsistency and the greater quantity and the higher quality requirements from the Contract Documents shall govern. In addition, the Contractor acknowledges that the Specifications may be provided in a format that is embedded in the Drawings. In such event, the Contractor shall be responsible to review the Drawings for the Work and notify the Owner and the Architect if the Contractor believes that any aspect of the Work does not have sufficiently detailed Specifications necessary for the proper and complete execution of the Work and shall obtain the direction of the Owner or Architect before proceeding with any affected Work. If the Contractor performs any construction activity when Contractor knows such activity requires further specification or instruction from the Architect without such notice to the Owner and Architect, the Contractor shall be responsible for such performance and shall be responsible for any attributable costs, and shall not be entitled to any increase in the Contract Sum or extension of the Completion Dates on account thereof. Before beginning any Work involving dimensions that depend upon or are affected by existing conditions, the existing conditions shall be verified and shall take precedence over the Drawings with regard to dimensions.

The Contractor shall carefully study and compare the Contract Documents with each other and with the information furnished by the Owner and shall at once take field measurements and verify field conditions and shall carefully compare such field measurements and conditions and other information known to the Contractor with the Contract Documents before commencing activities. The Contractor shall promptly report to the Owner and Architect errors,

inconsistencies or omissions discovered or any variance observed by Contractor from applicable laws, statutes, ordinances, building codes, rules, regulations or any lawful orders of any governmental body, or public or quasi public authority (collectively, "Requirements") or any variance from or conflict with existing conditions at the Site, and shall secure written instructions from the Owner prior to proceeding with any Work affected by or involving such error, inconsistency, omission or variance. If the Contractor or any Subcontractor performs any construction activity when Contractor knows such activity involves an error, inconsistency or omission in the Contract Documents or any such variance without such notice to the Owner and Architect, the Contractor shall be responsible for such performance and shall bear the attributable costs for correction and shall not be entitled to any increase in the Contract Sum or extension of the Completion Dates on account thereof. The Contractor shall also keep the Owner informed of any changes of which Contractor becomes aware in applicable laws, statutes, ordinances, rules or regulations or any approvals or permits required for the Work.

3. Material Changes to Design. To the extent that the Drawings and Specifications are anticipated to require further development by the Architect, the Contractor has provided in the Contract Sum for such further development consistent with the Contract Documents and reasonably inferable therefrom, and such further development shall not entitle the Contractor to any increase in the Contract Sum unless and only to the extent that such later description constitutes a "Material Change" in the Work, which is defined as a later description of the Work that involves work of a materially different nature, character, scope or quality (other than refinement) than that set forth in and/or reasonably inferable from the Contract Documents, resulting in an actual, substantiated increase in the cost to perform the Work, and the Contractor notifies Owner that it believes it is entitled to an increase in the Contract Sum as a result of an alleged Material Change no later than ten (10) days after the alleged Material Change is first communicated to Contractor, and the Owner authorizes the Contractor to proceed with such Work in advance and in writing through a fully executed Change Order. In the event that the Contractor fails to provide such notice to the Owner within the applicable time limit then the Contractor shall be deemed to have waived any claim of a Material Change and shall perform the Work depicted in the Drawings and Specifications (and its further developments) without any increase in the Contract Sum and/or Completion Date(s) due to any Material Change not so identified in writing.

SECTION III

Architect

1. Identity of Architect. The Architect is the person or entity identified as such in this Agreement and is referred to throughout the Contract Documents as if singular in number. The term "Architect" means the Architect or the Architect's authorized representative. At Owner's discretion, the Owner may remove or replace the Architect. In either such event, the Owner may proceed without an Architect (and perform construction administration directly or through the Owner's Representative or any of the Owner's Consultants) or may substitute another Architect of the Owner's choosing, and references in the Contract Documents to the Architect shall be deemed to mean the Owner, Owner's Consultant or the replacement Architect, as applicable.

2. Architect's Administration of the Contract. The Architect will advise and consult with the Owner. The Architect will have authority to act on behalf of the Owner only to the extent provided in the Contract Documents, unless otherwise modified by written instrument in accordance with other provisions of this Agreement. The Architect will visit the Site at intervals appropriate to the stage of construction to become generally familiar with the progress and quality of the completed Work and to determine in general if the Work is being performed in a manner indicating that the Work, when completed, will be in accordance with the Contract Documents. However, the Architect will not be required to make exhaustive or continuous inspections to check quality or quantity of the Work. On the basis of these observations, the Architect will keep the Owner informed of progress of the Work, and will endeavor to guard the Owner against defects and deficiencies in the Work. The Architect will not have control over or charge of and will not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work, since these are solely the Contractor's responsibility. The Architect will not be responsible for the Contractor's failure to carry out the Work in accordance with the Contract Documents. The Architect will not have control over or charge of and will not be responsible for acts or omissions of the Contractor, Subcontractors, or their agents or employees, or of any other persons performing portions of the Work. The failure of the Architect to discover any defects, deficiencies or other problems in the Work shall not in any way constitute a waiver or acceptance of such defects, deficiencies or problems and shall not in any way affect or reduce the Contractor's responsibilities pursuant to this Agreement to perform the Work in conformance with the requirements of the Contract Documents and free from defects or deficiencies in materials or workmanship.

3. Communications Facilitating Contract Administration. At all times, Owner (at Owner's sole discretion) shall have the right to communicate directly with the Contractor, without involving the Architect, provided however that all communications involving design issues shall include the Architect (by direct participation or copy as determined by the Owner in Owner's sole discretion). In all events, all written communications between the Architect and Contractor shall be provided contemporaneously to the Owner (through the Owner's Representative).

4. Rejecting Work. The Architect and the Owner will each have authority to reject Work which does not conform to the Contract Documents. Whenever, in the reasonable opinion of either, it is considered necessary or advisable to ensure the proper implementation of the intent of the Contract Documents, either will have authority to require special inspection or testing of the Work in accordance with the terms of the Contract Documents, whether or not such Work be then fabricated, installed or completed. However, neither the Architect's nor the Owner's authority to act under this Section, nor any decision made by either in good faith either to exercise or not to exercise such authority, shall create any duty or responsibility on the part of the Architect or Owner to the Contractor, any Subcontractor, any of their agents or employees, or any other persons performing any of the Work, nor shall such authority or decision affect or reduce the Contractor's responsibilities pursuant to this Agreement to perform the Work in conformance with the requirements of the Contract Documents and free from defects or deficiencies in materials or workmanship.

5. Submittals. The Architect will review and approve or take other appropriate action upon the Contractor's submittals such as shop drawings, product data and samples, but

only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. Review of such submittals is not conducted for the purpose of determining the accuracy and completeness of other details such as dimensions and quantities, or for substantiating instructions for installation or performance of equipment or systems, all of which remain the responsibility of the Contractor as required by the Contract Documents. The Architect's review shall not constitute approval of safety precautions or of any construction means, methods, techniques, sequences or procedures. The Architect's approval of a specific item shall not indicate approval of an assembly of which the item is a component.

6. Payment. The Architect will conduct inspections to assist the Owner in determining the dates of Substantial and Final Completion, will receive and forward to the Owner for the Owner's review and records written warranties and related documents required by the Contract Documents and assembled by the Contractor, and will issue a final certificate for payment upon the Contractor's compliance with the applicable requirements of the Contract Documents.

SECTION IV

Construction Services

1. Scope. As used herein the terms "Work" or "work" shall mean, and the Contractor shall be required to perform, all labor, supervision, construction, materials, equipment, special facilities and "built ins", construction documentation, construction management services, fixtures, tools, supplies, taxes, coordination of inspections related to final certificate of occupancy and all other property and services necessary to timely and fully perform all work or services set forth in or reasonably inferable from the Contract Documents in a good and workmanlike manner and in accordance with this Contract and the approved Contract Documents and all work, services and materials necessary to produce fully connected, complete and operational systems and finishes consistent with the requirements of this Contract and the approved Contract Documents. In determining what is reasonably inferable from this Contract and the approved Contract Documents, all such documents shall be construed together, and shall not be read by separate trade areas or design divisions.

2. Work Responsibility. The Work shall be performed by qualified construction contractors, suppliers and workmen paid for by Contractor, subject to Contractor's receipt of timely payment from Owner of the Cost of Work as required by this Contract. All Work shall be performed in a manner consistent with the standards of professional skill, care and diligence set forth herein. Contractor shall be responsible for and shall coordinate all construction means, methods, techniques, sequences and procedures and all safety precautions and measures necessary in connection with the same. The construction work, materials and equipment provided by the construction contractors, suppliers and workmen retained by Contractor shall be new, and shall be of good quality, free from faults and defects and shall conform to this Contract and the Contract Documents. Work not in conformance with these requirements shall be repaired or replaced promptly and at no cost to Owner. Contractor shall be exclusively responsible to Owner for the acts and omissions of all contractors, suppliers, workmen and any other persons or entities employed or retained by Contractor to perform the Work and of their agents and employees. The Contractor shall provide and pay for, subject to Contractor's receipt of timely payment from Owner of the Cost of Work as required by this Contract, all labor,

materials, equipment, tools, construction equipment and machinery, transportation, and other facilities and services or temporary distribution of same necessary for the proper execution and completion of the Work, whether temporary or permanent and whether or not incorporated or to be incorporated in the Work.

3. Permits and Notices. Contractor shall secure, at Owner's expense, and keep valid and in effect, and comply with, the building permit and other permits and governmental approvals and licenses necessary for the Work. Contractor shall comply with and give all notices required by laws, ordinances, rules, regulations or building codes and statutes relating to the performance of the Work. The Contractor shall comply with applicable laws, ordinances, codes, rules, regulations, guidance and orders of any public authority bearing on the performance of the Work. The Contractor shall also secure all required governmental inspections required for the obtaining necessary governmental approval of the Work. The Contractor shall also secure a Certificate of Occupancy for the Project as required, or whatever similar document is then being issued by the appropriate governmental agencies permitting occupancy of the Project.

4. Taxes. Contractor shall pay or cause to be paid, included in the Contract Sum, all sales, consumer, use and similar taxes for the Work. Contractor, and each Subcontractor, shall pay taxes measured by the wages of their respective employees as required by law, and shall be solely responsible and liable for the payment of such taxes.

5. Clean-up. Contractor shall be responsible to keep the Project site and any surrounding areas involving or affected by the Work free from accumulation of waste materials or rubbish caused by the performance of the Work. Contractor shall keep the job site free of improperly stored combustible materials. At the end of each day, all boxes, crates, etc. shall be placed in a dumpster provided by Contractor. Also, Contractor shall (as soon as practicable based on the level of completion of the construction), if applicable, provide temporary weathertight enclosures for all exterior openings in order to protect the Work from weather conditions, and shall equip all exterior doors with self closing hardware and padlocks. At the end of each day Contractor shall close all temporary enclosures and padlock all exterior doors. At the completion of the Work, Contractor shall remove from and about the Project all waste materials, rubbish, tools, construction equipment, machinery and surplus materials, and shall present broom clean work to Owner for acceptance.

6. Supervision and Management of Construction. Contractor shall supervise and direct the performance of all Work, using appropriate skill and attention, and shall coordinate the Work performed by Contractor and all Subcontractors. Prior to the start of construction, Contractor shall designate one (1) individual, subject to the approval of Owner, to serve as the full time Field Superintendent for the Project. The Field Superintendent shall be present on the site throughout each day when Work is being performed on the Project up to and including the date of Final Completion and during each day shall observe in detail the administration and performance of construction on the Project and shall observe in detail the coordination of the Work on the Project in order to determine if the Work is proceeding in accordance with the Contract Documents and applicable Requirements. On the basis of such on site inspections and observations, Contractor shall keep Owner informed of the progress and quality of the Work and shall exercise appropriate care and diligence to guard Owner against defects and deficiencies in the Work. The Field Superintendent shall be required to communicate with Owner and all other persons performing Work on the Project as necessary for the full and faithful performance and

continuity of the Work. The Field Superintendent shall not be discontinued (except upon Final Completion or in the event of resignation or disability or if Owner requests a replacement to resolve incompatible working relationships) and no new individual shall be designated as the Field Superintendent without the prior approval of Owner, which approval shall not be unreasonably withheld. The Contractor and Owner shall meet and agree on the nature and amount of any additional on-site supervision to be provided by the Contractor for the Project, including the need, for and identity of any on-site Project Superintendent. Any Project Superintendent or Field Engineer agreed upon by Owner and Contractor pursuant to this Paragraph shall represent the Contractor on the Project site and shall have authority to bind the Contractor with respect to all matters pertaining to the performance of Work. The Contractor agrees that it shall not utilize any employee of the Contractor on the Project against whom Owner makes reasonable objection based on the quality of Work performed by such person and/or the nature of the working relationship between such person and Owner. In the event Owner makes such reasonable objection to any of the Contractor's personnel, the Contractor agrees that it shall promptly remove such person from the Project and thereafter shall not utilize such person to perform any such services on the Project, unless Owner later agrees to such use. Any reasonable objection by Owner pursuant to this Paragraph shall not be a basis for an increase in the Contract Sum and/or an extension of the Completion Date(s). At Contractor's cost, as part of the Cost of Work, the Contractor shall be responsible for arranging for and providing all general services and temporary facilities as required for the proper and expeditious prosecution of the Work.

7. Record Drawings. Contractor shall maintain in good order one record copy of all drawings, specifications, product data, shop samples, shop drawings, Change Orders, modifications and other records relating to the Work, marked to record changes made during the process of construction. Among other things, these marked drawings shall reflect (i) all deviations from the Contract Documents made during construction, (ii) details in the Work not previously shown on the Contract Documents, (iii) changes to existing conditions or existing conditions found to differ from those shown on the Contract Documents and (iv) the actual installed position of all elements of the Work. These documents shall be made available to Owner for inspection and review during the course of construction on the Project, as requested by Owner. At the conclusion of the Work, these documents shall be used by the Contractor to produce a coordinated set of as-built drawings, showing all construction Work as set in place during construction and revised to show the foregoing information and all changes made during construction from the original drawings.

8. Construction Meetings. Contractor shall hold regular progress meetings at the job site with all persons or entities then performing Work on the Project. Such meetings shall be held at least weekly and at such other times as directed by Contractor or Owner, and during such meetings Contractor shall review and discuss the progress of the Work with the contractors and suppliers then performing Work on the Project. Owner shall be notified at least 24 hours in advance of each such meeting and Owner and any of Owner's Consultants may attend these meetings if it requests to do so. Contractor shall prepare minutes of each such meeting that will be distributed within (5) five days following the meeting. Further, the Contractor shall meet with Owner and Owner's Consultants, at such reasonable times and places chosen by Owner, to discuss the results and progress of the Work on the Project and/or of any services or Work then being performed by Contractor, and to discuss and address any problems relating thereto. If

requested or required by Owner, the Contractor shall provide Owner with written reports or recommendations in connection with such meetings. The Contractor shall comply with all decisions or directions rendered or issued by Owner in any such meetings, subject to the terms and conditions of this Contract.

9. Shop Drawings. Contractor shall be responsible to coordinate the submittal of, and to review, approve or take other appropriate action upon, all submittals such as shop drawings, product data and samples for the purpose of determining their conformance with the information given and the design concepts expressed in the final Contract Documents, including dimensions, materials and other specific instructions. Contractor shall keep Owner informed and shall provide Owner with copies of all communications by or with Architect relating to shop drawings, product data, materials, samples, schedules and colors. Upon Owner's request, Contractor shall deliver to Owner a copy of the shop drawing, product data, material sample, schedule or color at issue and Contractor shall take no action on the submittal until after it has received Owner's comments and approval. Owner shall provide its comments or approval within ten (10) days after the Owner's receipt of the submittal. Contractor shall maintain a current shop drawing log containing a description of all submittals, the date when Contractor received each submittal and Contractor's actions taken in respect thereof. By submitting shop drawings, product data and samples to Owner, the Contractor represents that the Contractor (or its Subcontractors) has determined and verified all materials, field measurements, and field construction criteria related thereto, and that the Contractor has checked and coordinated the information contained within such submittals with the requirements of the Work and of the Contract Documents. The Contractor shall not be relieved of responsibility for any deviation from the requirements of the Contract Documents by the approval of shop drawings, product data or samples by the Owner or Architect unless the Contractor has specifically informed Owner and Architect in writing of such deviation at the time of submission and Owner and Architect have given written approval to the specific deviation. The Contractor shall not be relieved from responsibility for errors or omissions in the shop drawings, product data or samples by such approval.

10. Processes. The Contractor shall establish on-site lines of authority and communication including but not limited to: (1) scheduling and conducting preconstruction meetings with Subcontractors prior to the start of Work as necessary to coordinate: (a) construction schedule and sequencing of critical Work; (b) delivery schedules and priorities; (c) designation of responsible Subcontractor personnel; (d) procedures and processing of field decisions, submittals, Change Orders, and applications for payment, etc.; (e) requirements for document distribution; (f) procedures for maintaining the record Contract Documents; (g) use of premises, office, work, and storage areas; (h) temporary facilities and utilities; (i) security procedures; (j) housekeeping procedures; and (k) allocation of space and establishment of guidelines for Subcontractor field offices, work and storage areas, etc. as required; and (2) scheduling and conducting construction progress meetings with Subcontractors as required in order, among other things, to: (a) review work progress for compliance with schedule; (b) resolve field conflicts or problems; (c) review off-site fabrication and delivery schedules; (d) monitor construction progress and execute corrective measures and procedures to prevent schedule delays; (e) monitor adequacy of Subcontractor manpower and equipment and execute corrective action as necessary; (f) maintain quality control standards; and (g) review status of requests for proposals.

11. Substitutions and Alternates. Products, materials and equipment of manufacturers referred to in the Contract Documents are intended to establish the standard of quality and design required by the Owner. Any decision whether or not to accept any proposed substitution or alternate shall be made by Owner in its sole and complete discretion. Owner agrees to render its decision within seven (7) days after the Owner's receipt of the Contractor's request. If no response is received from the Owner within such time, it shall be deemed a rejection of the proposed alternate or substitution. If the Contractor desires to submit for Owner's approval an alternate product or method in lieu of what has been specified or shown in the Contract Documents approved by the Owner, the Contractor may do so in writing to Owner prior to submittal of applicable shop drawings, providing samples of proposed materials and setting forth the following:

- (a) Full explanation of the proposed substitution and submittal of all supporting data including technical information necessary for a complete re-evaluation of the substitution;
- (b) Reasons the substitution is advantageous and necessary, including the benefits to Owner and the work in the event the substitution is accepted;
- (c) The adjustment, if any, in the Contract Sum in the event the substitution is accepted; and
- (d) The adjustment, if any, in the construction schedule in the event the substitution is accepted.

All materials furnished shall be new unless stated otherwise. When materials are specified to conform to any standard, the materials delivered to the Project Site shall bear manufacturers' labels stating that the materials meet such standards. The above requirements shall not restrict or affect the Owner's right to test materials.

12. Work of Others. Owner reserves the right to perform construction or operations related to the Project with Owner's own forces and/or to award separate contracts in connection with other construction or operations on the Project site (including installation or furnishing of necessary equipment, machinery, furnishings and fixtures). In such event, Contractor agrees to cooperate and coordinate its work with any and all such persons performing other work on the Project and to use appropriate skills and resources and to employ commercially reasonable efforts, consistent with applicable standards of professional skill, care and diligence in order to discharge Contractor's responsibilities and obligations under this Contract. Except as otherwise provided herein, the presence of other persons or entities performing work on the Project will not relieve Contractor from its responsibilities under this Contract. In the event Owner performs other construction or operations on the site with its own forces or through separate contractors, it shall coordinate such work with Contractor so as not to unreasonably interfere with or delay the work required of Contractor pursuant to this Contract. The Contractor shall be responsible for all cutting, fitting or patching that may be required to complete the Work or to make its several parts fit together and operate properly. However, the Contractor shall not damage or endanger any portion of the Work or the work of any separate contractors by cutting, patching or otherwise altering any such Work. The Contractor shall not cut or otherwise alter the work of any separate contractors except with the written consent of Owner. If a dispute arises among the Contractor,

separate contractors and Owner as to the responsibility under their respective contracts for maintaining the premises and surrounding area free from waste materials and rubbish as required by this Contract, and the dispute is not resolved within 48 hours after written notice from Owner, Owner may clean up and allocate the cost among those responsible as Owner reasonably determines to be just. Notwithstanding anything contained herein to the contrary, the parties agree that Owner shall be responsible for all costs and expenses of any of its separate contractors.

13. Site Behavior. Contractor shall be responsible to maintain peaceful labor relations and a trouble-free job site for the duration of the Project. The Contractor shall at all times enforce strict discipline and good order among the Contractor's employees and the employees of its Subcontractors and other entities performing any of the Work under the direction or supervision of the Contractor and shall not employ in the performance of any portion of the Work any unfit person or anyone not skilled in the task assigned to him. The Contractor shall ensure that neither its employees nor anyone performing any of its Work are under the influence of any alcohol or drugs or are engaged in any illegal activities. The Contractor shall be responsible for removing any and all such person(s). The Contractor shall also ensure no loud music is played on the site. The Contractor shall ensure all notices required by local, state and/or federal regulations are posted and maintained as required by law. The Contractor shall also take all steps to ensure persons not authorized to access the site are barred from entering the same. Contractor (1) shall assure that Contractor's employees and Subcontractors work in harmony and do not interfere with each other, Owner or Owner's other contractors and (2) shall use Contractor's best efforts to avoid any work stoppage, picketing, labor disruption or dispute involving the employees, contractors, subcontractors, laborers, or materialmen of Owner or any tenant or occupant of the Project and any unreasonable interference with the business of Owner, or any tenant or occupant of the Project. In the event of a labor dispute, the Contractor shall not be entitled to any increase in the Contract Sum or other compensation. In addition, Excused Delays shall not include delays or interruptions to the Work caused by labor disputes arising from the decision of the Contractor or any Subcontractors to use non-union labor or to schedule concurrent work by non-union and union labor crews or arising from jurisdictional labor disputes. To the fullest extent permitted by law, Contractor shall defend, indemnify and hold harmless the Indemnitees from any liability with respect to disputes among Subcontractors and Contractor. The Contractor shall confine operations at the Project site to the areas of the Project and other areas permitted by Owner and shall not encumber the other portions of the Project site with any materials or equipment. The Contractor shall require all persons performing work on the Project to comply with any and all policies and rules established by Owner relating to access or behavior at the Project site.

14. Uncovering Work. If any portion of the Work should be covered contrary to the request of Owner or to requirements specifically expressed in the Contract Documents, it must, if required by Owner, be uncovered for observation by Owner and shall be replaced at the Contractor's sole expense without extension of the Completion Dates. If any other portion of the Work has been covered which Owner did not specifically request to observe prior to being covered, Owner may instruct the Contractor to uncover the Work. If such Work shall be found in accordance with the Contract Documents, the cost of uncovering and replacement shall, by appropriate Change Order, be charged to Owner. If such Work shall be found not in accordance with the Contract Documents, the Contractor shall pay all such costs unless it shall be found that

this condition was caused by a separate contractor, in which event Owner shall be responsible for the payment of such costs.

15. Allowances. The Contract Sum includes those specific allowances that are identified in the attached Exhibit 4. The Contract Sum shall be adjusted accordingly if the actual costs for allowance items are more or less than the allowances specified in the Contract Documents. Unless otherwise provided in the attached Exhibit 4, allowances shall cover the cost to the Contractor of materials and equipment delivered at the Site and all required taxes, less applicable trade discounts. The Contractor's costs for unloading and handling at the Site, labor, installation costs, overhead, profit and other expenses relating to stated allowance items shall be included in the Contract Sum and not in the allowances.

16. Design/Build Work. Contractor acknowledges that the Contract Documents may require that the Contractor provide certain elements of the Work, such as the mechanical, electrical, HVAC, plumbing and fire protection, on a design/build basis (which work is referred to herein as the "Design/Build Work"). In such event, the Contractor shall be responsible, through the retention of certain design/build Subcontractors who shall be under contract with the Contractor, for the design and engineering of the Design/Build Work ("Design/Build Subcontractors"). The Contractor further acknowledges that the Design/Build Work will be identified in the Contract Documents only in outline form by reference to essential performance or system characteristics and requirements. The Contractor agrees that, with respect to any Design/Build Work, it shall (through the retention of appropriately qualified and licensed Subcontractors responsible for such Design/Build Work) provide all work or services (of either an engineering or construction nature) necessary to provide the Owner with full, complete and operational systems, in compliance with all applicable codes and industry standards, whether or not all such work is itemized in the Contract Documents in full and exact detail. The Contractor acknowledges that the design of the Design/Build Work will need to be coordinated with the Architect for compliance with the requirements of the Contract Documents and the Contractor agrees that Contractor (and its Design/Build Subcontractors) will comply with any decisions and directions of the Architect in this regard, and shall meet with the Architect and Owner and assist in the development and articulation of the final design requirements for all such Design/Build Work, and will be responsible to integrate and coordinate the Design/Build Work with the remainder of the design prepared by the Architect, so that the entire design is fully integrated and coordinated into a final set of construction documents articulating the entire Work.

SECTION V

Subcontractors

1. Definition. As used in this Contract, the term "Subcontractor" shall mean any person or entity who has a direct contract with Contractor to perform a portion of the Work (including architects, engineers, materialmen and suppliers) and all other persons or entities (whether such persons or entities are subcontractors or sub-subcontractors) who provide materials, labor or services directly or indirectly to or for the Project through or under the supervision of Contractor or its Subcontractors.

2. Selection of Subcontractors. As soon as practicable after the receipt and evaluation of the applicable subcontract bids, Contractor will prepare a list of recommended

Subcontractors for each category of the work for Owner's review and approval. Owner will identify to Contractor, in writing and with reasonable promptness, if Owner has any reasonable objection to any such proposed person or entity. If a specific bidder (a) is recommended to Owner by Contractor, (b) is qualified to perform that portion of the work, and (c) has submitted a bid which conforms to the requirements of the final design without reservation and exception, but Owner requires that another bid be accepted, then a Change Order shall be issued to adjust the Contract Sum by the difference between the bid of the Subcontractor recommended to Owner by Contractor and the amount of the contract actually signed with the firm designated by Owner. All agreements between the Contractor and its Subcontractors shall preserve and protect the rights of Owner with respect to the performance of the Work so that the subcontracting thereof will not prejudice such rights. No provision of this Contract or any contract between the Contractor and any Subcontractor shall be construed as an agreement between the Owner and any Subcontractor. No Subcontractor shall have the benefit of any rights, remedies or redress against the Owner pursuant to this Contract.

3. Replacement of Subcontractors. Contractor shall have the right to replace any Subcontractor retained by it to perform any portion of the work for the Project if, in the opinion of Contractor, such Subcontractor has failed to perform the work in a proper and timely fashion. If Contractor shall replace any such Subcontractor, Contractor shall notify Owner in writing, specifying the person or entity who shall be replaced and the name of the person or entity to be substituted, together with Contractor's reason for the substitution.

4. Contingent Assignment of Subcontracts. In the event of the termination of this Contract by Owner because of the default of Contractor after any applicable notice and cure period, Owner shall have the right (without any responsibility so to do) to assume the rights and responsibilities of Contractor under all or some of Contractor's subcontracts or purchase or rental agreements, which Owner in its sole discretion chooses to assume. While this provision shall constitute a present assignment of Contractor's rights with respect to any and all subcontract agreements and commitments which Owner so chooses to assume, Contractor, upon request from Owner, shall promptly execute and deliver to Owner written assignments of such contracts, agreements and commitments which Owner in its discretion so chooses to take by assignment. All of Contractor's agreements with its Subcontractors shall provide for this assignment.

SECTION VI

Owner's Responsibilities

1. Representatives. Owner has appointed CBRE as the project representative who shall be responsible to communicate with Contractor with respect to the Work, to observe the Work, to furnish required information and services to Contractor and to render decisions pertaining to the Work with reasonable promptness in order to avoid any delay in the orderly progress of the Work. The representative so designated shall be the sole person authorized to act on behalf of Owner with respect to the Project, except as set forth below with respect to the Project Manager. In the event Contractor receives any instructions, either in writing or orally, by persons other than the representative designated pursuant to this Paragraph, Contractor shall notify such representative of such instructions or approvals and shall not act upon such instructions or approvals until provided with directions from such representative. The

representative designated by Owner pursuant to this Paragraph may be replaced or discontinued upon notice to Contractor.

Further, Contractor acknowledges that Owner has retained Red Hospitality Consulting as project manager on the Project (the "Project Manager") to assist Owner, as and when authorized, in the evaluation and observation of certain aspects of the design and construction of the Project and the administration of this Contract. Contractor agrees to maintain appropriate communication and to coordinate its activities with the Project Manager as necessary to facilitate the full, timely and proper performance of the Contractor's obligations under this Contract and the completion of all Work within the applicable Completion Dates. The Project Manager may observe, evaluate, administer, monitor and direct the Work. Communications on the Project shall be directed to Owner's project representative and the Project Manager. Contractor acknowledges that the Project Manager is solely an advisor and consultant to Owner and does not have authority to act generally as Owner's agent. Contractor specifically understands and agrees that the Project Manager does not have authority to authorize any change in the scope of the Work, increase in the Contract Sum, revision to the Completion Dates or schedule or any additional compensation or payment to the Contractor, without the prior and written approval of Owner through Owner's project representative. A new Project Manager may be designated by Owner pursuant to this Paragraph by providing the Contractor with three (3) days' prior notice.

2. Surveys. Contractor shall notify Owner of any surveys needed in connection with the work required by this Contract, including but not limited to surveys describing the physical characteristics, legal limitations and utility locations for the Project site, and surveys depicting any existing construction located on the Project site. Owner shall provide Contractor with such surveys within a reasonable time after such request.

3. Owner's Review of the Work and Right to Stop the Work. Contractor agrees that Owner, either directly or through the Architect, any consultant or other person or entity hired by Owner for such purpose, shall have access to the Work in progress and may observe the Work, and shall have authority to reject and/or stop the Work if necessary for its proper execution or to order the repair or replacement of Work which Owner determines is defective or substandard in its reasonable discretion. In the event Owner stops the Work pursuant to this Paragraph and it is later determined that no cause existed for the exercise of such authority, such order shall be considered a suspension of the Work by Owner as provided in this Contract. Whenever, in the reasonable opinion of Owner, it is considered necessary or advisable to ensure the proper implementation of the intent of the Contract Documents, Owner will have authority to require special inspection or testing of the Work, whether or not such Work be then fabricated, installed or completed, at Owner's expense, except that if any such test or inspection reveals that any portion of the Work is defective or deficient and as a result further testing and inspection is required by Owner to determine that such Work is corrected, then the Contractor shall be fully and solely responsible (without increase in the Contract Sum) for all costs and expenses associated with any such further testing or inspection.

4. Owner's Right to Perform the Work. If the Contractor fails or neglects to carry out the Work in accordance with this Contract and fails within ten (10) days after receipt of written notice from Owner to commence and continue correction of such failure or neglect with diligence, Owner may, without prejudice to any other remedy Owner may have, correct such deficiencies. In such case an appropriate Change Order shall be issued deducting from the

payments then or thereafter due the Contractor the actual out-of-pocket cost of correcting such deficiencies, including compensation for the services of any other professional made necessary by such neglect or failure. If the payments then or thereafter due the Contractor are not sufficient to cover such amount, the Contractor shall pay the difference to Owner.

SECTION VII

Time: Completion

1. Time of Essence. Timely completion of the Work is of the essence in this Contract. Accordingly, Contractor shall perform the Work as expeditiously as practicable, consistent with good architectural, engineering and construction practice, applicable standards of professional care and diligence and the orderly progress of the Work. Contractor shall commence and prosecute the Work in such fashion as is necessary to achieve Substantial Completion and Final Completion no later than the dates set forth on Exhibit 1 (the "Completion Dates"), subject only to Excused Delay. The Completion Date(s) are not based on any representation to the Contractor as to how the Work will be sequenced, or when, for how long, or in what sequence any manpower assignments or levels will be necessary to perform the Work in accordance with the schedule established for completion of the Work. Contractor shall sequence and direct its Work in such a fashion as to take advantage of any and all available areas to perform its Work at the Project site, whenever or for whatever time they are available, and shall increase or decrease its manpower assignments and levels, as appropriate and in whatever fashion may be necessary, to achieve completion of all Work in accordance with the requirements of this Contract. By execution of this Contract, Contractor further acknowledges and agrees that based on the current scope and nature of the Project set forth in this Contract, the Contractor has reasonable and adequate time to achieve Substantial Completion and Final Completion of the Work on the Project in a timely manner. In order to achieve Substantial Completion of the Work by the Completion Date(s), as it may be extended pursuant to this Contract, the Contractor agrees, without any increase in the Contract Sum or any additional compensation of any kind, to assign more personnel and increase construction manpower, increase the number of working hours per shift, working days per week, or amount of construction equipment, reschedule activities, work overtime and take such other measures to the extent necessary to overcome delays attributable to the Contractor, its Subcontractors and any other persons or entity performing Work under contract with, on behalf of or under the direction or supervision of the Contractor. Further, the Contractor acknowledges and recognizes that Owner must have full and beneficial occupancy and use of the completed Work within the times established by the Completion Dates, subject only to Excused Delays as defined herein, and that Owner has entered into, or will hereafter enter into, binding agreements based upon the Contractor's representation that Contractor can achieve completion of the Work within the Completion Dates established in this Contract. The Contractor acknowledges and understands that Owner will incur substantial losses and damages if Owner is not able to use and occupy the Work for its intended purpose as of the date required for Substantial Completion set forth on Exhibit 1 (the "Substantial Completion Date"), including, among other things, additional fees to consultants and contractors retained by Owner, economic loss and lost revenue, rent and income, which damages to the extent actually incurred shall be the responsibility of Contractor should Contractor fail to complete the Work within such dates (except and only to the extent of Excused Delays as defined herein).

Because the exact amount of these damages cannot be readily ascertained as of the date of this Agreement, and because both the Owner and Contractor desire certainty with respect to their rights and obligations in the event that the entire Work is not Substantially Complete as of the Substantial Completion Date established in Exhibit I to this Agreement, the Contractor will be granted a 15 day grace period before incurring liquidated damages, after which the Contractor shall pay the Owner, as agreed and liquidated damages, the sum of \$1,000 (One Thousand Dollars) for each day during the thirty (30) day period following the grace period that the Contractor fails to achieve Substantial Completion of the Work, the sum of \$2,000 (Two Thousand Dollars) for each day during the next fifteen (15) day period that the Contractor fails to achieve Substantial Completion of the Work, and \$5,000 (Five Thousand Dollars) per day for each day thereafter that the Contractor fails to achieve Substantial Completion of the Work, except and only to the extent that the failure to achieve Substantial Completion is due to an Excused Delay (in which event the date on which the foregoing liquidated damages will be imposed shall be extended, as required by the term of this Agreement, as a result of such Excused Delay), and provided that the liquidated damages pursuant to this paragraph shall not exceed the amount of Contractor's Fee payable under this Agreement. The Contractor acknowledges that it has reviewed evidence demonstrating the nature and extent of the damages that the Owner is likely to incur in the event the Work is not completed within the times required by this Agreement, and based on the foregoing acknowledges and agrees that the damages set forth above are based upon a reasonable approximation of the Owner's damages in such event and constitute agreed and liquidated damages, and are not a penalty. At its option, the Owner may deduct any accrued liquidated damages from the amounts due to the Contractor under the terms of this Agreement. The parties agree that the Owner's exercise of its option under this Agreement to use and occupy all or any portion of the Work prior to Substantial Completion shall not toll, waive or diminish in any way the liquidated damages for which the Contractor is responsible under this Section. Owner agrees that the liquidated damages set forth in this Section shall be the only damages recoverable by the Owner as a result of Contractor's failure to achieve Substantial Completion of the Work by the date required by this Agreement, unless such liquidated damages remedy is deemed unenforceable under law, in which event Owner may seek all actual damages as described above. However, Contractor acknowledges and agrees that the liquidated damages set forth above apply only to damages resulting from the Contractor's failure to achieve Substantial Completion of the Work by the date required by this Agreement and do not limit or preclude Owner from exercising any non-monetary remedy or the recovery of any damages of any kind, type or nature to the extent they result from any other breach of contract, negligence or other action or omission of Contractor or its subcontractors, including but not limited to any defective, substandard or deficient construction.

2. Delaying Events. The Contractor agrees that it shall continually adjust and modify the construction schedule as required by this Contract and in order to reflect and account for all events and occurrences encountered in or associated with the performance of the Work which may delay and/or preclude Owner from using and occupying all, or any portion of the Project, for its intended purpose on or before the Completion Date(s) (a "Delaying Event"). The Contractor shall notify Owner in writing within five (5) business days after the Contractor is first delayed or becomes aware of potential delay in the progress of the Work due to any reason or circumstance (a "Delaying Notice"). Should such a Delaying Event take place, the Contractor shall meet with Owner, as and when requested, to discuss the situation and identify responses and alternatives which will reduce or eliminate the impact of the Delaying Event and shall

modify, revise and adjust the construction schedule accordingly, pursuant to the reasonable direction of Owner. Specifically, the Contractor shall, if requested by Owner, revise and modify the construction schedule, in response to any Delaying Event, and prioritize the Work on the Project in such a fashion so as to allow Owner to use and occupy as much of the Project as possible for its intended purpose on or before the Completion Date(s). At all times, the Contractor shall cause the Work on the Project to be performed in accordance with the most recent revisions and modifications to the construction schedule (without waiving any claim of Owner with respect to any Contractor delay or other breach).

3. Excused Delays. The Contractor shall be entitled to an extension in the Completion Date(s) as the result of a delay only to the extent that such delay is attributable to causes beyond the reasonable control of and could not have been mitigated or avoided by the Contractor or any affected Subcontractors (hereinafter referred to as an "Excused Delay"). Excused Delays shall include, among other things, delays caused by the act or neglect of the Owner, Architect, the Owner's employees or separate contractors or their employees or agents, or by changes in the Work, unreasonable delays by governmental authorities in scheduling inspections, conducting reviews or issuing approvals, or by labor disputes, fire or other casualties, or by unreasonable delays by the Owner and/or Architect in responding to Shop Drawings, submittals or RFIs (in this regard, if no date is established in the Contract Documents upon which such responses or any other interpretations or approvals to be provided by the Owner, Architect or their consultants in connection with the Work shall be furnished, then no claim for extension of the Completion Dates shall be allowed on account of failure to furnish any such response, interpretation or approval unless such time exceeds seven (7) days after receipt by the Architect and/or Owner or their consultants, as applicable, of the Shop Drawing, submittal, RFI or other item at issue). Further, an Excused Delay shall not include any delay caused by inclement or adverse weather conditions (regardless of the nature, duration or extent of such condition or its actual effect on the prosecution of the Work), except and only if: (1) Contractor demonstrates that the weather condition at issue is more severe than one would reasonably expect to encounter at the Site based on historical conditions over the past five years as established by the National Weather Service; and (2) such adverse weather conditions in fact cause a delay in the completion of the Project beyond the Completion Dates; i.e. it must be a "critical path" delay; a delay of a non-time critical activity is not cause for extension of the Completion Dates, and for purposes of this Contract, a demonstration of adverse weather conditions will require documentation by National Weather Service of rainfall over one-quarter inch (¼") accumulation or the high temperature for the day less than 32 degrees Fahrenheit; and (3) the adverse weather prevents the Contractor from performing the affected Work for more than four (4) hours during the day of claimed delay. No delay to the Work will be considered an Excused Delay unless it actually delays Substantial Completion of the entire Project (delays of only certain trades will not be considered an Excused Delay unless they in turn actually delay the Substantial Completion of the entire Project). The Contractor shall not be entitled to any extension of the Completion Date(s) or to any increase in the Contract Sum on account of any such Excused Delay unless such extension or increase is expressly permitted by the terms of this Contract, Contractor has provided a timely Delaying Notice and a proper and timely claim is made by the Contractor, as required by Section XIII, Paragraph 3.

4. Remedy for Excused Delay. In the event of an Excused Delay, the Contractor shall be entitled to an extension of the Completion Dates measured by the number of days, or

portions thereof, that the Substantial Completion of the Work is actually delayed by such Excused Delay. The Contractor shall not be entitled to an increase in the Contract Sum as a result of an Excused Delay or due to any acceleration or other impact to the performance of the Work caused by any Excused Delay (or any action directed by the Owner or Architect with respect to the time for performance of the Work) except and only in the event of (and provided timely written notice is provided as required by this Agreement): (1) a delay that is the result of an interference with, or interruption of the Work caused by Owner (or Owner's Consultants, employees, agents or separate contractors) or Architect; or (2) an acceleration or other impact to the time for performance of the Work that is directed by the Owner in writing and is required in order to overcome a delay in the completion of the Work that is caused by the interference with or interruption of the Work by the Owner (or Owner's employees, agents or separate contractors) or Architect; or (3) an acceleration to the time for performance of the Work that is caused by the failure of the Owner to grant an extension of time that was required to be granted pursuant to the provision of this Agreement. In any such event, the Contractor's sole remedy shall be an increase in compensation calculated pursuant to Section XIII Paragraph 4; and the Contractor shall be entitled to no additional compensation and shall have no additional or other rights of any kind or nature arising out of or under this Contract by virtue of any delays, interferences, acceleration or other impact, regardless of their length or nature.

5. Schedule and Reports. The Contractor shall prepare and maintain a detailed construction schedule in pdf format and the project scheduling program file for the performance of the Work based on the Completion Dates and employing the critical path method and a scheduling system reasonably acceptable to the Owner. The construction schedule will provide for actual start and end dates with the contractual/planned start and end dates to be updated. The schedule shall identify and incorporate activities required for equipment modifications, procurement and installation and shall identify all material or equipment that will require long delivery time and shall set forth the anticipated purchase and delivery dates for such materials and equipment. In addition, the schedule shall identify by task all significant decisions or information required to be supplied by Owner or any other persons or entities involved with the Project (including applicable code officials) and shall set forth appropriate time frames for the supply of such decision and information so as not to delay the Substantial Completion of the Project. Subsequent to the commencement of the Work, Contractor shall prepare a monthly schedule summary report, in such form and detail as reasonably approved by Owner. These reports shall identify the significant schedule milestones achieved during the period, identify those milestones that were not achieved, explain why they were not achieved and detail Contractor's plan for recovering any lost time associated with such failure, identify and discuss any other events or problems which have affected or may affect completion of the Project and shall include an updated schedule for the remaining activities on the Project. The monthly schedule summary shall also contain a written statement from Contractor's Project Representative as to the progress of the Project, the overall status of conformance with the Project schedule and the Project Representative's expectation of completion as compared to the current schedule.

6. Material Status Report. The Contractor shall prepare a Materials Status Report not later than seven (7) days after Submittals are approved for each separate aspect of the Work. The Materials Status Report shall include a complete list of suppliers, items to be purchased from

the suppliers or fabricators, time required for fabrication, and the scheduled delivery dates for each item relevant to each aspect of the Work.

7. Substantial Completion. As used herein, "Substantial Completion" and/or "Substantially Complete" shall mean that: (1) the Work has been fully completed in accordance with the Contract Documents and this Contract except and only for minor items that will not unreasonably affect the occupancy and operation of the Work as intended and the Work is sufficiently complete (with the above noted exceptions only) to enable Owner to legally occupy and use the Work for the use for which it is intended without unreasonable disruption or interference caused by the need to complete any of the Work then remaining to be completed; (2) all approvals and permits required for the intended use (excluding occupational licenses, business licenses, and other licenses required for a tenant's or occupant's particular use of the Project), occupancy and completion of the Work, shall have been issued by appropriate governmental authorities, which may be temporary (except such certificates, permits, approvals or consents that cannot be procured due to reasons beyond the reasonable control of the Contractor or any Subcontractors, in which event this condition shall not apply to such extent); (3) if so required by the Owner, the Architect has certified that the Work is complete as required by subsection (1) above and (4) all operational systems and elements that are part of the Work, including mechanical, electrical and support systems, are functioning as required by the Contract Documents and this Contract.

8. Inspection and Punch Lists. When Contractor considers that the work on the Project is Substantially Complete, it shall so notify Owner and Architect in writing. The written notification from Contractor to Owner and Architect shall include a punch list of items to be completed or corrected and shall fix the time within which Contractor shall complete or correct said punch list items. Owner and Architect shall thereafter promptly inspect the work on the Project and either accept that the work is Substantially Complete, or shall notify Contractor in writing of the basis for Owner's and/or Architect's position that the work is not Substantially Complete. When Owner and Architect agree that the Work is Substantially Complete, the parties shall enter into a certificate of Substantial Completion on Standard AIA Form G-704, certified by the Architect indicating that the Work has been completed in accordance with the Contract Documents and in accordance with the applicable Requirements, subject to identified punch list items. If Owner, Architect and Contractor disagree as to whether the work is Substantially Complete, such disagreement shall be resolved pursuant to negotiation between Owner and Contractor, or if necessary, pursuant to Section XIII below. Upon notification from Contractor that the punch list items of work have been completed and corrected by Contractor, Owner and Architect shall again review the work on the Project to verify such completion and correction, and shall either accept that such punch list work has been completed and corrected or shall notify Contractor in writing of those punch list items which Owner and/or Architect believe remain to be completed or corrected. The Contractor acknowledges and accepts that during the period when the Contractor is completing its punch list Work, disputes may arise between Owner and Contractor as to the responsibility for certain punch list items or other corrective Work. However, the Contractor hereby expressly agrees to perform (and shall require its Subcontractors to perform) any and all punch list items and/or other corrective Work directed or requested by Owner or Architect, promptly upon notice of such direction or request and irrespective of any dispute as to the Contractor's responsibility for such punch list item or corrective Work, subject only to the Contractor's right to make claim for additional compensation resulting therefrom.

pursuant to the terms of this Contract. When the Work or designated portion thereof is Substantially Complete, the Owner will authorize the Architect to prepare a Certificate of Substantial Completion which shall establish the Substantial Completion Date, shall establish responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work and insurance, and shall fix the time within which the Contractor shall finish all items on the list accompanying the Certificate. Warranties required by the Contract Documents shall commence on the date of Substantial Completion of all of the Work unless otherwise agreed to in writing by the Owner in the Certificate of Substantial Completion, and except as to latent defects and matters specified in any punch list delivered with respect to the Work or a portion thereof. The Certificate of Substantial Completion shall be submitted to the Owner and Contractor for their written acceptance of responsibilities assigned to them in such Certificate.

9. Final Completion. As used herein, the term "Final Completion" shall mean the full and proper completion of all of the Work, including but not limited to satisfactory operation of all equipment, completion and/or correction of all punch list items to the satisfaction of Owner, payment and release of all mechanics, materialmen and like liens, delivery of all warranties and guarantees and assignments thereof to Owner, and all such warranties and guarantee shall be freely assignable by Owner to any successor owners of the Project, equipment operation and maintenance manuals and all other documents and data as required by this Contract, delivery of all required as-built and record drawings and related documents, removal of all rubbish, tools, scaffolding and surplus materials and equipment from the job site and correction of all damage to landscaping at the Project site or to adjacent property, and final grading of the site to remove tire tracks and ruts and related conditions so as to leave the site in the condition required by the Contract Documents and this Contract, and receipt of all remaining governmental signoffs with respect to the Work. Final payment shall not be due to the Contractor until Final Completion has occurred. When the Contractor considers that Final Completion has occurred, the Contractor shall provide notice to Owner, and within 48 hours thereafter, Owner, Architect and the Contractor shall then inspect the Work and make such other determinations and certifications as necessary to verify whether Final Completion has in fact occurred.

10. Start-Up and Commissioning. Subsequent to Substantial Completion and during Owner's initial occupancy and use of the Project, Contractor (at such times as are mutually agreed upon with Owner) shall conduct a complete review, demonstration, commissioning, start-up and operational debugging of all equipment, machinery and mechanical and electrical systems installed by Contractor on the Project and shall balance and make any adjustments or corrections required to make such equipment, machinery and systems perform as required by the Contract Documents and to reflect the actual use and occupancy of the Project.

11. Reasonable Promptness. As used herein, the terms "reasonable promptness" and "promptly" shall mean as quickly and expeditiously as practicable, consistent with applicable standards of professional care and diligence, in order to avoid any delay in the orderly and sequential process of the construction of the Project. In the event a specific date for performance is established by this Contract, reasonable promptness or promptly shall require performance on or before the date so established, except to the extent later performance is agreed to or permitted by terms of this Contract.

SECTION VIII

Payment and Contract Sum

1. Amount of Contract Sum. As full and complete compensation for the Work (whether performed directly by Contractor or any Subcontractors) and the covenants contained herein, Contractor shall be paid for the performance of the work and services pursuant to this Contract the fixed lump sum amount of \$7,592,472 (Seven Million, Five Hundred and Ninety-Two Thousand, and Seventy Two DOLLARS) (the "Contract Sum"). Before submitting a progress payment application with respect to the Work, Contractor shall prepare and submit a schedule of values (in such form as is acceptable to Owner) based on the Contract Sum which allocates and divides the entire Contract Sum to each separate portion of the Work required for the Project. This schedule of values shall be used as a basis for processing Contractor's progress payment applications for the Contract Sum.

2. Progress Payments. Monthly progress payments of the amounts due to Contractor for Work provided by Contractor pursuant to this Contract shall be made as provided in this Paragraph. Except as may be otherwise agreed by the Owner, Contractor, Lender, and Architect, on the 5th day of the month (or the next business day thereafter if the 5th is not a business day), the Owner, the Architect (and the Lender, if it so desires), and the Contractor shall meet to review a preliminary draft of the Application for Payment, (hereinafter referred to as a "Pencil Draw") prepared by the Contractor with respect to Work completed during the prior month. The Contractor shall revise the Pencil Draw in accordance with any objection or recommendation of the Owner that is consistent with the requirements of the Contract Documents. The Contractor shall resubmit such revised Pencil Draw as the Application for Payment, which Application shall be due no later than the twenty-fifth (25th) day of the month. If an Application for Payment is not provided no later than the twenty-fifth (25th) day of the month, then the Contractor acknowledges that such Application for Payment will not be submitted to the Lender for payment the following month and payment will be delayed accordingly. The Contractor shall also submit with each Application for Payment a written narrative describing the basis for any item set forth in the Application for Payment that does not conform to instructions of the Owner or the Architect in connection with any applicable Pencil Draw. Each such payment application shall request payment for all Work performed in the period covered by the payment application, shall describe the work performed, and shall identify the percentage of completion of the Work as of the end of the period covered by the payment application. Subject to Lender approval, not later than thirty (30) days after the approval by Owner of any such payment application from Contractor, Owner shall pay Contractor an amount equal to that portion of the Contract Sum proportional to the percentage of the Work then completed by Contractor in such category (as agreed by Contractor and Owner), plus any amounts for Work authorized by fully executed Change Orders and completed by Contractor as of the date of the payment application, minus retention as provided in Section VIII, Paragraph 3 below. Each application for payment submitted by Contractor to Owner shall be accompanied by: (1) a partial conditional waiver of lien in form satisfactory to Owner executed by Contractor and effective upon receipt of payment covering the entire amount of the payment requested by the relevant application for payment, and (2) partial conditional waivers of lien in form satisfactory to Owner executed by each Subcontractor performing work or furnishing supplies or materials to the Project, covering the payment requested by the relevant application for payment. In addition, each application for payment shall be accompanied by a partial, unconditional lien waiver in form satisfactory to Owner, executed by Contractor and each Subcontractor, covering all labor and materials that

have actually been paid for by Owner pursuant to any previous application and for which the Contractor should have paid the Subcontractor prior to the submission of the payment application at issue. An updated construction schedule as described in Section VII, Paragraph 2, shall accompany all monthly invoices. In addition, each application for payment shall be notarized and supported by such data substantiating the Contractor's right to payment as Owner may reasonably require, such as any affidavit or other statement required by any lender to Owner, schedules of values from Subcontractors, and copies of requisitions and/or invoices from Subcontractors. Owner shall not be required to process an Application for Payment until it is fully complete and all requirements of this Contract with respect to any such application have been submitted. The Contractor's Applications for Payment may not include requests for payment of amounts the Contractor does not intend to pay to a Subcontractor because of a dispute or other reason. Each such application for payment shall constitute a representation by the Contractor that (i) the partial payment then requested to be disbursed has been incurred by the Contractor solely on account of work performed on this Project, (ii) the materials, supplies and equipment for which such requisition is being submitted have been installed or incorporated in the Project or have been stored at the Project site or at such off-site storage locations as shall have been approved in writing by Owner; provided, however, Owner shall not be obligated hereby to pay or advance monies for materials stored off-site, unless, at Owner's sole option and discretion, such is approved in advance and in writing by Owner and Owner's construction lender, if any, (iii) the materials, supplies and equipment are insured in accordance with the provisions of this Contract, (iv) the materials, supplies and equipment are not subject to any liens or encumbrances, (v) no mechanic's, laborer's, vendor's, materialman's or other liens have been filed in connection with the Project or any of the materials, supplies or equipment incorporated therein or purchased in connection therewith, (vi) the Work which is the subject of such requisition has been performed in strict accordance with the requirements of this Contract and all applicable Requirements, and (vii) the partial payment then requested to be disbursed, together with all sums previously disbursed under prior requisitions, does not exceed that portion of the Contract Sum which is allocable to the portion of the Work actually completed up to the date of such requisition and that the remainder of the Contract Sum (as the same may have been adjusted hereunder) will be sufficient to pay in full the costs necessary to perform and complete the work required by this Contract.

3. Retention. Retention equal to ten percent (10%) of all outstanding applications for payment shall be held by Owner until the Work on the Project achieves Final Completion, including submission of all closeout documentation, the release of any liens asserted against the Project and final release of all claims of any Subcontractors who have performed any work on the Project.

4. Title to Work. Contractor agrees that: (1) title to the work, materials and equipment covered by any application for payment will pass to Owner either by incorporation in construction or upon receipt of payment by Contractor for such work, whichever occurs first; (2) work, materials and equipment covered by previous applications for payment shall be free and clear of liens or other encumbrances, provided that payment has been made by Owner to Contractor as required by this Contract; and (3) no work, materials or equipment for which payment is made by Owner will be subject to an agreement under which an interest therein or an encumbrance thereon is retained by the seller or otherwise imposed by Contractor or such other person or entity. The applications for payment submitted by Contractor to Owner shall

constitute a representation by Contractor to Owner that to the best of Contractor's knowledge, information and belief, the design and construction of the Project have progressed to the point indicated, the quality of the work covered by the application is in accordance with the Contract, and Contractor is entitled to payment in the amounts requested. Notwithstanding the foregoing, the Contractor shall remain responsible for all damage or loss to any Work, materials or equipment until after Final Completion as required by the terms of this Contract.

5. Payments to Subcontractors. Contractor shall make payment to each Subcontractor, within seven (7) days after receipt of payment from Owner, of those amounts then properly due to the Subcontractor and paid to Contractor by Owner, pursuant to Contractor's application for payment on account of the work performed by such person or entity (less any amounts being withheld as retention from such Subcontractor by Contractor). Contractor shall, by appropriate agreement with each Subcontractor, require each such person or entity to make payments to its subcontractors in a similar manner.

6. Decisions to Withhold Payment. Owner may decide not to make payment in the amounts requested by any application for payment to the extent that: (1) Contractor has performed defective or deficient Work on the Project, or otherwise failed to carry out the Work in accordance with this Contract; (2) Contractor and Owner cannot agree that the Work is completed to the point indicated in the application for payment (in which event Owner shall make payment of the amounts required by the percentage completion which Owner believes in its reasonable discretion, has been achieved); (3) Contractor has failed to make required payments to those persons or entities employed or retained by Contractor to perform Work in connection with the Project; (4) Contractor has caused damage to Owner or another contractor which is the responsibility of Contractor pursuant to this Contract; (5) third party claims filed or reasonable evidence indicating probable filing of such claims with respect to which the Contractor, in Owner's reasonable judgment, is liable to Owner pursuant to this Contract or applicable law; (6) reasonable evidence that the Work cannot be completed for the unpaid balance of the Contract Sum; (7) reasonable evidence that the Work will not be completed within the Completion Date(s) and that the unpaid balance would not be adequate to cover damages for the anticipated delay; or (8) as otherwise permitted by applicable law. Owner shall make timely payment to Contractor, as required by this Contract, of all amounts not related to the reasons stated in such notification. Owner shall make payment of any amounts withheld pursuant to this Paragraph as part of the payments, if any, made in response to the next payment application submitted by Contractor after the reasons for such withholding are removed or corrected. If Contractor disputes any determination by Owner with regard to any proposed application for payment, Contractor shall nevertheless expeditiously continue to prosecute the Work.

7. Final Completion. When Contractor believes that the work has been Finally Completed, it shall notify Owner in writing and upon receipt of said notice, Owner and Architect shall inspect the work and either accept such work as being Finally Completed or identify in writing to Contractor that the work is not Finally Completed. Upon Owner's and Architect's acceptance of the work as Finally Complete, the parties shall execute a Certificate of Final Completion in the commercially reasonable form required by Owner. Contractor shall then submit a final payment application, specifically marked and noted as "Final" on the application, for all amounts remaining due and owing to Contractor under this Contract. Final payment (including the release of retention) shall not be due and owing and shall not be made to

Contractor unless and until Contractor submits to Owner: (1) an affidavit that all payrolls, bills for materials and equipment and other indebtedness connected with all work performed on the Project, for which Owner or its property might in any way be responsible, have been paid or otherwise satisfied; (2) executed lien waivers (subject only to receipt of final payment) signed by all Subcontractors who have performed work on the Project and who may be entitled to a lien against Owner's property (final and unconditional lien waivers from Contractor and each such Subcontractor shall be provided to Owner by Contractor within ten (10) days of Contractor's receipt of final payment); (3) an executed lien waiver signed by Contractor discharging and waiving all liens, lien rights, and other claims which Contractor may have against Owner or Owner's property, effective upon receipt of final payment; (4) delivery of all project closeout requirements set forth in Section VIII, Paragraph 9 or required by Lender; (5) a certificate evidencing that insurance required by this Contract to remain in force after Final Payment is currently in effect and will not be cancelled or allowed to expire until at least 30 days' prior written notice has been given to Owner; (6) a written statement that the Contractor knows of no substantial reason that the insurance will not be renewable to cover the period required by this Contract; (7) consent of surety, if any, to Final Payment; (8) if required by Owner, delivery to Owner of a final record survey showing the proper placement of the Project within property lines with no encroachments; and (9) if required by Owner, other data establishing payment or satisfaction of obligations, such as receipts, releases and waivers of liens and indemnity agreements, claims, security interests or encumbrances arising out of this Contract, to the extent and in such form as may be designated by Owner.

8. **Advance; Waiver.** Progress payments by Owner to Contractor shall constitute advances against the Contract Sum until final payment is made and accepted. Progress payments by Owner to Contractor shall not constitute an acceptance of the work in place and shall not constitute a waiver or release of any claims arising out of or relating to any work on the Project or under this Contract. No payment, nor any partial or entire use or occupancy of the Project by Owner shall constitute an acceptance of any work not in accordance with this Contract. Acceptance of final payment from Owner by Contractor, however, shall constitute a waiver and release of all claims by Contractor and its Subcontractors arising out of or relating to the Project or this Contract, except and only for those claims previously made in writing by the Contractor and unsettled at the time of the Contractor's receipt of final payment, provided, however, that the Owner's making of final payment notwithstanding the assertion or existence of such claims by Contractor shall not be deemed an acknowledgement by Owner of the validity of any such claims or of Contractor's entitlement to any recovery with respect to any such claims.

9. **Project Closeout Requirements.** The Project will not be considered Finally Complete and Final Payment shall not be made until the Contractor has delivered the following to Owner:

- (a) As-built record drawings as described in Section IV, Paragraph 7 in pdf format.
- (b) Final Lien Waivers, as required by Section VIII, Paragraph 7 above.
- (c) All warranties and guarantees required by this Contract in electronic and pdf format.

(d) Maintenance stock, to the extent applicable.

(e) Two copies each of all handbooks, instructions, manuals and other information provided by the suppliers of any equipment or fixtures. In addition, a copy of each handbook, set of instructions and manuals shall also be provided in electronic format.

(f) Keys.

(g) Training/Inservice on the operation of new or modified equipment: As a condition to the occurrence of Substantial Completion, the Contractor shall schedule and conduct with Owner a complete review, commissioning, demonstration, start-up and operational shakedown of all equipment and mechanical and electrical systems installed by the Contractor or its Subcontractors, review the operation and maintenance of such systems with Owner's maintenance contractors, and make all adjustments or corrections required by Owner and shall balance all systems in order to make all equipment and systems perform as required by this Contract. If necessary or requested by Owner, the Contractor shall require the Subcontractor, supplier or materialman responsible for any such equipment or system to participate in the review and/or to perform the adjustments, corrections or balancing required by this Paragraph.

(h) Release of surety, if applicable.

(i) Permits, approvals and authorizations under all Requirements.

10. Lien. Contractor shall indemnify, defend and hold harmless the Indemnitees from and against all claims, demands, damages, losses and expenses, including, without limitation, attorneys fees paid or incurred by Owner in connection with the settlement or defense of any claim by a Subcontractor retained to perform work on this Project, arising out of or in connection with the failure of Contractor to pay such person or entity as provided herein for the work that is the subject of such claim. Specifically, and in addition, if any such person or entity refuses to furnish a release or waiver required by Owner, Contractor shall either withhold payment from such person or entity or furnish a bond for 150% of the amount claimed and in a form satisfactory to Owner to indemnify it against any such lien. In the event a Subcontractor files a mechanic's lien or claim for lien against the Project, Contractor shall promptly cause such Lien or claim for lien to be formally released, bonded against or satisfied, and shall reimburse Owner for all costs and expenses, including, but not limited to attorneys' fees incurred by them in contesting, discharging, releasing or satisfying such lien or claim for lien or defending or otherwise participating in such suit, provided, however, that Contractor shall not have any responsibility to provide any such bond, effect any such discharge or refund any payments to Owner arising out of any lien or claim to the extent such lien or claim is the result of Owner's failure to pay Contractor such amounts as are actually due to Contractor, pursuant to the applicable provisions of this Contract, for the work that is the subject of such lien or claim.

11. Subcontractor Payments. If, at any time, the Owner has reason to believe that any Subcontractor on the Project has not been paid amounts due for Work performed on the Project by such Subcontractor and previously paid by the Owner to the Contractor, and as a result of

such alleged non-payment may take action against the Owner or its property, the Owner may request that the Contractor explain the status of all payments then made by the Contractor to the Subcontractor (in relation to the amounts then paid by the Owner to the Contractor for Work performed by such Subcontractor) and may demand that the Contractor provide a bond or other security (in form and substance acceptable to the Owner) sufficient to protect the Owner from any claims that such Subcontractor may assert based on the Contractor's decision not to pay the Subcontractor all amounts that have been paid by the Owner to the Contractor on account of the Work performed by such Subcontractor. Owner shall have the right to communicate directly with such Subcontractor regarding the status of payments to said Subcontractor for Work on the Project. However, no provision of the Contract between Owner and Contractor, nor of any contract between the Contractor and any Subcontractor shall be construed as an agreement between the Owner and any Subcontractor. In addition to the foregoing, in order to require that the Contractor make prompt payment to its Subcontractors of the amounts identified in each Application for Payment as intended for said persons or entities, the Owner shall have the right, but not the obligation, to issue progress or final payments to the Contractor in the form of joint checks payable to both the Contractor and its Subcontractors. If, after an Application for Payment is submitted or a payment is made by the Owner to the Contractor, the Contractor decides not to pay any Subcontractor the amounts requested on behalf of the Subcontractor in an Application for Payment or amounts received by the Contractor from the Owner on behalf of the Subcontractor, or if Contractor issues a joint check payable to any Subcontractor and its lower tier subcontractor or supplier, Contractor shall promptly notify Owner of such fact.

SECTION IX

Warranties, Correction of the Work and Insurance

1. Warranty. The Contractor warrants to the Owner that materials and equipment furnished under the Contract will be of the best quality and new unless otherwise required or permitted by the Owner, that the Work will be free from any defects or deficiencies in workmanship or materials and that the work will conform with the requirements of the final Contract Documents. In addition, the Contractor represents and warrants to Owner that all Work, materials and equipment furnished under this Contract shall be free from defect or non-conformance with this Contract and the Contract Documents for a period of one (1) year from the date of Substantial Completion, and accordingly, if Owner discovers defective work, Owner shall promptly notify Contractor (within such one year period) and Contractor shall thereafter repair or replace any such defective work without cost or charge to Owner. Work not conforming to these requirements, including substitutions not properly approved and authorized, shall be considered defective. The Contractor's warranties do not cover damage or failure of materials to the extent caused by any abuse, modification, improper or insufficient maintenance or improper operation by the Owner or any tenant. If required by the Owner, the Contractor shall furnish satisfactory evidence as to the kind and quality of materials and equipment to be employed in the performance of the work. All manufactured articles, materials, and equipment shall be stored, applied, installed, tested, connected, erected, used, cleaned and conditioned by the Contractor as directed by the manufacturer unless otherwise specified. All warranties provided in this Paragraph shall survive any termination of this Contract by the Owner due to the breach of the Contract of the Contractor. The foregoing warranties shall survive any termination of this Contract.

2. Correction of Work. During the course of the construction work on the Project, Contractor shall promptly cause to be corrected all work which is defective, fails to conform to the Contract Documents or any applicable Requirements, or otherwise is not in accordance with the requirements of this Contract. If Contractor fails to commence and diligently pursue the making of the repairs and replacements within ten (10) days following written notice from Owner, Owner may do so, and Contractor shall be liable for the costs thereof, or alternatively, if Owner prefers, it may accept the construction work which is not in accordance with the requirements of this Contract, in which case the amounts due to Contractor pursuant to this Contract will be reduced by the amounts that would have been actually incurred by Contractor to accomplish such removal and correction, except where, in the Owner's reasonable opinion, the non-compliant work is deemed suitable for the originally intended purpose, in which case there shall be no such reduction in the Contract Sum.

3. Equipment and Material Warranties. Any guarantees or warranties of equipment or materials furnished to Contractor by any manufacturer or supplier shall be deemed to run to the benefit of and shall be assigned to Owner as of Substantial Completion. As a condition to final payment, the Contractor shall deliver to the Owner two (2) clean, complete and readable copies of all guarantees and warranties on equipment and materials furnished by all manufacturers and suppliers to the Contractor and all Subcontractors, together with duly executed instruments properly assigning the guarantees and warranties to the Owner, and shall also deliver to the Owner two (2) clean, complete and readable copies of all related manufacturer's instructions, related maintenance manuals, replacement lists, detailed drawings and any technical requirements necessary to operate and maintain such equipment and materials or needed to maintain the effectiveness of any such warranties. All such warranties shall be freely assignable by Owner to any successor owners of the Project.

4. Contractor's Insurance. Contractor shall comply with the requirements set forth on Exhibit 3.

5. Early Occupancy. If Owner finds it necessary to occupy or use all or any portion of the Project before Substantial Completion, such occupancy or use shall not commence prior to such time and upon such terms (including but not limited to terms relating to the commencement of applicable warranties, damage to the work and responsibility for maintenance and security) as are agreed to by Owner, Contractor and any insurance company or companies providing property insurance, by endorsement to the policy or policies. Consent of Contractor to such occupancy or use shall not be unreasonably withheld.

SECTION X

Ownership of Documents; Proprietary Information

1. Ownership. All Drawings, Specifications and other documents prepared by the Owner, Architect, or by any of the Owner's Consultants, or through which the Work to be executed by the Contractor is described, are the property of the Owner, and shall not be used by any person other than the Owner on projects other than the Project unless expressly authorized in writing by the Owner. The Contractor may retain one record set of the Contract Documents. All copies of such Drawings, Specifications and other documents, except the Contractor's record set, shall be returned or suitably accounted for to the Owner on request, or upon completion of the

Work. The Contractor and Subcontractors are granted a limited license to use and reproduce applicable portions of the Drawings, Specifications and other documents prepared for the Project but only to the extent appropriate to and necessary for use in the execution of their Work under the Contract Documents. Submittal or distribution to meet official regulatory requirements or for other purposes in connection with this Project shall not be construed to be a publication or derogation of the Owner's rights with respect to such Drawings, Specifications and other documents.

The Owner shall also own and have the right to use all drawings, designs, specifications, notes and other design works developed directly by the Contractor or any Subcontractors in the performance of this Agreement and the ideas and designs contained therein (including shop drawings, wiring diagrams, process control and instrumentation drawings and equipment drawings) in connection with the Owner's occupancy, use, maintenance and repair of the Project and for additions, alterations or future construction to the Project. Notwithstanding the foregoing, however, the Owner agrees that the Contractor and any Subcontractors or suppliers, as applicable, shall continue to own the underlying technical design concepts set forth in such drawings, designs, specifications, notes and other documents, and shall have the right to use such concepts in connection with the design and construction of other projects without the Owner's consent. The Contractor agrees to furnish the original or copies of all such documents at Owner's request and without additional compensation. Owner agrees that the Contractor shall have no responsibility for any claims, losses or damages arising out of the Owner's use of such drawings, designs, specifications, notes and other design documents developed directly by the Contractor or any Subcontractors pursuant to this Agreement in connection with other projects or future alterations or additions to the construction of this Project, unless the Contractor or applicable Subcontractor is retained to perform the necessary work (including design work) relating to such use.

2. Proprietary Information. As used in this Contract, "Proprietary Information" shall mean all information relating to Owner or its business and activities, except information that is within the public domain when it is disclosed to Contractor. Contractor represents that it has and will employ policies and procedures, including but not limited to notices to its employees and subcontractors, designed to protect Proprietary Information and to prevent its unauthorized publication and disclosure. Contractor agrees that (except as may be required by applicable law or pursuant to subpoena or other legal process) it will not disclose any of Owner's Proprietary Information to any third person and that it will not use any Proprietary Information other than on Owner's behalf as necessary to accomplish the services required by this Contract, except as Owner may otherwise authorize in writing. Contractor agrees that in the event any Proprietary Information is sought from Contractor pursuant to a subpoena or other legal process, it will promptly notify Owner (in all events prior to Contractor disclosing the Proprietary Information) and shall give Owner the opportunity to contest such subpoena or other legal process in order to prevent the disclosure of the Proprietary Information. In addition, if requested by Owner, Contractor shall require its employees and Subcontractors to sign specific confidentiality agreements running to the benefit of Owner and governing the use and disclosure of Proprietary Information.

SECTION XI

Protection of Persons and Property

1. Safety. Contractor shall be responsible for the safety of, and shall provide reasonable protection to prevent damage, injury or loss to: (1) employees and workers on the Project and other persons who may be affected thereby; (2) materials and equipment to be incorporated in the work under the care, custody or control of Contractor or any Subcontractor employed or retained to perform work on the Project; and (3) other property at the Project site or adjacent thereto, such as Owner's furnishings, equipment and other personal property. In this regard, Contractor shall give all notices and comply with all applicable laws, ordinances, rules, regulations and lawful orders of public authorities bearing on safety of persons or property or their protection from damage, injury or loss. Contractor shall be liable for all damages or loss to persons or property at the Project site to the extent caused by the negligence of Contractor or any Subcontractor retained to perform work in connection with the Project and will indemnify and hold Owner harmless from all damages, including reasonable attorney's fees incurred, as a result of any such damage or loss. The Contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the Work which, at a minimum, comply with all local, state, and federal regulations.

2. Emergencies. In an unforeseeable emergency affecting safety of persons or property, Contractor shall act, at Contractor's discretion, to prevent threatened damage, injury or loss, provided that Owner shall be given prompt notice of any such action. Additional compensation or extension of time (to the extent such emergency is an Excused Delay) claimed by the Contractor on account of an unforeseeable emergency shall be determined as provided in pursuant to Section XIII, Paragraph 4 to the extent that the emergency is not the result of any fault or negligence attributable to Contractor or any Subcontractor retained to perform work in connection with the Project. COVID-19 shall not be an emergency under this paragraph.

3. Hazardous Materials. In the event the Contractor encounters any materials at the Project site which the Contractor believes to be hazardous or other materials or substances which the Contractor knows will require special handling, disposal or treatment, the Contractor shall immediately stop Work in the affected area and shall immediately report the condition to Owner. All Work involving or affected by the condition shall not thereafter be resumed until such time as the material has been disposed of, abated or otherwise removed as directed by Owner. The Contractor shall be under no obligation to perform the disposal, abatement or removal of hazardous materials present at the Site, except as expressly provided in the Contract Documents or as hereafter so agreed in writing with Owner unless the Contractor is responsible for the presence on the Project of such hazardous material.

SECTION XII

Changes in the Work

1. Changes. Subsequent to the Owner's approval of the Contract Documents, Owner may, without invalidating this Contract, order changes in the Work, consisting of additions, deletions or other revisions, by providing Contractor with written notice of such changes as provided herein. The Contractor shall immediately perform the work that is the

subject of any Change Order or CCD diligently and without delay, subject to the terms and conditions herein. The Architect will have authority to order minor changes in the Work not involving adjustment in the Contract Sum or extension of the Completion Dates and not inconsistent with the intent of the Contract Documents, subject to Owner's approval.

2. Change Orders. As used herein, a Change Order is a written order signed by Owner, issued after Owner's approval of the Contract Documents, authorizing a change in the Work, and setting forth the adjustment in Contractor's compensation and/or the date for Substantial Completion of the Project, if any. The cost of changed Work shall be determined in one or more of the following ways: (1) by mutual acceptance of a lump sum properly itemized and supported by sufficient substantiating data to permit evaluation; (2) by unit prices agreed upon by the Owner and Contractor; or (3) pursuant to the provisions of Section XIII, Paragraph 4. A Change Order signed by Contractor indicates its agreement therewith, including any adjustments in compensation or the date for Substantial Completion of the Project as a result of the issuance of the Change Order and shall constitute a final settlement of all matters then known to Contractor relating to the work required by the Change Order, including all delays, compression, impact or other costs or expenses associated therewith.

3. CCDs. A construction change directive ("CCD") may be issued unilaterally by Owner (without agreement of the Contractor) and will set forth a directed change in the Work and Owner's determination of what, if any, adjustment in the Contract Sum and/or extension of the Completion Dates is required thereby. A CCD may be accepted and signed by the Contractor, or the Contractor may disagree with the CCD, in which event the Contractor shall proceed promptly and diligently with the Work required by the CCD subject to the provisions of Section XIII below.

4. CORs. Contractor acknowledges and agrees that the mere submission of a request for a Change Order ("COR") by Contractor does not entitle Contractor to any increase in the Contract Sum or to any extension of the Completion Dates, and does not entitle Contractor to stop or slow down any portion of the Work based upon such submission, and that Owner fully reserves all of Owner's rights and positions with respect to any COR submitted by Contractor.

SECTION XIII

Claims

1. Claim. As used in this contract, a "claim" by Contractor or Owner against the other means any demand or assertion that seeks an interpretation of the Contract, an adjustment in compensation, an extension of the completion dates for the Project or any other relief or damages with respect to any event, occurrence, condition, dispute or disagreement relating to or arising out of the Contract, the performance, termination or breach thereof, or the performance of any work on the Project.

2. Dispute Resolution. All claims or disputes between the parties to this contract, which are not resolved by negotiation, shall be decided by resort to litigation in any court of competent jurisdiction in the State where the Project is located.

3. Time for Assertion of Claims. Contractor agrees that it shall not be entitled to make claim for or to receive any increase in compensation, any adjustment in the completion dates for the Project, or any other relief with respect to any matter or occurrence occurring in connection with the Project, unless Contractor has given Owner written notice of such claim no later than forty-five (45) days after the first occurrence of the event giving rise to such claim or within forty-five (45) days after Contractor first is able to recognize the condition giving rise to such claim, whichever is later. No construction work involving or affected by the occurrence or event giving rise to the claim shall be commenced without such notification to Owner and Owner's subsequent approval. The failure of Contractor to provide Owner with such written notice within the applicable time frame or the commencement of the affected work without the provision of such notice shall, to the extent Owner is prejudiced thereby, mean that Contractor has waived any such claim and shall perform all work required by or in connection with any such occurrence or condition without any increase in compensation, any adjustment in the completion dates for the Project or any other damages or relief of any kind or nature.

4. Recovery for Claims. The Contractor agrees that its sole and complete remedy with respect to any successful claim (including but not limited to claims based on changes to the Work, changed conditions or delay, impact or acceleration) shall be the actual increased costs of labor and materials, if any, incurred by the Contractor as a result of the occurrence or condition giving rise to the claim, plus a Contractor's fee of ten percent (10%) of such increased costs of labor and materials, and an extension of the Completion Date, for Excused Delays. Actual costs of labor and material shall be limited to the following: (a) labor at prevailing rates, including normal fringe benefits for Contractor's forces, and for field organization and shop fabrication organization, if any, but excluding premium for overtime pay unless approved in advance by Owner; (b) actual billed cost to Contractor of purchased materials, services, utilities, subcontracts (if approved by Owner), telephone, telegraph and postage and drawings (all cash discounts shall revert to the benefit of Owner); and (c) rental of machinery at rates not to exceed local prevailing rates and in no event to exceed 75% of rates specified in the current Rental Rate Blue Book published by the Equipment Guide Book Company. This amount shall be considered inclusive of all delay, acceleration, impact or other costs allegedly incurred as a result of such occurrence or condition and no additional damages or costs shall be recovered by the Contractor.

5. Records. The Contractor shall keep, and shall require all Subcontractors to keep, such full and detailed accounts as may be necessary to reflect their respective operations with respect to all costs, and Owner shall be afforded access at all reasonable times to the books, correspondence, instructions, receipts, vouchers, memoranda, subcontracts, purchase orders and records of Contractor (and its Subcontractors, to the extent relevant to Work billed on a cost reimbursable or time and material basis). In regard to the foregoing and generally, the Contractor hereby authorizes Owner, and shall require all Subcontractors to authorize Owner, to check directly with all Subcontractors, as to the charges for any such labor, material and other items and the balances due on such charges and to obtain sworn statements and waivers of lien from any such suppliers. Owner shall have the right to audit the books and records of the Contractor (and its Subcontractors in order to verify the such costs to the extent relevant to Work billed on a cost reimbursable or time and material basis). All records required by this subparagraph, shall be preserved for a period of six (6) years after Final Payment for the Project, or for such longer period as may be required by law.

SECTION XIV

Termination

1. Termination by Owner. Owner may terminate this Contract, upon five (5) days' written notice to Contractor, under any of the following circumstances: (a) Contractor fails or neglects to perform its work or services in accordance with the terms of this Contract and fails to commence the cure of such nonperformance or breach within ten (10) days after receipt of Owner's notice of intent to terminate and thereafter diligently prosecute such cure to completion, (b) Contractor files or consents to the filing of a petition or complaint commencing a bankruptcy or other insolvency proceeding filed against it, or fails to have a petition or complaint in bankruptcy or other insolvency proceeding filed against it by a third-party dismissed within forty-five (45) days after it is filed, or makes a general assignment for the benefit of its creditors, or (c) Owner elects to terminate without cause. Unless Contractor cures any of the foregoing within the time required, the termination shall take effect without further notice to Contractor. Any termination by Owner under clause (a) of this paragraph that is later determined to be unjustified shall be treated as a termination without cause pursuant to clause (c) of this paragraph.

2. Termination by Contractor. This Contract may be terminated by Contractor if Owner fails to make payment to Contractor within thirty (30) days after such payment is due, for work properly performed by Contractor pursuant to this Contract, or Owner otherwise breaches its obligations hereunder and fails to commence the cure of such breach within ten (10) days of written notice from Contractor and thereafter diligently prosecute such cure to completion. In such event, Contractor may, upon five days' written notice to Owner, terminate this Contract. Unless such payment is thereafter received by Contractor within five days, or such other breach is cured by Owner within the time required, the termination shall take effect without further notice to Owner.

3. Contractor Remedies Upon Termination. Upon termination of this Contract pursuant to Paragraph 1, subsection (c) above or Paragraph 2 above, Contractor shall be compensated for all work or services performed by Contractor up to and including the date of termination, which compensation shall be measured by the percentage of completion achieved by Contractor in connection with each applicable work category for which compensation is due. Further, in the event of such termination, Contractor shall be paid for services, materials and supplies ordered prior to the date of termination, for use in connection with the Project and necessary for the reasonable discharge of Contractor's responsibilities under this Contract or if applicable cancellation charges for such services, materials and supplies, to the extent such services, materials and supplies cannot be discontinued by Contractor without cost or penalty upon notice of termination, and reasonable demobilization costs incurred by reason of such termination. Owner will not be responsible, however, to reimburse the Contractor for any continuing contractual commitments to Subcontractors or materialmen or penalties or damages for canceling such contractual commitments, and no compensation shall be allowed to Contractor or any Subcontractors for anticipated profit, unperformed services or intangibles. Contractor shall be entitled to no other costs, damages or expenses in connection with the termination of this Contract.

4. Owner's Remedies Upon Termination. In the event of termination of this Contract pursuant to Paragraph 1, subsections (a) or (b) above, Contractor shall be entitled to no further payments from Owner and shall be responsible to Owner for all costs, expenses and damages incurred by Owner as a result of Contractor's failure to perform this Contract as required by the provisions herein. After all such costs, damages and expenses have been paid to Owner, Contractor shall be entitled only to such amounts as may then still be owing to Contractor pursuant to this Contract (after deduction of such costs, damages and expenses) for work actually and properly performed by Contractor as of the date of termination. Contractor's liability to the Owner for damages in the event of any failure by the Contractor, any Subcontractor and their respective employees or agents, to complete the Project for the Contract Sum shall include, without limitation, the actual out of pocket expense of finishing the Work (including all labor, services, materials, equipment, and other items required therefor and compensation for additional managerial and administrative services) to the extent said expense exceeds the unpaid balance of the Contract Sum that otherwise would be payable to Contractor.

5. Suspension. Owner may order Contractor to suspend, delay or interrupt the work, in whole or in part, for any reason and for such period of time as Owner may determine. Any suspension ordered by Owner in excess of 10 business days shall be deemed an Excused Delay, and in such event, the Contractor shall be entitled to an increase in the Contract Sum equal only to the actual direct costs incurred and demonstrated to be as a result of suspension and an extension of the Completion Dates pursuant to the applicable provisions of this Contract, to the extent caused by Owner's suspension of the work. However, no such increase or extension shall be made to the extent: (1) that performance is, was or would have been so suspended, delayed or interrupted by another cause for which Contractor is responsible; or (2) that an equitable adjustment is made or denied under another provision of this Contract.

6. Certain Remedies of Owner. If Contractor fails to perform any of its obligations under this Contract, including, without limitation, the discharge of liens within the time period provided in this Contract, or any other agreement with the Owner relating to the work required under this Contract, including any obligation it assumes to perform work with its own forces, the Owner may, without prejudice to any other remedy available to the Owner and after seven (7) days' notice to the Contractor (except in the case of an emergency), make good such deficiencies, the cost of which shall be borne solely by Contractor. The Contract Sum shall be reduced by the cost to the Owner of making good such deficiencies.

7. Sole Remedy. Contractor's sole and exclusive rights in the event of termination or suspension shall be those set forth in this Section, and Contractor shall be entitled to no additional compensation and shall have no additional or other rights of any kind, type or nature arising out of or under this Contract by virtue of such termination or suspension.

8. No Waiver of Remedies. Payment by Owner to Contractor of any monies pursuant to this Paragraph shall not constitute a waiver of any remedies which Owner may otherwise have against Contractor for any failure of Contractor to perform in accordance with this Contract.

SECTION XV

Miscellaneous Provisions

1. **Entire Agreement.** This Contract represents the entire and integrated agreement between the parties hereto and supersedes all prior negotiations, representations or agreements either written or oral. This Contract may be amended or modified only by a written instrument executed by Owner and Contractor. This Contract shall be governed by the law of the State in which the Project is located.
2. **Successors and Assigns.** This Contract is binding upon and inures to the benefit of the parties, and their successors and assigns. Neither party to this Contract shall assign the Contract, in whole or in part, without the written consent of the other party, except that Owner may conditionally assign the Contract to any lender to the Project and may assign the Contract to any parent, subsidiary or affiliate of Owner, or to a transferee of Owner's interest in the Project, without consent of Contractor.
3. **Titles and Captions.** The paragraph titles, headings and captions contained in this Contract are used for convenience and reference only and are not intended and shall not in any way enlarge, define, limit or extend the rights or obligations of the parties or affect the meaning or construction of this Contract or any provision of this Contract.
4. **Invalidity.** In case any provision of this Contract is held to be invalid, illegal or unenforceable, the validity, legality and enforceability of all remaining provisions shall not be affected.
5. **Indemnity.** To the fullest extent permitted by law, Contractor shall fully and without offset or mitigation defend, indemnify and hold harmless Owner, Project Manager, Owner's Consultants, Lender, and their respective subsidiaries, affiliates, members, officers, directors, shareholders, partners, employees or agents (collectively, the "Indemnitees") from and against all liabilities, claims, damages, losses, and expenses, including but not limited to reasonable attorneys' fees, arising out of or resulting from or in any manner related to or connected with (directly or indirectly) performance of the Work, or Contractor's failure to comply with the terms or provisions of this Contract, except to the extent arising out of death or bodily injury to persons or damage to property caused by the negligence of an Indemnitee (each, an "Indemnified Claim"). For the sole purpose of effecting the indemnification obligations under this paragraph and not for the benefit of the Contractor's employees or any third parties unrelated to the Indemnitees, Contractor specifically and expressly waives any immunity that may be granted it under any applicable Workers' Compensation Act, Disability benefit acts or other employee benefit acts. The obligations under this paragraph shall not be limited in any way by any waiver or limitation on the amount or type of damages, compensation or benefits payable to or for any other party under any applicable Worker Compensation Acts, Disability Benefit Acts or other employee benefit acts, or by any available proceeds of insurance coverages. Contractor agrees to defend each Indemnitee against any Indemnified Claim for which Contractor is required to indemnify the Indemnitees including, without limitation, all costs and expenses related to such defense, and such duty to defend exists and includes any other claims or demands alleged by the party asserting the Indemnified Claim, including any allegations that one or more Indemnitees or any other party other than Contractor was negligent or otherwise

responsible for the claim or demand. The duty to defend arises immediately upon written notice from Owner requesting such defense and regardless of whether Contractor is a party to the Claim. This paragraph shall survive the expiration or earlier termination of this Contract and the completion of all Work.

6. Partial Occupancy. Owner shall have the right to occupy or use ahead of schedule all or any substantially or partially complete portion of the work on the Project when such occupancy and use are in its best interest, notwithstanding the time of completion for all of the work. Owner shall be responsible for utilities, security and safety for those areas partially occupied upon the commencement of such occupancy.

7. Rights and Duties; Survival; Status. The duties and obligations imposed by this Contract, and the rights and remedies available hereunder, shall be in addition to and not in limitation of any duties, obligations, rights and remedies otherwise imposed or available by law. All representations made by Contractor herein, together with any and all causes of action and other rights and remedies which Owner may have as a result of breach of any term, covenant, condition hereof, together with all obligations of Contractor hereunder, shall survive any expiration or termination of Contractor's rights under this Contract. All rights and remedies of Owner hereunder are cumulative and the exercise by Owner of one or more of such rights and remedies shall not preclude the exercise by Owner of any other rights or remedies whether concurrently or sequentially. Contractor acknowledges and agrees that it is acting under this Contract solely as an independent contractor, and not as a partner, joint venturer or employee of Owner and shall have no authority to act for or bind or obligate Owner in any manner whatsoever, except and only to the extent specifically authorized in writing by Owner.

8. Notices. All notices required to be given under this Contract must be in writing. All notices shall be deemed to have been sent when deposited in the United States mail, postage prepaid, certified or registered, and/or deposited with a nationally recognized courier for next day or immediate delivery and/or delivered by hand by an employee of one of the parties hereto addressed to the addresses set forth herein. Notices may be sent by email, to the following email addresses and deemed given upon actual receipt, provided a copy of any such notice is also sent on the same day by one of the other methods permitted by this paragraph:

If to Contractor:

Doegge Development LLC
11217 N. 23rd Ave.
Phoenix, AZ 85029
Attn: Dave A. Doegge
Email: DavidD@doeggedevelopment.com

If to Owner:

c/o Castle Peak Holdings
420 West 14th Street, Suite 6SE
New York, New York 10014

Attn: Alan Kusov
Email: alan@castlepeakholdings.com

With a copy to:
RED Hospitality Consulting
215 E. 68th Street, Suite 28D
New York, NY 10065
Attention: Jill Lekstutis
Email: jlekstutis@redhospitality.com

From time to time any party may designate another address or addressee for itself for all purposes under this Contract by giving to the other party not less than fifteen (15) days advance written notice of such change of address or addressee in accordance with the provisions hereof.

9. Liability of Owner. Notwithstanding any other provision of this Contract to the contrary, the liability of Owner under this Contract (whether in contract or in tort) is limited solely to the interest of Owner in the Project. No partner, shareholder, member or any other person with an ownership interest in the entity identified as Owner herein, nor any such person's separate property or assets, shall be personally liable or subject to execution for any claim arising out of, or attributable to, or related to, this Contract.

10. Prevailing Party; Counterparts. In any action brought by either party arising out of or relating to the Project, this Contract or the breach thereof, reasonable attorneys' fees shall be awarded to the prevailing party, measured by the extent to which such party in fact prevails in the action as determined by the extent such party in fact succeeds in each claim or defense asserted by the party. This Contract may be executed and delivered in any number of counterparts, and electronically, and each of such counterparts for all purposes shall be deemed to be an original, and all of such counterparts shall constitute one and the same agreement.

11. Owner's Lender. Contractor shall comply, and cause the Subcontractors to comply, with all requirements of any lenders of Owner for action, performance or issuance of documents ("Lender") by consultants or contractors providing services or performing Work for the Project. Contractor shall execute, and, if applicable, shall cause any Subcontractors to execute, any documents or agreements required by Lender (including, but not limited to, certificates or estoppel certificates) to be addressed and delivered to Owner and/or Lender confirming: (1) the compliance of the Work with this Contract and the Contract Documents; (2) the status of completion of the Work; (3) the status of payments by Owner to Contractor or by Contractor to any Subcontractors; (4) the then-current construction schedule and Contractor's obligation to comply with same in accordance with the terms and conditions of this Contract; (5) Contractor's acknowledgement of and consent to any collateral assignment of Owner's rights and interest under this Contract, and an agreement by Contractor to notify Lender in the event that Owner defaults hereunder (and in such event Lender may require the Contractor to complete performance of its obligations under this Contract provided that Lender makes payments required under the terms of this Contract); (6) such other matters as Lender may, in the exercise of its sole but commercially reasonable judgment, consider pertinent. To the extent permitted by law all construction payments, whether periodic, final or otherwise, are subject to the approval of

Lender. Should Lender fail or refuse to approve any payment request, in whole or in part, the failure or delay to pay shall not constitute a default or breach of this Contract by Owner.

12. COVID-19. Contractor acknowledges and agrees that it has reviewed all available information and governmental directives relating to the COVID 19 virus that may affect the Work, acknowledges that potential disruption due to COVID 19 is foreseeable and not the basis for an Excused Delay and may be anticipated and represents that the Work can be completed within the Completion Dates set forth in this Agreement taking into account all of the foregoing. Contractor's safety precautions and programs as required by this Contract are the sole responsibility of the Contractor and shall include, without limitation, relevant virus protocols, including plans and procedures to minimize health and safety risks posed by the COVID 19 virus, and other preventive and site specific measures to reduce the spread of the COVID 19 virus and potential exposures at the Project, as determined by Contractor. Contractor shall provide Owner with immediate notification if anyone on the job site becomes ill, contracts the disease, or is subject to quarantine or other restrictions.

13. State Requirements. Some states have specific laws pertaining to construction. If this Project is one of them, then the requirements for such state will be set forth in Exhibit 5 which is incorporated into the Contract Documents and shall govern and control to the extent that the Exhibit differs from any provision in any other Contract Documents regardless of any language in the Contract Documents to the contrary.

[signatures immediately following]

IN WITNESS WHEREOF, the undersigned have hereunto set their hand.

CPH 642 RT 66 LLC

Doeg Development LLC

David Bettor

(Name)
Sr. Managing Director

(Title)
David Bettor

(Printed Name & Title)
3/27/24

(Date)

Deanna James

(Name)
Project Manager / Estimator

(Title)
Deanna James - Project Manager/Estimator

(Printed Name & Title)
03/27/2024

(Date)

EXHIBIT 1
COMPLETION DATES AND SCHEDULE

Substantial Completion Public Area: September 4, 2024

Substantial Completion Guestrooms: September 6, 2024.

Final Completion: September 9, 2024.



Trailborn Williams
642 Historic Route 66
Williams, AZ 86346

ID	Task/Task Name	Duration	Start	Finish	% Work Complete
2	SUBMITTALS / PROCUREMENT LOG / ORDER MATERIALS	30 days	Mon 3/4/24	Fri 4/12/24	0%
3	SITE WORK	115 days	Mon 4/1/24	Fri 9/6/24	0%
4	City of Williams Building Permit Issuance	1 day	Mon 4/1/24	Mon 4/1/24	0%
5	Mobilize Onsite	1 day	Mon 4/8/24	Mon 4/8/24	0%
6	Implement Dust Control	3 days	Mon 4/8/24	Fri 4/12/24	0%
7	PreConstruction Meeting for Demo	1 day	Mon 4/8/24	Mon 4/8/24	0%
8	PreConstruction with Demo Subcontractor	1 day	Mon 4/8/24	Mon 4/8/24	0%
9	SWPPP & Fence	2 days	Mon 4/8/24	Tue 4/9/24	0%
10	Demolition/Milling of Existing Paving	15 days	Wed 5/1/24	Tue 5/21/24	0%
11	May Average Rain Days	5 days	Wed 5/1/24	Tue 5/7/24	0%
12	Site Survey & Benchmarks	1 day	Wed 5/8/24	Wed 5/8/24	0%
13	Site Grubbing & Rough Grading	10 days	Wed 5/22/24	Tue 6/4/24	0%
14	June Average Rain Days	2 days	Mon 6/3/24	Tue 6/4/24	0%
15	Final Rough Grade @ Parking Lot	5 days	Wed 6/5/24	Tue 6/11/24	0%
16	Drive Approaches Asphalt Repairs	20 days	Wed 6/5/24	Tue 7/2/24	0%
17	July Average Rain Days	13 days	Mon 7/1/24	Wed 7/17/24	0%
18	Landscape Irrigation & Plants	14 days	Thu 7/18/24	Tue 8/6/24	0%
19	Remaining Site Concrete	15 days	Thu 7/18/24	Wed 8/7/24	0%
20	Asphalt Paving at Parking	6 days	Thu 7/18/24	Thu 7/25/24	0%
21	Parking Striping	4 days	Mon 7/29/24	Thu 8/1/24	0%
22	punch	5 days	Fri 8/2/24	Thu 8/8/24	0%
23	Final Site Clean Up	4 days	Fri 8/9/24	Wed 8/14/24	0%

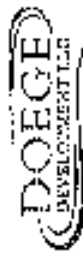
Task	Inactive Summary	External Task	External Milestone
Site	Manual Task		External Milestone
Work Item	Duration-only		Deadline
Summary	Manual Summary Rollup		Progress
Project Summary	Manual Summary		Manual Progress
Inactive Task	Summary-only		
Inactive Milestone	Duration-only		



Trailborn Williams
6221 Historic Route 66
Williams, AZ 85346

ID	Task Task Name Mod:	Duration	Start	Finish	% Work Complete
24					2024
25	EXTERIOR OF ROOM BUILDINGS	93 days	Wed 5/1/24	Fri 9/6/24	0%
26	Remove Facia & Gutters	20 days	Wed 5/1/24	Tue 5/28/24	0%
27	Remove Light Sconces	5 days	Mon 5/6/24	Fri 5/10/24	0%
28	Stucco Repair At Exhausts	20 days	Tue 6/18/24	Mon 7/15/24	0%
29	Install New Railings	20 days	Fri 5/31/24	Thu 6/27/24	0%
30	Install New Fascia & Gutter	40 days	Mon 6/3/24	Fri 7/26/24	0%
31	Prep & Paint Exterior	20 days	Tue 6/30/24	Mon 8/26/24	0%
32	Install New Light Sconces	5 days	Wed 8/28/24	Tue 9/3/24	0%
33	Punch	2 days	Wed 9/4/24	Thu 9/5/24	0%
34					0%
35	Trailborn-Williams AZ Initial	115 days	Mon 4/1/24	Fri 9/6/24	0%
36	Room Remodel Rooms 1-3	41 days	Mon 4/1/24	Mon 5/27/24	0%
37	Install Protection of Remaining Items	1 day	Mon 4/1/24	Mon 4/1/24	0%
38	Demo Furniture, Finishes, Fixtures, Baseboard	1 day	Mon 4/1/24	Mon 4/1/24	0%
39	Electrical Make safe	2 days	Tue 4/2/24	Wed 4/3/24	0%
40	Plumbing Demo	2 days	Thu 4/4/24	Fri 4/5/24	0%
41	Electrical Demo	2 days	Thu 4/4/24	Fri 4/5/24	0%
42	Demo Flooring	2 days	Thu 4/4/24	Fri 4/5/24	0%
43	Demo for Wall Backing/Install Backing	2 days	Mon 4/8/24	Tue 4/9/24	0%
44	Demo Shower Area	2 days	Mon 4/8/24	Tue 4/9/24	0%
45	Shower Wall Framing Repair	2 days	Wed 4/10/24	Thu 4/11/24	0%

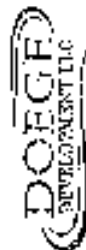
Task	Inactive Summary	Manual Task	Duration-only	Manual Summary Rollup	Manual Progress
Split					
Milestone					
Summary					
Project Summary					
Inactive Task					
Inactive Milestone					



Trailborn Williams
642 Historic Route 66
Williams, AZ 86046

ID	Task Name	Duration	Start	Finish	% Work Complete
46	Plumbing Rough-In	3 days	Fri 4/12/24	Tue 4/16/24	0%
47	Electrical Rough-In	3 days	Mon 4/15/24	Wed 4/17/24	0%
48	Rough-in Inspections	1 day	Tue 4/16/24	Thu 4/18/24	0%
49	Install Backer Board and Water-proofing Showers	3 days	Fri 4/19/24	Tue 4/23/24	0%
50	Drywall Patch	3 days	Fri 4/19/24	Tue 4/23/24	0%
51	Clean Restroom Windows & Ensure Proper Function	2 days	Tue 4/23/24	Wed 4/24/24	0%
52	Texture Ceiling	2 days	Wed 4/24/24	Thu 4/25/24	0%
53	Install Doors as needed	2 days	Fri 4/26/24	Mon 4/29/24	0%
54	Install Baseboards	2 days	Fri 4/26/24	Mon 4/29/24	0%
55	Paint Bathroom	2 days	Tue 4/30/24	Wed 5/1/24	0%
56	Prep Prime and Paint	3 days	Tue 4/30/24	Thu 5/2/24	0%
57	Install Bathroom Tile	4 days	Thu 5/2/24	Tue 5/7/24	0%
58	Install Millwork	3 days	Mon 5/6/24	Wed 5/8/24	0%
59	MEP Trim	2 days	Mon 5/6/24	Tue 5/7/24	0%
60	Install flooring	3 days	Fri 5/10/24	Tue 5/14/24	0%
61	Install Restroom Plumbing Trim & Accessories	2 days	Wed 5/15/24	Thu 5/16/24	0%
62	Final Inspections	1 day	Fri 5/17/24	Fri 5/17/24	0%
63	Accept and install Owner Furnished Items	2 days	Mon 5/20/24	Tue 5/21/24	0%
64	Punchlist	2 days	Wed 5/22/24	Thu 5/23/24	0%
65	Owner Acceptance	2 days	Fri 5/24/24	Mon 5/27/24	0%
66	Room Remodel Rooms 4-7	44 days	Fri 4/5/24	Wed 6/5/24	0%
67	Install Protection of Remaining Items	1 day	Fri 4/5/24	Fri 4/5/24	0%

Task	Inactive Summary	External Milestone
Split	Manual Task	External Milestone
Milestone	Duration-only	Deadline
Summary	Manual Summary Rollup	Progress
Project Summary	Manual Summary	Manual Progress
Inactive Task	Start-only	
Inactive Milestone	End-only	



Tollborn Williams
5412 Historic Route 66
Williams, AZ 86046

ID	Task Name	Duration	Start	Finish	% Work Completed
68	Demo Furniture, Finishes, Fixtures, Baseboard	1 day	Fri 4/5/24	Fri 4/5/24	0%
69	Electrical Make safe	2 days	Mon 4/8/24	Tue 4/9/24	0%
70	Plumbing Demo	2 days	Wed 4/10/24	Thu 4/11/24	0%
71	Electrical Demo	2 days	Wed 4/10/24	Thu 4/11/24	0%
72	Demo Flooring	2 days	Thu 4/11/24	Fri 4/12/24	0%
73	Demo Shower Area	2 days	Thu 4/11/24	Fri 4/12/24	0%
74	Demo for Wall Backing/Install Backing	2 days	Mon 4/15/24	Tue 4/16/24	0%
75	Shower Wall Framing Repair	2 days	Wed 4/17/24	Thu 4/18/24	0%
76	Plumbing Rough-In	3 days	Fri 4/19/24	Tue 4/23/24	0%
77	Electrical Rough-In	3 days	Mon 4/22/24	Wed 4/24/24	0%
78	Rough-In Inspections	1 day	Thu 4/25/24	Thu 4/25/24	0%
79	Install Backer Board and Waterproofing Showers	3 days	Mon 4/29/24	Wed 5/1/24	0%
80	Drywall Patch	3 days	Mon 4/29/24	Wed 5/1/24	0%
81	Clear Restroom Windows & Ensure Proper Function	2 days	Tue 4/30/24	Wed 5/1/24	0%
82	Texture Ceiling	2 days	Thu 5/2/24	Fri 5/3/24	0%
83	Install Doors as needed	2 days	Mon 5/6/24	Tue 5/7/24	0%
84	Install Baseboards	1 day	Mon 5/6/24	Mon 5/6/24	0%
85	Paint Bathroom	2 days	Wed 5/8/24	Thu 5/9/24	0%
86	Prep Prime and Paint	3 days	Wed 5/8/24	Fri 5/10/24	0%
87	Install Bathroom Tile	4 days	Mon 5/13/24	Thu 5/16/24	0%
88	Install Millwork	3 days	Thu 5/16/24	Mon 5/20/24	0%
89	MEP Trim	1 day	Fri 5/17/24	Fri 5/17/24	0%

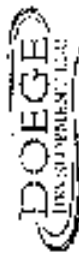
Task	Inactive Summary	External Tests
Split	Manual task	External Milestone
Milestone	Duration-only	Deadline
Summary	Manual Summary Rollup	Progress
Project Summary	Manual Summary	Manual Progress
Inactive Task	Start-only	
Inactive Milestone	Finish-only	



Trailborn Williams
642 Historic Route 56
Williams, AZ 86046

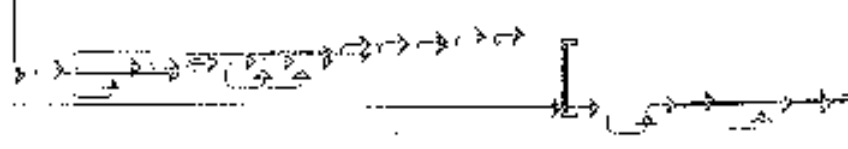
ID	Task Name	Med	Duration	Start	Finish	% Work Complete
90	Install Flooring	0%	4 days	Wed 5/22/24	Mon 5/27/24	0%
91	Install Restroom Plumbing Trim & Accessories	0%	2 days	Tue 5/28/24	Wed 5/29/24	0%
92	Final Inspections	0%	1 day	Thu 5/30/24	Thu 5/30/24	0%
93	Accept and Install Owner Furnished Items	0%	2 days	Fri 5/31/24	Mon 6/3/24	0%
94	Punchlist	0%	2 days	Mon 6/3/24	Tue 6/4/24	0%
95	Owner Acceptance	0%	1 day	Wed 6/5/24	Wed 6/5/24	0%
96	Room Remodel Rooms 8-11	0%	42 days	Wed 4/10/24	Thu 6/6/24	0%
97	Instal. Protection of Remaining Items	0%	1 day	Wed 4/10/24	Wed 4/10/24	0%
98	Demo Furniture, Finishes, Fixtures, Baseboard	0%	1 day	Wed 4/10/24	Wed 4/10/24	0%
99	Electrical Make safe	0%	2 days	Thu 4/11/24	Fri 4/12/24	0%
100	Plumbing Demo	0%	2 days	Mon 4/15/24	Tue 4/16/24	0%
101	Electrical Demo	0%	2 days	Mon 4/15/24	Tue 4/16/24	0%
102	Demo Flooring	0%	2 days	Mon 4/15/24	Tue 4/16/24	0%
103	Demo Shower Area	0%	2 days	Mon 4/15/24	Tue 4/16/24	0%
104	Demo for Wall Backing/Instal Backing	0%	2 days	Wed 4/17/24	Thu 4/18/24	0%
105	Shower Wall Framing Repair	0%	2 days	Fri 4/19/24	Mon 4/22/24	0%
106	Plumbing Rough-in	0%	3 days	Tue 4/23/24	Thu 4/25/24	0%
107	Electrical Rough-in	0%	3 days	Wed 4/24/24	Fri 4/26/24	0%
108	Rough-in Inspections	0%	1 day	Mon 4/29/24	Mon 4/29/24	0%
109	Install Backer Board and Waterproofing Showers	0%	3 days	Tue 4/30/24	Thu 5/2/24	0%
110	Drywall Patch	0%	3 days	Wed 5/1/24	Fri 5/3/24	0%
111	Clean Restroom Windows & Ensure Proper Function	0%	2 days	Thu 5/2/24	Fri 5/3/24	0%

Task	Executive Summary	External Tasks
Split	Mar-Jul 2024	External Milestone
Milestone	On-Off only	Deadline
Summary	Mar-Jul Summary Report	Progress
Project Summary	Mar-Jul Summary	Actual Progress
Executive Task	Start-only	
Executive Milestone	Finish-only	

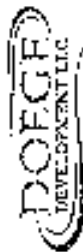


Trailborn Williams
642 Historic Route 66
Williams, AZ 86146

ID	Task/Task Name	Duration	Start	Finish	% Work Completed
112	Texture Ceiling	2 days	Mon 5/6/24	Tue 5/7/24	0%
113	Install Doors as needed	2 days	Wed 5/8/24	Thu 5/9/24	0%
114	Install Baseboards	2 days	Wed 5/8/24	Thu 5/9/24	0%
115	Paint Bathroom	2 days	Fri 5/10/24	Mon 5/13/24	0%
116	Prep Prime and Paint	3 days	Mon 5/13/24	Wed 5/15/24	0%
117	Install Bathroom Tile	4 days	Wed 5/15/24	Mon 5/20/24	0%
118	Install Millwork	3 days	Fri 5/17/24	Tue 5/21/24	0%
119	MFP Trim	1 day	Fri 5/17/24	Fri 5/17/24	0%
120	Install flooring	3 days	Thu 5/23/24	Mon 5/27/24	0%
121	Install Restroom Plumbing Trim. & Accessories	2 days	Tue 5/28/24	Wed 5/29/24	0%
122	Final Inspections	1 day	Thu 5/30/24	Thu 5/30/24	0%
123	Accept and Install Owner Furnished Items	2 days	Fri 5/31/24	Mon 6/3/24	0%
124	2 Lunches	2 days	Tue 6/4/24	Wed 6/5/24	0%
125	Owner Acceptance	1 day	Thu 6/6/24	Thu 6/6/24	0%
126	Room Remodel Rooms 12-15	40 days	Mon 4/15/24	Fri 6/7/24	0%
127	Install Protection of Remaining Items	1 day	Mon 4/15/24	Mon 4/15/24	0%
128	Demo Furniture, Finishes, Fixtures, Jambboard	1 day	Mon 4/15/24	Mon 4/15/24	0%
129	Electrical Make safe	2 days	Tue 4/16/24	Wed 4/17/24	0%
130	Plumbing Demo	2 days	Thu 4/18/24	Fri 4/19/24	0%
131	Electrical Demo	2 days	Thu 4/18/24	Fri 4/19/24	0%
132	Demo Flooring	2 days	Thu 4/18/24	Fri 4/19/24	0%
133	Demo Shower Area	2 days	Mon 4/22/24	Tue 4/23/24	0%



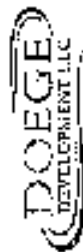
Task	In Active Summary	Manual Task	Duration-only	Manual Summary Rollup	Manual Summary	Start-only	Finish-only
Split							
Milestone							
Summary							
Project Summary							
In Active Task							
In Active Milestone							



Trailborn Williams
642 Historic Route 66
Williams, AZ 86046

ID	Task Name	Duration	Start	Phase	% Work Complete
134	Demo for W's Backing/Install Backing	2 days	Mon 4/22/24	Tue 4/23/24	0%
135	Snowier Wall Framing Repair	1 day	Wed 4/24/24	Wed 4/24/24	0%
136	Plumbing Rough-In	3 days	Thu 4/25/24	Mon 4/29/24	0%
137	Electrical Rough-In	3 days	Fri 4/26/24	Tue 4/30/24	0%
138	Rough-in Inspections	1 day	Wed 5/1/24	Wed 5/1/24	0%
139	Install Backer Board and Waterproofing Showers	3 days	Fri 5/2/24	Tue 5/7/24	0%
140	Drywall Patch	3 days	Fri 5/3/24	Tue 5/7/24	0%
141	Clean Restroom Windows & Ensure Proper Function	2 days	Tue 5/7/24	Wed 5/8/24	0%
142	Texture Ceiling	2 days	Wed 5/8/24	Thu 5/9/24	0%
143	Install Doors as needed	2 days	Fri 5/10/24	Mon 5/13/24	0%
144	Install Baseboards	2 days	Fri 5/10/24	Mon 5/13/24	0%
145	Paint Bathroom	2 days	Tue 5/14/24	Wed 5/15/24	0%
146	Prep Prime and Paint	3 days	Tue 5/14/24	Thu 5/16/24	0%
147	Install Bathroom Tile	4 days	Fri 5/17/24	Wed 5/22/24	0%
148	MEF Trim	2 days	Mon 5/20/24	Tue 5/21/24	0%
149	Install Millwork	3 days	Tue 5/21/24	Thu 5/23/24	0%
150	Install flooring	3 days	Mon 5/27/24	Wed 5/29/24	0%
151	Install Restroom Plumbing Trim & Accessories	2 days	Thu 5/30/24	Fri 5/31/24	0%
152	Final Inspections	1 day	Mon 6/3/24	Mon 6/3/24	0%
153	Accept and Install Owner Furnished Items	2 days	Tue 6/4/24	Wed 6/5/24	0%
154	Punchlist	2 days	Wed 6/5/24	Thu 6/6/24	0%
155	Owner Acceptance	1 day	Fri 6/7/24	Fri 6/7/24	0%

Task	Inactive Summary	External Tasks
SPT	Manual Task	External Milestone
Timeline	Duration-only	Deadline
Summary	Manual Summary Rollup	Progress
Project Summary	Manual Summary	Manual Progress
Insertion Task	Start-only	
Insertion Viewport	End-only	



Trullborn Williams
642 Historic Route 66
Williams, AZ 86046

ID	Task Name	Duration	Start	Finish	% Work Complete
156	Room Remodel Rooms 16-19	38 days	Thu 4/18/24	Mon 6/10/24	0%
157	Install Protection of Remaining Items	1 day	Thu 4/18/24	Thu 4/18/24	0%
158	Demo Furniture, Finishes, Fixtures, Baseboard	1 day	Thu 4/18/24	Thu 4/18/24	0%
159	Electrical Make safe	2 days	Fri 4/19/24	Mon 4/22/24	0%
160	Demo Shower Area	2 days	Tue 4/23/24	Wed 4/24/24	0%
161	Plumbing Demo	2 days	Wed 4/24/24	Thu 4/25/24	0%
162	Electrical Demo	2 days	Wed 4/24/24	Thu 4/25/24	0%
163	Demo Flooring	2 days	Wed 4/24/24	Thu 4/25/24	0%
164	Demo for Wall Backing/ Install Backing	2 days	Fri 4/26/24	Mon 4/29/24	0%
165	Shower Wall Framing Repair	2 days	Tue 4/30/24	Wed 5/1/24	0%
166	Plumbing Rough-In	3 days	Thu 5/2/24	Mon 5/6/24	0%
167	Electrical Rough-In	3 days	Fri 5/3/24	Tue 5/7/24	0%
168	Rough-In Inspections	1 day	Wed 5/8/24	Wed 5/8/24	0%
169	Install Backer Board and Waterproofing Showers	3 days	Thu 5/9/24	Mon 5/13/24	0%
170	Drywall Patch	3 days	Fri 5/9/24	Mon 5/13/24	0%
171	Clean Restroom Windows & Ensure Proper Function	2 days	Fri 5/10/24	Mon 5/13/24	0%
172	Texture Ceiling	2 days	Tue 5/14/24	Wed 5/15/24	0%
173	Install Doors as needed	2 days	Thu 5/16/24	Fri 5/17/24	0%
174	Install Baseboards	2 days	Thu 5/16/24	Fri 5/17/24	0%
175	Paint Bathroom	2 days	Mon 5/20/24	Tue 5/21/24	0%
176	Prep Prime and Paint	3 days	Mon 5/20/24	Wed 5/22/24	0%
177	Install Bathroom Tile	4 days	Wed 5/22/24	Mon 5/27/24	0%

Task	Task Summary	External Task
Split	Var Job Task	External Milestone
Milestone	Duration-only	Deadline
Summary	Manual Summary Rollup	Progress
Project Summary	Manual Summary	Manual Progress
Inactive Task	Start-only	
Inactive Milestone	Finish-only	



Trailborn Williams
642 Historic Route 66
Williams, AZ 86046

ID	Task Name (Modify)	Duration	Start	Finish	% Work Complete
178	Install Millwork	3 days	Fri 5/24/24	Tue 5/28/24	0%
179	M&P Trim	2 days	Fri 5/24/24	Mon 5/27/24	0%
180	Install flooring	3 days	Wed 5/29/24	Fri 5/31/24	0%
181	Install Restroom Plumbing Trim & Accessories	1 day	Mon 6/3/24	Mon 6/3/24	0%
182	Final Inspections	1 day	Tue 6/4/24	Tue 6/4/24	0%
183	Accept and Install Owner Furnished Items	2 days	Wed 6/5/24	Thu 6/6/24	0%
184	Punchlist	2 days	Thu 6/6/24	Fri 6/7/24	0%
185	Owner Acceptance	1 day	Mon 6/10/24	Mon 6/10/24	0%
186	Room Remodel Rooms 20-23	39 days	Tue 4/23/24	Fri 6/14/24	0%
187	Install Protection of Remaining Items	1 day	Tue 4/23/24	Tue 4/23/24	0%
188	Demo Furniture, Finishes, Fixtures, Baseboard	1 day	Tue 4/23/24	Tue 4/23/24	0%
189	Electrical Make safe	2 days	Wed 4/24/24	Thu 4/25/24	0%
190	Demo Shower Area	2 days	Thu 4/25/24	Fri 4/26/24	0%
191	Plumbing Demo	2 days	Fri 4/26/24	Mon 4/29/24	0%
192	Electrical Demo	2 days	Fri 4/26/24	Mon 4/29/24	0%
193	Demo Flooring	2 days	Fri 4/26/24	Mon 4/29/24	0%
194	Demo for Wall Backing/Install Backing	2 days	Tue 4/30/24	Wed 5/1/24	0%
195	Shower Wall Framing Repair	1 day	Thu 5/2/24	Thu 5/2/24	0%
196	Plumbing Rough-In	3 days	Fri 5/3/24	Tue 5/7/24	0%
197	Electrical Rough-In	3 days	Mon 5/6/24	Wed 5/8/24	0%
198	Rough-in Inspections	1 day	Thu 5/9/24	Thu 5/9/24	0%
199	Install Backer Board and Waterproofing Showers	3 days	Fri 5/10/24	Tue 5/14/24	0%

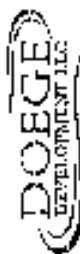
Task	Inactive Summary	Manual Task	Duration-only	Manual Summary Rollup	Manual P Owners
Split					
Milestone					
Summary					
Project Summary					
Inactive Task					
Inactive Milestone					



Trailborn Williams
 642 Historic Route 66
 Williams, AZ 86046

ID	Task Name	Duration	Start	Finish	% Work Complet
200	Drywall Patch	3 days	Fri 5/10/24	Tue 5/14/24	0%
201	Clean Restroom Windows & Ensure Proper Function	2 days	Tue 5/14/24	Wed 5/15/24	0%
202	Texture Ceiling	2 days	Wed 5/15/24	Thu 5/16/24	0%
203	Install Doors as needed	2 days	Fri 5/17/24	Mon 5/20/24	0%
204	Install Baseboards	2 days	Fri 5/17/24	Mon 5/20/24	0%
205	Paint Bathroom	2 days	Tue 5/21/24	Wed 5/22/24	0%
206	Prep Prime and Paint	3 days	Tue 5/21/24	Thu 5/23/24	0%
207	Install Bathroom Tile	4 days	Fri 5/24/24	Wed 5/29/24	0%
208	Install Millwork	3 days	Tue 5/28/24	Thu 5/30/24	0%
209	MEP Trim	2 days	Tue 5/28/24	Wed 5/29/24	0%
210	Install Flooring	3 days	Mon 5/27/24	Wed 5/29/24	0%
211	Install Restroom Plumbing Trim & Accessories	2 days	Thu 5/30/24	Fri 5/31/24	0%
212	Final Inspections	1 day	Mon 5/10/24	Mon 5/10/24	0%
213	Accept and Install Owner Furnished Items	2 days	Tue 6/11/24	Wed 6/12/24	0%
214	Punchlist	2 days	Wed 5/12/24	Thu 5/13/24	0%
215	Owner Acceptance	1 day	Fri 5/14/24	Fri 5/14/24	0%
216	Room Remodel Rooms 24-27	39 days	Fri 4/26/24	Wed 6/19/24	0%
217	Install Protection of Remaining Items	1 day	Fri 4/26/24	Fri 4/26/24	0%
218	Demo Furniture, Finishes, Fixtures, Baseboard	1 day	Fri 4/26/24	Fri 4/26/24	0%
219	Electrical Make safe	2 days	Mon 4/29/24	Tue 4/30/24	0%
220	Plumbing Demo	2 days	Wed 5/1/24	Thu 5/2/24	0%
221	Electrical Demo	2 days	Wed 5/1/24	Thu 5/2/24	0%

Task	Inactive Summary	Manual Task	Duration-only	Manual Summary Rollup	Manual Summary	Start-only	Duration-only	External Tasks	External Milestone	Deadline	Progress	Manual Progress
ask												
Self:												
Milestone												
Summary												
Project Summary												
Inactive Task												
Inactive Milestone												



Trailborn Williams
642 Historic Route 56
Williams, AZ 86045

ID	Task/Task Name Mod	Duration	Start	Finish	% Work Completed
222	Demo Flooring	2 days	Thu 5/2/24	Fri 5/3/24	0%
223	Demo Shower Area	2 days	Mon 5/6/24	Tue 5/7/24	0%
224	Demo for Wall Backing/Install Backing	2 days	Mon 5/6/24	Tue 5/7/24	0%
225	Shower Wall Framing Repair	2 days	Wed 5/8/24	Thu 5/9/24	0%
226	Plumbing Rough-In	3 days	Fri 5/10/24	Tue 5/14/24	0%
227	Electrical Rough-In	3 days	Mon 5/13/24	Wed 5/15/24	0%
228	Rough-in inspections	1 day	Thu 5/16/24	Thu 5/16/24	0%
229	Install Dacker Board and Waterproofing Showers	3 days	Mon 5/20/24	Wed 5/22/24	0%
230	Drywall Patch	3 days	Mon 5/20/24	Wed 5/22/24	0%
231	Clean Restroom Windows & Ensure Proper Function	2 days	Wed 5/22/24	Thu 5/23/24	0%
232	Texture Ceiling	2 days	Thu 5/23/24	Fri 5/24/24	0%
233	Install Doors as needed	2 days	Mon 5/27/24	Tue 5/28/24	0%
234	Install Baseboards	2 days	Mon 5/27/24	Tue 5/28/24	0%
235	Paint Bathroom	2 days	Wed 5/29/24	Thu 5/30/24	0%
236	Prep Prime and Paint	3 days	Wed 5/29/24	Fri 5/31/24	0%
237	Install Bathroom Tile	4 days	Fri 5/31/24	Wed 6/5/24	0%
238	Install Millwork	3 days	Tue 6/4/24	Thu 6/6/24	0%
239	MLP Trim	2 days	Wed 6/5/24	Thu 6/6/24	0%
240	Install Restroom Plumbing Trim & Accessories	2 days	Fri 6/7/24	Mon 6/10/24	0%
241	Install flooring	2 days	Mon 6/10/24	Wed 6/12/24	0%
242	Final Inspections	1 day	Thu 6/13/24	Thu 6/13/24	0%
243	Accept and Install Owner Furnished Items	2 days	Fri 6/14/24	Mon 6/17/24	0%

Task	Inactive Summary	Manual Task	External Task
Split		1	External Milestone
Milestone			Deadline
Summary			Progress
Project Summary			Manual Summary
Inactive Task			Start-only
Inactive Milestone			Finish-only



Trailborn Williams
647 Historic Route 66
Williams, AZ 86046

ID	Task Name	Duration	Start	Finish	% Work Complete
244	Punchlist	2 days	Mon 6/17/24	Tue 6/18/24	0%
245	Owner Acceptance	1 day	Wed 6/19/24	Wed 6/19/24	0%
246	Room Remodel Rooms 2B-31	43 days	Wed 5/1/24	Fri 6/28/24	0%
247	Install Protection of Remaining Items	1 day	Wed 5/1/24	Wed 5/1/24	0%
248	Demo Furniture, Finishes, Fixtures, Baseboard	1 day	Wed 5/1/24	Wed 5/1/24	0%
249	Electrical Make safe	2 days	Thu 5/2/24	Fri 5/3/24	0%
250	Plumbing Demo	2 days	Mon 5/6/24	Tue 5/7/24	0%
251	Electrical Demo	2 days	Mon 5/6/24	Tue 5/7/24	0%
252	Demo Flooring	2 days	Tue 5/7/24	Wed 5/8/24	0%
253	Demo Shower Area	2 days	Thu 5/9/24	Fri 5/10/24	0%
254	Demo for Wall Backing/Install Backing	2 days	Thu 5/9/24	Fri 5/10/24	0%
255	Shower Wall Framing Repair	2 days	Mon 5/13/24	Tue 5/14/24	0%
256	Plumbing Rough-in	3 days	Wed 5/15/24	Fri 5/17/24	0%
257	Electrical Rough-in	3 days	Thu 5/16/24	Mon 5/20/24	0%
258	Rough-in Inspections	1 day	Tue 5/21/24	Tue 5/21/24	0%
259	Install Backer Board and Waterproofing Showers	2 days	Wed 5/22/24	Fri 5/24/24	0%
260	Drywall Patch	2 days	Wed 5/22/24	Fri 5/24/24	0%
261	Clean Restroom Windows & Ensure Proper Function	2 days	Fri 5/24/24	Mon 5/27/24	0%
262	Texture Ceiling	2 days	Mon 5/27/24	Tue 5/28/24	0%
263	Install Doors as needed	2 days	Wed 5/29/24	Thu 5/30/24	0%
264	Install Baseboards	1 day	Wed 5/29/24	Wed 5/29/24	0%
265	Paint Bathroom	2 days	Mon 6/3/24	Tue 6/4/24	0%

Task	Inactive Summary	Manual Task	External Tests
Split			External Collection
Milestone			Deadline
Summary			Progress
Project Summary			Manual Progress
Inactive Task			
Inactive Milestone			



Trailborn Williams
642 Historic Route R6
Williams, AZ 85046

ID	Task Name Mod.	Duration	Start	Finish	% Work Completed
266	Prep Prime and Paint	3 days	Mon 6/3/24	Wed 6/5/24	0%
267	Install Bathroom Tile	4 days	Thu 6/6/24	Tue 6/11/24	0%
268	Install Millwork	3 days	Mon 6/10/24	Wed 6/12/24	0%
269	MFP Trim	2 days	Mon 6/10/24	Tue 6/11/24	0%
270	Install flooring	3 days	Thu 6/13/24	Mon 6/17/24	0%
271	Install Restroom Plumbing Trim & Accessories	2 days	Tue 6/18/24	Wed 6/19/24	100%
272	Final Inspections	1 day	Thu 6/20/24	Thu 6/20/24	0%
273	Accept and install Owner Furnished Items	2 days	Mon 6/24/24	Tue 6/25/24	0%
274	Punchlist	2 days	Wed 6/26/24	Thu 6/27/24	0%
275	Owner Acceptance	1 day	Fri 6/28/24	Fri 6/28/24	0%
276	Room Remodel Rooms 22-25	37 days	Mon 5/6/24	Tue 6/25/24	0%
277	Install Protection of Remaining Items	1 day	Mon 5/6/24	Mon 5/6/24	0%
278	Demo Furniture, Finishes, Fixtures, Baseboard	1 day	Mon 5/6/24	Mon 5/6/24	0%
279	Electrical Make safe	1 day	Tue 5/7/24	Tue 5/7/24	0%
280	Plumbing Demo	2 days	Wed 5/8/24	Thu 5/9/24	0%
281	Electrical Demo	2 days	Wed 5/8/24	Thu 5/9/24	0%
282	Demo Flooring	2 days	Thu 5/9/24	Fri 5/10/24	0%
283	Demo Shower Area	2 days	Mon 5/13/24	Tue 5/14/24	0%
284	Demo for Wall Backing/Install Backing	2 days	Mon 5/13/24	Tue 5/14/24	0%
285	Shower Wall Framing Repair	2 days	Wed 5/15/24	Thu 5/16/24	0%
286	Plumbing Rough-In	3 days	Fri 5/17/24	Tue 5/21/24	0%
287	Electrical Rough-In	3 days	Mon 5/20/24	Wed 5/22/24	0%

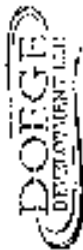
Task	Project Summary	Manual Task	Duration	Start	Finish	External Task
Split	Project Summary	Manual Task	Duration	Start	Finish	External Task
Milestone	Project Summary	Manual Task	Duration	Start	Finish	External Task
Summary	Project Summary	Manual Task	Duration	Start	Finish	External Task
Project Summary	Project Summary	Manual Task	Duration	Start	Finish	External Task
Project Task	Project Summary	Manual Task	Duration	Start	Finish	External Task
Project Milestone	Project Summary	Manual Task	Duration	Start	Finish	External Task



Trailborn Williams
642 Historic Route 66
Williams, AZ 86046

ID	Task Name	Mod	Duration	Start	Finish	Work Complete
288	Rough-in Inspections		1 day	Thu 5/23/24	Thu 5/23/24	0%
289	Install Backer Board and Waterproofing Showers		3 days	Fri 5/24/24	Tue 5/29/24	0%
290	Drywall Patch		3 days	Fri 5/24/24	Tue 5/29/24	0%
291	Clean Restroom Windows & Ensure Proper Function		2 days	Mon 5/27/24	Tue 5/28/24	0%
292	Texture Ceiling		2 days	Wed 5/29/24	Thu 5/30/24	0%
293	Install Doors as needed		2 days	Fri 5/31/24	Mon 6/3/24	0%
294	Install Baseboards		2 days	Fri 5/31/24	Mon 6/3/24	0%
295	Paint Bathroom		2 days	Tue 6/4/24	Wed 6/5/24	0%
296	Prep Prime and Paint		3 days	Tue 6/4/24	Thu 6/6/24	0%
297	Install Bathroom Tile		4 days	Wed 6/5/24	Mon 6/10/24	0%
298	Install Millwork		3 days	Fri 6/7/24	Tue 6/11/24	0%
299	MEP Trim		2 days	Mon 6/10/24	Tue 6/11/24	0%
300	Install flooring		3 days	Wed 6/12/24	Fri 6/14/24	0%
301	Install Restroom Plumbing Trim & Accessories		2 days	Mon 6/17/24	Tue 6/18/24	0%
302	Final Inspections		1 day	Wed 6/19/24	Wed 6/19/24	0%
303	Accept and Install Owner Furnished Items		2 days	Thu 6/20/24	Fri 6/21/24	0%
304	Punchlist		2 days	Fri 6/21/24	Mon 6/24/24	0%
305	Owner Acceptance		1 day	Tue 6/25/24	Tue 6/25/24	0%
306	Room Remodel Rooms 32-35		40 days	Wed 5/18/24	Tue 7/2/24	0%
307	Install Protection of Remaining Items		1 day	Wed 5/18/24	Wed 5/18/24	0%
308	Demo Furniture, Finishes, Fixtures, Baseboard		1 day	Wed 5/18/24	Wed 5/18/24	0%
309	Electrical Make safe		2 days	Thu 5/19/24	Fri 5/19/24	0%

Task	Inactive Summary	Normal Task	Normal Milestone	Normal Tasks
Split				
Milestone				
Summary				
Project Summary				
Inactive Task				
Inactive Milestone				



Trailborn Williams
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Williams, AZ 86046

ID	Task Name	Mod	Duration	Start	Finish	% Work Completed
310	Plumbing Demo		2 days	Mon 5/13/24	Tue 5/14/24	0%
311	Electrical Demo		2 days	Mon 5/13/24	Tue 5/14/24	0%
312	Demolition		2 days	Tue 5/14/24	Wed 5/15/24	0%
313	Demolition Shower Area		2 days	Thu 5/16/24	Fri 5/17/24	0%
314	Demo for Wall Backing/Install Backing		2 days	Thu 5/16/24	Fri 5/17/24	0%
315	Shower Wall Framing Repair		2 days	Mon 5/20/24	Tue 5/21/24	0%
316	Plumbing Rough-In		2 days	Wed 5/22/24	Fri 5/24/24	0%
317	Electrical Rough-In		2 days	Thu 5/23/24	Mon 5/27/24	0%
318	Rough-in Inspections		1 day	Tue 5/28/24	Tue 5/28/24	0%
319	Install Backer Board and Waterproofing Showers		2 days	Thu 5/30/24	Mon 6/3/24	0%
320	Drywall Patch		2 days	Thu 5/30/24	Mon 6/3/24	0%
321	Clean Restroom Windows & Ensure Proper Function		2 days	Fri 5/31/24	Mon 6/3/24	0%
322	Texture Ceiling		2 days	Tue 6/4/24	Wed 6/5/24	0%
323	Install Doors as needed		2 days	Tue 6/4/24	Fri 6/7/24	0%
324	Install Baseboards		2 days	Tue 6/4/24	Fri 6/7/24	0%
325	Paint Bathroom		2 days	Mon 6/10/24	Tue 6/11/24	0%
326	Prep Prime and Paint		3 days	Mon 5/10/24	Wed 6/12/24	0%
327	Install Bathroom Tile		4 days	Wed 5/12/24	Mon 5/17/24	0%
328	Install Millwork		3 days	Thu 5/14/24	Tue 6/18/24	0%
329	MEP Trim		2 days	Fri 6/14/24	Mon 6/17/24	0%
330	Install Flooring		3 days	Wed 6/19/24	Fri 6/21/24	0%
331	Install Restroom Plumbing Trim & Accessories		2 days	Mon 6/24/24	Tue 6/25/24	0%

Task	Summary	Manual Task	Duration-only	Manual Summary Rollup	Start only	Finish only
Task	Summary	Manual Task	Duration-only	Manual Summary Rollup	Start only	Finish only
Milestone						
Summary						
Project Summary						
Inactive Task						
Inactive Milestone						



Trailborn Williams
642 Historic Route 66
Williams, AZ 86046

IC	Task Name	Duration	Start	Finish	% Work Completed
332	Final Inspections	1 day	Wed 6/26/24	Wed 6/26/24	0%
333	Accept and Install Owner Furnished Items	2 days	Thu 5/27/24	Fri 6/28/24	0%
334	Punchlist	2 days	Fri 6/28/24	Mon 7/1/24	0%
335	Owner Acceptance	1 day	Tue 7/2/24	Tue 7/2/24	0%
336	Room Remodel Rooms 36-39	40 days	Mon 5/13/24	Fri 7/5/24	0%
337	Install Protection of Remaining Items	1 day	Mon 5/13/24	Mon 5/13/24	0%
338	Demo Furniture, Finishes, Fixtures, Baseboard	1 day	Mon 5/13/24	Mon 5/13/24	0%
339	Electrical Make safe	2 days	Tue 5/14/24	Wed 5/15/24	0%
340	Plumbing Demo	2 days	Thu 5/16/24	Fri 5/17/24	0%
341	Electrical Demo	2 days	Thu 5/16/24	Fri 5/17/24	0%
342	Demo Flooring	2 days	Fri 5/17/24	Mon 5/20/24	0%
343	Demo Shower Area	2 days	Tue 5/21/24	Wed 5/22/24	0%
344	Demo for Wall Backing/ Install Backing	2 days	Tue 5/21/24	Wed 5/22/24	0%
345	Shower Wall Framing Repair	2 days	Thu 5/23/24	Fri 5/24/24	0%
346	Plumbing Rough-In	3 days	Mon 5/27/24	Wed 5/29/24	0%
347	Electrical Rough-In	3 days	Tue 5/28/24	Thu 5/30/24	0%
348	Rough-In Inspections	1 day	Fri 5/31/24	Fri 5/31/24	0%
349	Install Backer Board and Waterproofing Showers	3 days	Mon 6/3/24	Wed 6/5/24	0%
350	Drywall Patch	3 days	Mon 6/3/24	Wed 6/5/24	0%
351	Clean Restroom Windows & Ensure Proper Function	2 days	Tue 6/4/24	Wed 6/5/24	0%
352	Texture Ceiling	2 days	Thu 6/6/24	Fri 6/7/24	0%

Task	Inactive Summary	Manual Task	Duration Only	Manual Summary Rollup	Manual Summary	Start Only	Finish Only	External Task	External Milestone	Deadline	Progress	Manual Progress
341												
Williams												
Summary												
Project Summary												
Inactive Task												
Milestone												



Trailborn Williams
642 Historic Route 66
Williams, AZ 86046

ID	Task Name	Duration	Start	Finish	% Work Complete
353	Install Doors as needed	2 days	Mon 5/10/24	Tue 6/11/24	0%
354	Install Baseboards	1 day	Mon 6/10/24	Mon 6/10/24	0%
355	Paint Bathroom	2 days	Wed 6/12/24	Thu 6/13/24	0%
356	Prep Primer and Paint	3 days	Wed 6/12/24	Fri 6/14/24	0%
357	Install Bathroom Tile	4 days	Mon 6/17/24	Thu 6/20/24	0%
358	Install Millwork	3 days	Wed 6/19/24	Fri 6/21/24	0%
359	MFD Trim	2 days	Wed 6/19/24	Thu 6/20/24	0%
360	Install flooring	3 days	Mon 6/24/24	Wed 6/26/24	0%
361	Install Restroom Plumbing Trim & Accessories	1 day	Thu 6/27/24	Thu 6/27/24	0%
362	Final Inspections	1 day	Fri 6/28/24	Fri 6/28/24	0%
363	Accept and Install Owner Furnished Items	2 days	Mon 7/1/24	Tue 7/2/24	0%
364	Punchlist	2 days	Wed 7/3/24	Thu 7/4/24	0%
365	Owner Acceptance	1 day	Fri 7/5/24	Fri 7/5/24	0%
366	Room Remodel Rooms 40-43	42 days	Thu 5/16/24	Fri 7/12/24	0%
367	Install Protection of Remaining Items	1 day	Thu 5/16/24	Thu 5/16/24	0%
368	Demo Furniture, Finishes, Fixtures, Baseboard	1 day	Fri 5/17/24	Fri 5/17/24	0%
369	Electrical Make safe	2 days	Mon 5/20/24	Tue 5/21/24	0%
370	Demo Flooring	2 days	Thu 5/23/24	Fri 5/24/24	0%
371	Plumbing Demo	2 days	Wed 5/22/24	Thu 5/23/24	0%
372	Electrical Demo	2 days	Wed 5/22/24	Thu 5/23/24	0%
373	Demo Shower Area	2 days	Mon 5/27/24	Tue 5/28/24	0%
374	Demo for Wall Backings/ Install Backing	2 days	Mon 5/27/24	Tue 5/28/24	0%

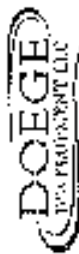
Task	Inactive Summary	External Tasks
Split	Manual Task	External Task
Milestone	Duration-only	Deadline
Summary	Manual Summary Rollup	Progress
Project Summary	Manual Summary	Manual Progress
Inactive Task	Start-only	
Inactive Milestone	End-only	



Trailborn Williams
642 Historic Route 66
Williams, AZ 86046

ID	Task Name	Duration	Start	Finish	% Work Complete
375	Shower Wall Framing Repair	2 days	Wed 5/29/24	Thu 5/30/24	0%
376	Plumbing Rough-In	3 days	Fri 5/31/24	Tue 6/4/24	0%
377	Electrical Rough-In	3 days	Mon 6/3/24	Wed 6/5/24	0%
378	Rough-In Inspections	1 day	Thu 6/6/24	Thu 6/6/24	0%
379	Install Backer Board and Waterproofing Showers	3 days	Fri 6/7/24	Tue 6/11/24	0%
380	Drywall Patch	2 days	Fri 6/7/24	Tue 6/11/24	0%
381	Clean Restroom Windows & Ensure Proper Function	2 days	Tue 6/11/24	Wed 6/12/24	0%
382	Texture Ceiling	2 days	Thu 6/13/24	Fri 6/14/24	0%
383	Install Doors as needed	2 days	Mon 6/17/24	Tue 6/18/24	0%
384	Install Baseboards	2 days	Mon 6/17/24	Tue 6/18/24	0%
385	Paint Bathroom	2 days	Wed 6/19/24	Thu 6/20/24	0%
386	Prep Prime and Paint	3 days	Wed 6/19/24	Fri 6/21/24	0%
387	Install Bathroom Tile	4 days	Mon 6/24/24	Thu 6/27/24	0%
388	Instal. Millwork	3 days	Wed 6/26/24	Fri 6/28/24	0%
389	MEP Trim	2 days	Wed 6/26/24	Thu 6/27/24	0%
390	Instal flooring	3 days	Mon 7/1/24	Wed 7/3/24	0%
391	Instal Restroom Plumbing Trim & Accessories	2 days	Thu 7/4/24	Fri 7/5/24	0%
392	Final Inspections	1 day	Mon 7/8/24	Mon 7/8/24	0%
393	Accept and Install Owner Furnished Items	2 days	Tue 7/9/24	Wed 7/10/24	0%
394	Punchlist	2 days	Wed 7/10/24	Thu 7/11/24	0%
395	Owner Acceptance	2 day	Fri 7/12/24	Fri 7/12/24	0%

Task	Inactive Summary	Manual Task	Duration-only	Manual Summary Rollup	Manual Summary	Start-only	Finish-only
Subic							
Milestone							
Summary							
Project Summary							
Inactive Task							
Inactive Milestone							



Trailborn Williams
542 Historic Route 66
Williams, AZ 86046

ID	Task/Task Name	Mod	Duration	Start	Finish	% Work Completed
396	Room Remodel Rooms 44-47		40 days	Wed 5/22/24	Tue 7/16/24	0%
397	Install Protection of Reinforcing Items		1 day	Wed 5/22/24	Wed 5/22/24	0%
398	Demo Furniture, Finishes, Fixtures, Baseboard		1 day	Wed 5/22/24	Wed 5/22/24	0%
399	Electrical Make safe		2 days	Thu 5/23/24	Fri 5/24/24	0%
400	Plumbing Demo		2 days	Mon 5/27/24	Tue 5/28/24	0%
401	Electrical Demo		2 days	Mon 5/27/24	Tue 5/28/24	0%
402	Demo Flooring		2 days	Tue 5/28/24	Wed 5/29/24	0%
403	Demo Shower Area		2 days	Thu 5/30/24	Fri 5/31/24	0%
404	Demo for Wall Backing/Install Backing		2 days	Thu 5/30/24	Fri 5/31/24	0%
405	Shower Wall Framing Repair		2 days	Mon 6/3/24	Tue 6/4/24	0%
406	Plumbing Rough-In		3 days	Wed 6/5/24	Fri 6/7/24	0%
407	Electrical Rough-In		3 days	Thu 6/6/24	Mon 6/10/24	0%
408	Rough-In Inspections		1 day	Tue 6/11/24	Tue 6/11/24	0%
409	Install Backer Board and Waterproofing Showers		3 days	Wed 6/12/24	Fri 6/14/24	0%
410	Drywall Patch		3 days	Wed 6/12/24	Fri 6/14/24	0%
411	Clean Restroom Windows & Ensure Proper Function		2 days	Thu 6/13/24	Fri 6/14/24	0%
412	Texture Ceiling		2 days	Mon 6/17/24	Tue 6/18/24	0%
413	Install Doors as needed		2 days	Wed 6/19/24	Thu 6/20/24	0%
414	Install Baseboards		1 day	Wed 6/19/24	Wed 6/19/24	0%
415	Paint Bathroom		2 days	Fri 6/21/24	Mon 6/24/24	0%
416	Prep Prime and Paint		3 days	Fri 6/21/24	Tue 6/25/24	0%

Task	Inactive Summary	Extra Milestone
Summary	Manual Task	Extra Milestone
Milestone	Functionality	Deadline
Summary	Manual Summary Rollup	Summary
Project Summary	Manual Summary	Manual Progress
Inactive Task	Summary	
Inactive Milestone	Finish-only	3



Trailborn Williams
5421 Historic Route 66
Williams, AZ 86046

ID	Task Name Mod	Duration	Start	Finish	% Work Complete	2024
417	Install Bathroom Tile	4 days	Wed 6/26/24	Mon 7/1/24	0%	
418	Install Millwork	3 days	Fri 6/28/24	Tue 7/2/24	0%	
419	MEP Trim	2 days	Fri 6/28/24	Mon 7/1/24	0%	
420	Install Flooring	3 days	Wed 7/3/24	Fri 7/5/24	0%	
421	Install Restroom Plumbing Trim & Accessories	2 days	Mon 7/8/24	Tue 7/9/24	0%	
422	Final Inspections	1 day	Wed 7/10/24	Wed 7/10/24	0%	
423	Accept and Install Owner Furnished Items	2 days	Thu 7/11/24	Fri 7/12/24	0%	
424	Punchlist	2 days	Fri 7/12/24	Mon 7/15/24	0%	
425	Owner Acceptance	1 day	Tue 7/16/24	Tue 7/16/24	0%	
426	Room Remodel Rooms 48-51	43 days	Mon 5/27/24	Wed 7/24/24	0%	
427	Install Protection of Remaining Items	1 day	Mon 5/27/24	Mon 5/27/24	0%	
428	Demo Furniture, Finishes, Fixtures, Baseboard	1 day	Mon 5/27/24	Mon 5/27/24	0%	
429	Electrical Make safe	2 days	Tue 5/28/24	Wed 5/29/24	0%	
430	Plumbing Demo	2 days	Thu 5/30/24	Fri 5/31/24	0%	
431	Electrical Demo	2 days	Thu 5/30/24	Fri 5/31/24	0%	
432	Demo Flooring	2 days	Fri 5/31/24	Mon 6/3/24	0%	
433	Demo Shower Area	2 days	Fri 5/31/24	Mon 6/3/24	0%	
434	Demo for Wall Backing/Install Backing	2 days	Tue 6/4/24	Wed 6/5/24	0%	
435	Shower Wall Framing Repair	2 days	Thu 6/6/24	Fri 6/7/24	0%	
436	Plumbing Rough-In	3 days	Mon 6/10/24	Wed 6/12/24	0%	
437	Electrical Rough-In	3 days	Tue 6/11/24	Thu 6/13/24	0%	
438	Rough-In Inspections	1 day	Fri 6/14/24	Fri 6/14/24	0%	

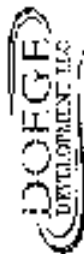
Task	Header Summary	Footer Summary	External Milestone
Split	Manual Task		External Milestone
Milestone	Duration-only		Deadline
Summary	Manual Summary No Log		Progress
Project Summary	Manual Summary		Manual Progress
Inactive Task	Start-only		
Inactive Milestone	End-only		



Troftborn Williams
672 Historic Route 66
Williams, AZ 86046

ID	Task / Task Name Mod	Duration	Start	Finish	% Work Complete
439	Install Backer Board and Waterproofing Showers	3 days	Mon 6/17/24	Wed 6/19/24	0%
440	Drywall Patch	3 days	Mon 6/17/24	Wed 6/19/24	0%
441	Clean Restroom Windows & Ensure Proper Function	2 days	Tue 6/18/24	Wed 6/19/24	0%
442	Texture Ceiling	2 days	Thu 6/20/24	Fri 6/21/24	0%
443	Install Doors as needed	2 days	Mon 6/24/24	Tue 6/25/24	0%
444	Install Baseboards	2 days	Mon 6/24/24	Tue 6/25/24	0%
445	Paint Bathroom	2 days	Wed 6/26/24	Thu 6/27/24	0%
446	Prep Prime and Paint	3 days	Wed 6/26/24	Fri 6/28/24	0%
447	Install Bathroom Tile	4 days	Mon 7/1/24	Thu 7/4/24	0%
448	Install Millwork	3 days	Thu 7/4/24	Mon 7/8/24	0%
449	MEP Trim	2 days	Fri 7/5/24	Mon 7/8/24	0%
450	Install flooring	4 days	Wed 7/10/24	Mon 7/15/24	0%
451	Install Restroom Plumbing Trim & Accessories	2 days	Tue 7/16/24	Wed 7/17/24	0%
452	Final Inspections	1 day	Thu 7/18/24	Thu 7/18/24	0%
453	Accept and Install Owner Furnished Items	2 days	Fri 7/19/24	Mon 7/22/24	0%
454	Punchlist	2 days	Mon 7/22/24	Tue 7/23/24	0%
455	Owner Acceptance	1 day	Wed 7/24/24	Wed 7/24/24	0%
456	Room Remodel Rooms 52-55	42 days	Thu 5/30/24	Fri 7/26/24	0%
457	Install Protection of Remaining Items	1 day	Thu 5/30/24	Thu 5/30/24	0%
458	Demolition, Hinges, Fixtures, Baseboard	1 day	Thu 5/30/24	Thu 5/30/24	0%
459	Electrical Make safe	2 days	Fri 5/31/24	Mon 6/3/24	0%
460	Plumbing Demo	2 days	Tue 6/4/24	Wed 6/5/24	0%

Task	Inactive Summary	External Tasks
Split	Visual Task	External Milestone
Milestone	Duration-only	Deadline
Summary	Manual Summary Redup	Progress
Project Summary	Manual Summary	External Progress
Active Task	Summary	
Inactive Milestone	Visual Task	



Trailborn Williams
642 Historic Route 65
Williams, AZ 86346

ID	Task/Task Name Mod	Duration	Start	Finish	% Work Complete
450	Electrical Demo	2 days	Tue 6/4/24	Wed 6/5/24	0%
462	Demo Flooring	2 days	Wed 6/5/24	Thu 6/6/24	0%
463	Demo Shower Area	2 days	Wed 6/5/24	Thu 6/6/24	0%
464	Demo for Wall Backing/ Install Backing	2 days	Fri 6/7/24	Mon 6/10/24	0%
465	Shower Wall Framing Repair	2 days	Tue 6/11/24	Wed 6/12/24	0%
466	Plumbing Rough-In	3 days	Thu 6/13/24	Mon 6/17/24	0%
467	Electrical Rough-In	3 days	Fri 6/14/24	Tue 6/18/24	0%
468	Rough-In Inspections	1 day	Wed 6/19/24	Wed 6/19/24	0%
469	Install Backer Board and Waterproofing Showers	3 days	Thu 6/20/24	Mon 6/24/24	0%
470	Drywall Patch	3 days	Thu 6/20/24	Mon 6/24/24	0%
471	Clean Restroom Windows & Ensure Proper Function	2 days	Fri 6/21/24	Mon 6/24/24	0%
472	Texture Ceiling	2 days	Tue 6/25/24	Wed 6/26/24	0%
473	Install Doors as needed	2 days	Thu 6/27/24	Fri 6/28/24	0%
474	Install Baseboards	2 days	Thu 6/27/24	Fri 6/28/24	0%
475	Paint Bathroom	2 days	Mon 7/1/24	Tue 7/2/24	0%
476	Prep Prime and Paint	3 days	Mon 7/1/24	Wed 7/3/24	0%
477	Install Bathroom Tile	4 days	Thu 7/4/24	Tue 7/9/24	0%
479	MEP Trim	1 day	Fri 7/5/24	Fri 7/5/24	0%
470	Install Millwork	3 days	Tue 7/9/24	Thu 7/11/24	0%
480	Install flooring	4 days	Fri 7/12/24	Wed 7/17/24	0%
401	Install Restroom Plumbing Trim & Accessories	2 days	Thu 7/18/24	Fri 7/19/24	0%
402	Final Inspections	1 day	Mon 7/22/24	Mon 7/22/24	0%

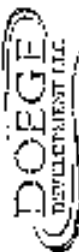
Task	Inactive Summary	Manual Task	External Task
Split	Manual Task	Manual Task	External Milestone
Milestone	Duration-only	Duration-only	Deadline
Summary	Manual Summary Relup	Manual Summary Relup	Progress
Project Summary	Manual Summary	Manual Summary	Manual Progress
Inactive Task	Summary-only	Summary-only	
Inactive Milestone	Finish-only	Finish-only	



Trailborn Williams
642 Historic Route 56
Williams, AZ 86046

ID	Task Name Mod.	Duration	Start	Finish	% Work Complete
483	Accept and Install Owner Furnished Items	2 days	Tue 7/23/24	Wed 7/24/24	0%
484	Punchlist	2 days	Wed 7/24/24	Thu 7/25/24	0%
485	Owner Acceptance	1 day	Fri 7/26/24	Fri 7/26/24	0%
486	Room Remodel Rooms 56-59	42 days	Tue 6/4/24	Wed 7/31/24	0%
487	Install Protection of Remaining Items	1 day	Tue 6/4/24	Tue 6/4/24	0%
488	Demo Furniture, Finishes, Fixtures, Baseboard	2 days	Tue 6/4/24	Wed 6/5/24	0%
489	Electrical Make safe	2 days	Fri 6/7/24	Mon 6/10/24	0%
490	Plumbing Demo	2 days	Tue 6/11/24	Wed 6/12/24	0%
491	Electrical Demo	2 days	Tue 6/11/24	Wed 6/12/24	0%
492	Demo Flooring	2 days	Wed 6/12/24	Thu 6/13/24	0%
493	Demo Shower Area	2 days	Wed 6/12/24	Thu 6/13/24	0%
494	Demo for Wall Sacking/Install Racking	1 day	Fri 6/14/24	Fri 6/14/24	0%
495	Shower Wall Framing Repair	2 days	Mon 6/17/24	Tue 6/18/24	0%
496	Plumbing Rough-In	3 days	Wed 6/19/24	Fri 6/21/24	0%
497	Electrical Rough-In	3 days	Thu 6/20/24	Mon 6/24/24	0%
498	Rough-in Inspections	1 day	Tue 6/25/24	Tue 6/25/24	0%
499	Install Backer Board and Waterproofing Showers	3 days	Wed 6/26/24	Fri 6/28/24	0%
500	Drywall Patch	3 days	Wed 6/26/24	Fri 6/28/24	0%
501	Clear Restroom Windows & Ensure Proper Function	2 days	Thu 6/27/24	Fri 6/28/24	0%
502	Texture Ceiling	2 days	Mon 7/1/24	Tue 7/2/24	0%
503	Install Doors as needed	2 days	Wed 7/3/24	Thu 7/4/24	0%
504	Install Baseboards	2 days	Wed 7/3/24	Thu 7/4/24	0%

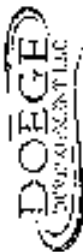
Task	Inactive Summary	External tasks
Split	Manual Task	External Milestone
Milestone	Duration only	Deadline
Summary	Manual Summary Follow	Progress
Project Summary	Manual Summary	Manual Progress
Inactive Task	Start-only	
Inactive Milestone	End-only	



Trailborn Williams
842 Historic Route 66
Williams, AZ 86046

ID	Task/Task Name	Mode	Duration	Start	Finish	% Work Completed
505	Paint Bathroom:	505	2 days	Fri 7/5/24	Mon 7/8/24	0%
506	Prep Prime and Paint	506	3 days	Fri 7/5/24	Tue 7/9/24	0%
507	Install Bathroom Tile	507	2 days	Tue 7/9/24	Fri 7/12/24	0%
508	MEP Trim	508	2 days	Wed 7/10/24	Thu 7/11/24	0%
509	Install Millwork	509	3 days	Fri 7/12/24	Tue 7/16/24	0%
510	Install Flooring	510	2 days	Wed 7/17/24	Mon 7/22/24	0%
511	Install Restroom Plumbing Trim & Accessories	511	2 days	Tue 7/23/24	Wed 7/24/24	0%
512	Final Inspections	512	1 day	Thu 7/25/24	Thu 7/25/24	0%
513	Accept and Install Owner Furnished Items	513	2 days	Fri 7/26/24	Mon 7/29/24	0%
514	Punchlist:	514	2 days	Mon 7/29/24	Tue 7/30/24	0%
515	Owner Acceptance	515	1 day	Wed 7/31/24	Wed 7/31/24	0%
516	Room Remodel Rooms 60-63	516	42 days	Tue 6/11/24	Wed 8/7/24	0%
517	Install Protection of Remaining Items	517	1 day	Tue 6/11/24	Tue 6/11/24	0%
518	Demo Furniture, Finishes, Fixtures, Baseboard	518	1 day	Tue 6/11/24	Tue 6/11/24	0%
519	Electrical Make safe	519	2 days	Thu 6/13/24	Fri 6/14/24	0%
520	Plumbing Demo	520	2 days	Mon 6/17/24	Tue 6/18/24	0%
521	Electrical Demo	521	2 days	Mon 6/17/24	Tue 6/18/24	0%
522	Demo Flooring	522	2 days	Tue 6/18/24	Wed 6/19/24	0%
523	Demo Shower Area	523	2 days	Tue 6/18/24	Wed 6/19/24	0%
524	Demo for Wall Backing/Install Backing	524	2 days	Thu 6/20/24	Fri 6/21/24	0%
525	Shower Wall Framing Repair	525	2 days	Mon 6/24/24	Tue 6/25/24	0%
526	Plumbing Rough-In	526	3 days	Wed 6/26/24	Fri 6/28/24	0%

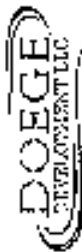
Task	Inactive Summary	Estimated Task	Estimated Milestone
Summary	Manual Task		Estimated Milestone
Summary	Duration-only		Deadline
Project Summary	Manual Summary Setup		Progress
Inactive Task	Manual Summary		Manual Progress
Inactive Milestone	Summary		
Inactive Milestone	Finish-only		



Trailborn Williams
642 Hiway to Route 66
Williams, AZ 85746

ID	Task Name	Duration	Start	Finish	% Work Completed
527	Electrical Rough-In	3 days	Thu 6/27/24	Mon 7/1/24	0%
528	Rough-In Inspections	1 day	Tue 7/2/24	Tue 7/2/24	0%
529	Install Backer Board and Waterproofing Showers	3 days	Wed 7/3/24	Fri 7/5/24	0%
530	Drywall Patch	3 days	Wed 7/3/24	Fri 7/5/24	0%
531	Clean Restroom Windows & Ensure Proper Function	2 days	Thu 7/4/24	Fri 7/5/24	0%
532	Texture Ceiling	2 days	Mon 7/8/24	Tue 7/9/24	0%
533	Install Doors as needed	2 days	Wed 7/10/24	Thu 7/11/24	0%
534	Install Baseboards	1 day	Wed 7/10/24	Wed 7/10/24	0%
535	Paint Bathroom	2 days	Fri 7/12/24	Mon 7/15/24	0%
536	Prep Prime and Paint	3 days	Fri 7/12/24	Tue 7/16/24	0%
537	Install Bathroom Tile	4 days	Tue 7/16/24	Fri 7/19/24	0%
538	MEP Trim	2 days	Thu 7/18/24	Fri 7/19/24	0%
539	Install Millwork	3 days	Fri 7/19/24	Tue 7/23/24	0%
540	Install flooring	4 days	Wed 7/24/24	Mon 7/29/24	0%
541	Install Restroom Plumbing Trim & Accessories	2 days	Tue 7/30/24	Wed 7/31/24	0%
542	Final Inspections	1 day	Thu 8/1/24	Thu 8/1/24	0%
543	Accept and Install Owner Furnished Items	2 days	Fri 8/2/24	Mon 8/5/24	0%
544	Punchlist	2 days	Mon 8/5/24	Tue 8/6/24	0%
545	Owner Acceptance	1 day	Wed 8/7/24	Wed 8/7/24	0%
546	Room Remodel Rooms 64-67	40 days	Mon 6/17/24	Fri 8/9/24	0%
547	Install Protection of Remaining Items	1 day	Mon 6/17/24	Mon 6/17/24	0%
548	Demo Furniture, Finishes, Fixtures, Baseboard	1 day	Mon 6/17/24	Mon 6/17/24	0%

Task	Inactive Summary	Active Tasks
Spill	Manual Task	Estimate Millwork
Measure	Condition-only	Estimate
Summary	Manual Summary Rollup	Progress
Project Summary	Manual Summary	Manual Progress
Itemize Task	Start-only	
Inactive Viewport	End-only	



Trailborn Williams
5472 Historic Route 66
Williams, AZ 85546

ID	Task Name	Mod	Duration	Start	Finish	% Work Complete
549	Electrical Make safe		2 days	Tue 6/18/24	Wed 6/19/24	0%
550	Plumbing Demo		2 days	Thu 6/20/24	Fri 6/21/24	0%
551	Electrical Demo		2 days	Thu 6/20/24	Fri 6/21/24	0%
552	Demo Flooring		2 days	Fri 6/21/24	Mon 6/24/24	0%
553	Demo Shower Area		2 days	Fri 6/21/24	Mon 6/24/24	0%
554	Demo for Wall Backing/Install Backing		2 days	Tue 6/25/24	Wed 6/26/24	0%
555	Shower Wall Framing Repair		2 days	Thu 6/27/24	Fri 6/28/24	0%
556	Plumbing Rough-In		3 days	Mon 7/1/24	Wed 7/3/24	0%
557	Electrical Rough-In		3 days	Tue 7/2/24	Thu 7/4/24	0%
558	Rough-In Inspections		1 day	Fri 7/5/24	Fri 7/5/24	0%
559	Install Backer Board and Waterproofing Showers		3 days	Mon 7/8/24	Wed 7/10/24	0%
560	Drywall Patch		3 days	Mon 7/8/24	Wed 7/10/24	0%
561	Clean Restroom Windows & Ensure Proper Function		2 days	Tue 7/9/24	Wed 7/10/24	0%
562	Texture Ceiling		2 days	Thu 7/11/24	Fri 7/12/24	0%
563	Install Doors as needed		2 days	Mon 7/15/24	Tue 7/16/24	0%
564	Install Baseboards		2 days	Mon 7/15/24	Tue 7/16/24	0%
565	Paint Bathroom		2 days	Wed 7/17/24	Thu 7/18/24	0%
566	Prep Prime and Paint		3 days	Wed 7/17/24	Fri 7/19/24	0%
567	Install Bathroom Tile		4 days	Thu 7/18/24	Tue 7/23/24	0%
568	K&P Trim		1 day	Mon 7/22/24	Mon 7/22/24	0%
569	Install Millwork		3 days	Tue 7/23/24	Thu 7/25/24	0%
570	Install flooring		4 days	Fri 7/26/24	Wed 7/31/24	0%

Task	Inactive Summary	External Task	External Milestone
Split	Manual Task		External Milestone
Milestone	Onion-only		Deadline
Summary	Manual Summary Setup		Progress
Project Summary	Manual Summary		Manual Progress
Inactive Milestone	Summary		
Inactive Milestone	Finish-only		



Trailblom Williams
642 Hickory Ridge 66
Williams, AZ 86746

ID	Task Name	Duration	Start	Finish	% Work Completed
571	Install Restroom Plumbing Trim & Accessories	2 days	Thu 8/1/24	Fri 8/2/24	0%
572	Final Inspections	1 day	Mon 8/5/24	Mon 8/5/24	0%
573	Accept and Install Owner Furnished Items	2 days	Tue 8/6/24	Wed 8/7/24	0%
574	Punchlist	2 days	Wed 8/7/24	Thu 8/8/24	0%
575	Owner Acceptance	1 day	Fri 8/9/24	Fri 8/9/24	0%
576	Room Remodel Rooms 68-71	40 days	Thu 6/20/24	Wed 8/14/24	0%
577	Install Protection of Remaining Items	1 day	Thu 6/20/24	Thu 6/20/24	0%
578	Demc Furniture, Finishes, Fixtures, Baseboard	1 day	Thu 6/20/24	Thu 6/20/24	0%
579	Electrical Make safe	2 days	Fri 6/21/24	Mon 6/24/24	0%
580	Plumbing Demo	2 days	Tue 6/25/24	Wed 6/26/24	0%
581	Electrical Demo	2 days	Tue 6/25/24	Wed 6/26/24	0%
582	Demo flooring	2 days	Wed 6/26/24	Thu 6/27/24	0%
583	Demo Shower Area	2 days	Wed 6/26/24	Thu 6/27/24	0%
584	Demo for Wall Backing/Install Backing	2 days	Fri 6/28/24	Mon 7/1/24	0%
585	Shower Wall Framing Repair	2 days	Tue 7/2/24	Wed 7/3/24	0%
586	Plumbing Rough-In	3 days	Thu 7/4/24	Mon 7/8/24	0%
587	Electrical Rough-In	3 days	Fri 7/5/24	Tue 7/9/24	0%
588	Rough-in Inspections	1 day	Wed 7/10/24	Wed 7/10/24	0%
589	Install Backer Board and Waterproofing Showers	3 days	Thu 7/11/24	Mon 7/15/24	0%
590	Drywall Patch	3 days	Thu 7/11/24	Mon 7/15/24	0%
591	Clean Restroom Windows & Ensure Proper Function	2 days	Fri 7/12/24	Mon 7/15/24	0%
592	Texture Ceiling	2 days	Tue 7/16/24	Wed 7/17/24	0%

Task	Inactive Summary	External Tasks
Split	Varied Task	External Milestone
Milestone	Duration-only	Milestones
Summary	Varied Summary No up	Progress
Project Summary	Varied Summary	Manual Progress
Inactive Task	Start only	
Inactive Milestone	Finish only	



Traithorn Williams
542 Historic Route 66
Williams, AZ 86046

ID	Task Name	Duration	Start	Finish	% Work Completed
543	Install Doors as needed	2 days	Thu 7/18/24	Fri 7/19/24	0%
544	Install Baseboards	2 days	Thu 7/18/24	Fri 7/19/24	0%
545	Paint Bathroom	2 days	Mon 7/22/24	Tue 7/23/24	0%
546	Prep Prime and Paint	3 days	Mon 7/22/24	Wed 7/24/24	0%
547	Install Bathroom Tile	4 days	Tue 7/23/24	Fri 7/26/24	0%
548	MEP Trim	2 days	Tue 7/23/24	Fri 7/26/24	0%
549	Install Millwork	3 days	Fri 7/26/24	Tue 7/30/24	0%
550	Install flooring	4 days	Wed 7/31/24	Mon 8/5/24	0%
551	Install Restroom Plumbing Trim & Accessories	2 days	Tue 8/6/24	Wed 8/7/24	0%
552	Final Inspections	1 day	Thu 8/8/24	Thu 8/8/24	0%
553	Accept and Install Owner Furnished Items	2 days	Fri 8/9/24	Mon 8/12/24	0%
554	Punchlist	2 days	Mon 8/12/24	Tue 8/13/24	0%
555	Owner Acceptance	1 day	Wed 8/14/24	Wed 8/14/24	0%
556	Room Remodel Rooms 72-75	40 days	Tue 6/25/24	Mon 8/19/24	0%
557	Install Protection of Remaining Items	1 day	Tue 6/25/24	Tue 6/25/24	0%
558	Demo Furniture, Finishes, Fixtures, Baseboard	1 day	Tue 6/25/24	Tue 6/25/24	0%
559	Electrical, Make safe	2 days	Wed 6/26/24	Thu 6/27/24	0%
560	Plumbing Demo	2 days	Fri 6/28/24	Mon 7/1/24	0%
561	Electrical Demo	2 days	Fri 6/28/24	Mon 7/1/24	0%
562	Demo Flooring	2 days	Mon 7/1/24	Tue 7/2/24	0%
563	Demo Shower Area	2 days	Mon 7/1/24	Tue 7/2/24	0%
564	Demo for Wall Backing/Install Backing	2 days	Wed 7/3/24	Thu 7/4/24	0%

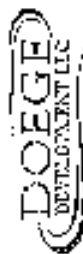
Task	Active Summary	External Tasks
Split	Manual task	External Milestone
Milestone	Duration-only	Deadline
Summary	Manual Summary Rolling	Progress
Project Summary	Manual Summary	Manual Progress
Active Task	Start-only	
Active Milestone	Finish-only	



Trailborn Williams
6422 Historic Route 66
Williams, AZ 85046

ID	Task Name	Mode	Duration	Start	Finish	% Work Completed
515	Shower Wall Framing Repair		2 days	Fri 7/5/24	Mon 7/8/24	0%
516	Plumbing Rough-In		3 days	Tue 7/9/24	Thu 7/11/24	0%
617	Electrical Rough-In		3 days	Wed 7/10/24	Fri 7/12/24	0%
618	Rough-in Inspections		1 day	Mon 7/15/24	Mon 7/15/24	0%
619	Install Backer Board and Waterproofing Showers		3 days	Tue 7/16/24	Thu 7/18/24	0%
620	Drywall Patch		3 days	Tue 7/16/24	Thu 7/18/24	0%
621	Clean Restroom Windows & Ensure Proper Function		2 days	Wed 7/17/24	Thu 7/18/24	0%
622	Texture Ceiling		2 days	Fri 7/19/24	Mon 7/22/24	0%
623	Install Doors as needed		2 days	Tue 7/23/24	Wed 7/24/24	0%
624	Install Baseboards		2 days	Tue 7/23/24	Wed 7/24/24	0%
625	Paint Bathroom		2 days	Thu 7/25/24	Fri 7/26/24	0%
626	Prep Prime and Paint		3 days	Thu 7/25/24	Mon 7/29/24	0%
627	Install Bathroom Tile		4 days	Fri 7/26/24	Wed 7/31/24	0%
628	MEP Trim		2 days	Tue 7/30/24	Wed 7/31/24	0%
629	Install Millwork		3 days	Wed 7/31/24	Fri 8/2/24	0%
630	Install flooring		4 days	Mon 8/5/24	Thu 8/8/24	0%
631	Install Restroom Plumbing Trim & Accessories		2 days	Fri 8/9/24	Mon 8/12/24	0%
632	Final Inspections		1 day	Tue 8/13/24	Tue 8/13/24	0%
633	Accept and Install Owner Furnished Items		2 days	Wed 8/14/24	Thu 8/15/24	0%
634	Punchlist		2 days	Thu 8/15/24	Fri 8/16/24	0%
635	Owner Acceptance		1 day	Mon 8/19/24	Mon 8/19/24	0%
636	Room Renodel Rooms 76-79		39 days	Fri 6/28/24	Wed 8/21/24	0%

Task	Inactive Summary	External Tasks
Split	Manual Task	External Work Item
Milestone	Duration-only	Deadline
Summary	Manual Summary Rollup	Progress
Project Summary	Manual Summary	Manual Progress
Inactive Task	Start-only	
Inactive Milestone	Finish-only	



Trallum Williams
642 Historic Route 56
Williams, AZ 86125

ID	Task Name	Task Mod	Duration	Start	Finish	% Work Complete
637	Install Protection of Remaining Items		1 day	Fri 6/28/24	Fri 6/28/24	0%
638	Demo Furniture, Finishes, Fixtures, Baseboard		1 day	Fri 6/28/24	Fri 6/28/24	0%
639	Electrical Make safe		2 days	Mon 7/1/24	Tue 7/2/24	0%
640	Plumbing Demo		2 days	Wed 7/3/24	Thu 7/4/24	0%
641	Electrical Demo		2 days	Wed 7/3/24	Thu 7/4/24	0%
642	Demo Flooring		2 days	Thu 7/4/24	Fri 7/5/24	0%
643	Demo Shower Area		2 days	Thu 7/4/24	Fri 7/5/24	0%
644	Demo for Wall Backing/Install Backing		1 day	Mon 7/8/24	Mon 7/8/24	0%
645	Shower Wall Framing Repair		2 days	Tue 7/9/24	Wed 7/10/24	0%
646	Plumbing Rough-in		3 days	Thu 7/11/24	Mon 7/15/24	0%
647	Electrical Rough-in		3 days	Fri 7/12/24	Tue 7/16/24	0%
648	Rough-in Inspections		1 day	Wed 7/17/24	Wed 7/17/24	0%
649	Install Backer Board and Waterproofing Showers		3 days	Thu 7/18/24	Mon 7/22/24	0%
650	Drywall Patch		3 days	Thu 7/18/24	Mon 7/22/24	0%
651	Clean Restroom Windows & Ensure Proper Function		2 days	Fri 7/19/24	Mon 7/22/24	0%
652	Texture Ceiling		2 days	Tue 7/23/24	Wed 7/24/24	0%
653	Install Doors as needed		2 days	Thu 7/25/24	Fri 7/26/24	0%
654	Install Baseboards		2 days	Thu 7/25/24	Fri 7/26/24	0%
655	Paint Bathroom		2 days	Thu 7/25/24	Fri 7/26/24	0%
656	Prep Prime and Paint		3 days	Mon 7/29/24	Tue 7/30/24	0%
657	Install Bathroom Tile		4 days	Mon 7/29/24	Wed 7/31/24	0%
658	M/E/P Trim		2 days	Tue 7/30/24	Fri 8/2/24	0%

Task	Inactive summary	Summary	External Milestone
Split	Varied Task	Duration-only	Deadline
Milestone	Duration-only	Summary	Summary
Summary	Summary	Summary	Summary
Project Summary	Summary	Summary	Summary
Inactive task	Summary	Summary	Summary
Inactive Milestone	Summary	Summary	Summary



Trailborn Williams
6424 State Route 56
Williams, AZ 86046

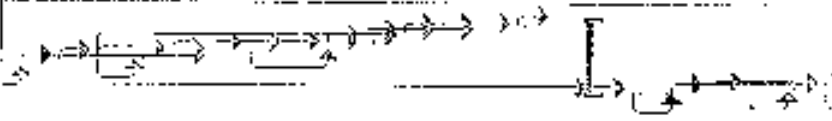
ID	Task Name	Mod	Duration	Start	Finish	% Work Completed
655	Install Millwork		3 days	Fri 8/2/24	Tue 8/6/24	0%
656	Install flooring		4 days	Wed 8/7/24	Mon 8/12/24	0%
657	Install Restroom Plumbing Trim & Accessories		2 days	Tue 8/13/24	Wed 8/14/24	0%
658	Final Inspections		1 day	Thu 8/15/24	Thu 8/15/24	0%
659	Accept and Install Owner Furnished Items		2 days	Fri 8/16/24	Mon 8/19/24	0%
660	Punchlist		2 days	Mon 8/19/24	Tue 8/20/24	0%
661	Owner Acceptance		1 day	Wed 8/21/24	Wed 8/21/24	0%
662	Room Remodel Rooms 80-83		40 days	Wed 7/3/24	Tue 8/27/24	0%
663	Install Protection of Remaining Items		1 day	Wed 7/3/24	Wed 7/3/24	0%
664	Demol Furniture, Finishes, Fixtures, Baseboard		1 day	Wed 7/3/24	Wed 7/3/24	0%
665	Electrical Make safe		2 days	Thu 7/4/24	Fri 7/5/24	0%
666	Plumbing Demo		2 days	Mon 7/8/24	Tue 7/9/24	0%
667	Electrical Demo		2 days	Mon 7/8/24	Tue 7/9/24	0%
668	Demo Flooring		2 days	Tue 7/9/24	Wed 7/10/24	0%
669	Demo Shower Area		2 days	Tue 7/9/24	Wed 7/10/24	0%
670	Demo for Wall Backing/Install Backing		2 days	Thu 7/11/24	Fri 7/12/24	0%
671	Showers - Wall Framing Repair		2 days	Mon 7/15/24	Tue 7/16/24	0%
672	Plumbing Rough-In		3 days	Wed 7/17/24	Fri 7/19/24	0%
673	Electrical Rough-In		3 days	Thu 7/18/24	Mon 7/22/24	0%
674	Rough-in Inspections		1 day	Tue 7/23/24	Tue 7/23/24	0%
675	Install Backer Board and Waterproofing Showers		3 days	Wed 7/24/24	Fri 7/26/24	0%
676	Driveway Patch		3 days	Wed 7/24/24	Fri 7/26/24	0%

Task	Inactive Summary	External Task	External Milestone
Split	Manual Task	1	External Milestone
Feature	Duration only		Deadline
Summary	Manual Summary Rollup		Program
Project Summary	Manual Summary		Manual Progress
Inactive Task	Start-only		
Inactive Milestone	Finish-only	3	

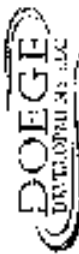


Tralbom Williams
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ID	Task Name	Mod	Duration	Start	Finish	% Work Complete
681	Clean Restroom Windows & Ensure Proper Function		2 days	Thu 7/25/24	Fri 7/26/24	0%
682	Texture Ceiling		2 days	Mon 7/29/24	Tue 7/30/24	0%
683	Install Doors as needed		2 days	Wed 7/31/24	Thu 8/1/24	0%
684	Install Baseboards		1 day	Wed 7/31/24	Wed 7/31/24	0%
685	Paint Bathroom		2 days	Fri 8/2/24	Mon 8/5/24	0%
686	Prep Prime and Paint		3 days	Fri 8/2/24	Tue 8/5/24	0%
687	Install Bathroom Tile		4 days	Mon 8/5/24	Thu 8/8/24	0%
688	M/E/P Trim		1 day	Wed 8/7/24	Wed 8/7/24	0%
689	Install Millwork		3 days	Thu 8/8/24	Mon 8/12/24	0%
690	Install flooring		4 days	Tue 8/13/24	Fri 8/16/24	0%
691	Install Restroom Plumbing Trim & Accessories		2 days	Mon 8/19/24	Tue 8/20/24	0%
692	Final Inspections		1 day	Wed 8/21/24	Wed 8/21/24	0%
693	Accept and Install Owner Furnished Items		2 days	Thu 8/22/24	Fri 8/23/24	0%
694	Punchlist		2 days	Fri 8/23/24	Mon 8/26/24	0%
695	Owner Acceptance		1 day	Tue 8/27/24	Tue 8/27/24	0%
696	Room Remodel Rooms 84-87		40 days	Mon 7/8/24	Fri 8/30/24	0%
697	Install Protection of Remaining Items		1 day	Mon 7/8/24	Mon 7/8/24	0%
698	Demo Furniture, Finishes, Fixtures, Baseboard		1 day	Mon 7/8/24	Mon 7/8/24	0%
699	Electrical Make safe		2 days	Tue 7/9/24	Wed 7/10/24	0%
700	Plumbing Demo		2 days	Thu 7/11/24	Fri 7/12/24	0%
701	Electrical Demo		2 days	Thu 7/11/24	Fri 7/12/24	0%
702	Demo Flooring		2 days	Fri 7/12/24	Mon 7/15/24	0%



Task	Inactive Summary	Manual Task	Duration-only	Manual Summary Rollup	Manual Summary	Summary	Finish-only
Split							
Millstone							
Summary							
Project Summary							
Inactive Task							
Inactive Milestone							



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ID	Task/Task Name (Mod)	Duration	Start	Finish	% Work Complete
703	Demo Shower Area	2 days	Fri 7/12/24	Mon 7/15/24	0%
704	Demo for Wall Backing/Install Backing	2 days	Tue 7/16/24	Wed 7/17/24	0%
705	Shower Wall Framing Repair	2 days	Thu 7/18/24	Fri 7/19/24	0%
706	Plumbing Rough-In	3 days	Mon 7/22/24	Wed 7/24/24	0%
707	Electrical Rough-In	3 days	Tue 7/23/24	Thu 7/25/24	0%
708	Rough-in Inspections	1 day	Fri 7/26/24	Fri 7/26/24	0%
709	Install Barker Board and Waterproofing Showers	2 days	Mon 7/29/24	Wed 7/31/24	0%
710	Drywall Patch	3 days	Mon 7/29/24	Wed 7/31/24	0%
711	Clean Restroom Windows & Ensure Proper Function	2 days	Tue 7/30/24	Wed 7/31/24	0%
712	Texture Ceiling	2 days	Thu 8/1/24	Fri 8/2/24	0%
713	Install Doors as needed	2 days	Mon 8/5/24	Tue 8/6/24	0%
714	Install Baseboards	2 days	Mon 8/5/24	Tue 8/6/24	0%
715	Paint Bathrooms	2 days	Wed 8/7/24	Thu 8/8/24	0%
716	Prep Prime and Paint	3 days	Wed 8/7/24	Fri 8/9/24	0%
717	Install Bathroom Tile	4 days	Thu 8/8/24	Tue 8/13/24	0%
718	MEP Trim	2 days	Mon 8/12/24	Tue 8/13/24	0%
719	Install Millwork	3 days	Tue 8/13/24	Thu 8/15/24	0%
720	Install flooring	4 days	Fri 8/16/24	Wed 8/21/24	0%
721	Install Restroom Plumbing Trim & Accessories	2 days	Thu 8/22/24	Fri 8/23/24	0%
722	Final Inspections	1 day	Mon 8/26/24	Mon 8/26/24	0%
723	Accept and Install Owner Furnished Items	2 days	Tue 8/27/24	Wed 8/28/24	0%
724	Punchlist	2 days	Wed 8/28/24	Thu 8/29/24	0%

Task	Inactive Summary	Manual Task	Duration-only	Manual Summary	Start-only	Finish-only	External Milestone	External Task
Summary								
Project Summary								
Inactivation Task								
Inactivation Milestone								



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ID	Task Name Mod.	Duration	Start	Finish	% Work Complete
725	Owner Acceptance	1 day	Fri 8/30/24	Fri 8/30/24	0%
726	Room Remodel Rooms 28-91	40 days	Thu 7/11/24	Wed 9/4/24	0%
727	Install Protection of Remaining Items	1 day	Thu 7/11/24	Thu 7/11/24	0%
728	Demo Furniture, Finishes, Fixtures, Baseboard	1 day	Thu 7/11/24	Thu 7/11/24	0%
729	Electrical Make safe	2 days	Fri 7/12/24	Mon 7/15/24	0%
730	Plumbing Demo	2 days	Tue 7/16/24	Wed 7/17/24	0%
731	Electrical Demo	2 days	Tue 7/16/24	Wed 7/17/24	0%
732	Demo Flooring	2 days	Wed 7/17/24	Thu 7/18/24	0%
733	Demo Shower Area	2 days	Wed 7/17/24	Thu 7/18/24	0%
734	Demo for Wall Backing/Install Backing	2 days	Fri 7/19/24	Mon 7/22/24	0%
735	Shower Wall Framing Repair	2 days	Tue 7/23/24	Wed 7/24/24	0%
736	Plumbing Rough-In	3 days	Thu 7/25/24	Mon 7/29/24	0%
737	Electrical Rough-In	3 days	Fri 7/26/24	Tue 7/30/24	0%
738	Rough-In Inspections	1 day	Wed 7/31/24	Wed 7/31/24	0%
739	Install Backer Board and Waterproofing Showers	3 days	Thu 8/1/24	Mon 8/5/24	0%
740	Drywall Patch	3 days	Thu 8/1/24	Mon 8/5/24	0%
741	Clean Restroom: Windows & Ensure Proper Function	2 days	Fri 8/2/24	Mon 8/5/24	0%
742	Texture Ceiling	2 days	Tue 8/6/24	Wed 8/7/24	0%
743	Install Doors as needed	2 days	Thu 8/8/24	Fri 8/9/24	0%
744	Install Baseboards	2 days	Thu 8/8/24	Fri 8/9/24	0%
745	Paint Bathroom	2 days	Mon 8/12/24	Tue 8/13/24	0%
746	Prep Prime and Paint	3 days	Mon 8/12/24	Wed 8/14/24	0%

Task	Inactive Summary	External Task
Set	Manual task	External Milestone
W/Estimate	Duration-only	Deadline
Summary	Manual Summary Rollup	Progress
Project Summary	Manual Summary	Manual Progress
Inactive Task	Start-only	
Inactive Milestone	Finish-only	



Trailborn Williams
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ID	Task Name	Mod	Duration	Start	Finish	% Work Completed
747	Install Bathroom Tile		4 days	Tue 8/13/24	Fri 8/16/24	0%
748	MFR Trim		2 days	Thu 8/15/24	Fri 8/16/24	0%
749	Install Millwork		2 days	Fri 8/16/24	Tue 8/20/24	0%
750	Install Flooring		4 days	Wed 8/21/24	Mon 8/26/24	0%
751	Install Restrooms Plumbing Trim & Accessories		2 days	Tue 8/27/24	Wed 8/28/24	0%
752	Final Inspections		1 day	Thu 8/29/24	Thu 8/29/24	0%
753	Accept and Install Owner Furnished Items		2 days	Fri 8/30/24	Mon 9/2/24	0%
754	Punchlist		2 days	Mon 9/2/24	Tue 9/3/24	0%
755	Owner Acceptance		1 day	Wed 9/4/24	Wed 9/4/24	0%
756	Room Remodel Rooms 92-95		39 days	Tue 7/16/24	Fri 9/6/24	0%
757	Install Protection of Remaining Items		1 day	Tue 7/16/24	Tue 7/16/24	0%
758	Demo Furniture, Finishes, Fixtures, Baseboard		1 day	Tue 7/16/24	Tue 7/16/24	0%
759	Electrical Make safe		2 days	Tue 7/16/24	Wed 7/17/24	0%
760	Plumbing Demo		2 days	Thu 7/18/24	Fri 7/19/24	0%
761	Electrical Demo		2 days	Thu 7/18/24	Fri 7/19/24	0%
762	Demo Flooring		2 days	Fri 7/19/24	Mon 7/22/24	0%
763	Demo Shower Area		2 days	Fri 7/19/24	Mon 7/22/24	0%
764	Demo for Wall Backing/Install Backing		2 days	Tue 7/23/24	Wed 7/24/24	0%
765	Shower Wall Framing Repair		2 days	Thu 7/25/24	Fri 7/26/24	0%
766	Plumbing Rough-In		3 days	Mon 7/29/24	Wed 7/31/24	0%
767	Electrical Rough-In		3 days	Tue 7/30/24	Thu 8/1/24	0%
768	Rough-In Inspections		1 day	Fri 8/2/24	Fri 8/2/24	0%

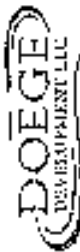
Task	Inactive Summary	Final Task
Split	Manual Task	Manual Milestone
Milestone	Duration-only	Deadline
Summary	Manual Summary Rollup	Progress
Project Summary	Manual Summary	Manual Progress
Inactive Task	Start-only	
Inactive Milestone	Finish-only	



Trailborn Williams
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ID	Task / Task Name / Note	Duration	Start	Finish	% Work Complete
760	Install Backer Board and Waterproofing Showers	3 days	Mon 8/5/24	Wed 8/7/24	0%
770	Drywall Patch	3 days	Mon 8/5/24	Wed 8/7/24	0%
771	Clear Restroom Windows & Ensure Proper Function	2 days	Tue 8/6/24	Wed 8/7/24	0%
772	Texture Ceiling	2 days	Thu 8/8/24	Fri 8/9/24	0%
773	Install Doors as needed	2 days	Mon 8/12/24	Tue 8/13/24	0%
774	Install Baseboards	2 days	Mon 8/12/24	Tue 8/13/24	0%
775	Paint Bathroom	2 days	Wed 8/14/24	Thu 8/15/24	0%
776	Prep Prime and Paint	3 days	Wed 8/14/24	Fri 8/16/24	0%
777	Install Bathroom Tile	4 days	Thu 8/15/24	Tue 8/20/24	0%
778	MEP Trim	2 days	Mon 8/19/24	Tue 8/20/24	0%
779	Install Millwork	3 days	Tue 8/20/24	Thu 8/22/24	0%
780	Install flooring	4 days	Fri 8/23/24	Wed 8/28/24	0%
781	Install Restroom Plumbing Trim & Accessories	2 days	Thu 8/29/24	Fri 8/30/24	0%
782	Final Inspections	1 day	Mon 9/2/24	Mon 9/2/24	0%
783	Accept and Install Owner Furnished Items	2 days	Tue 9/3/24	Wed 9/4/24	0%
784	Punchlist	2 days	Wed 9/4/24	Thu 9/5/24	0%
785	Owner Acceptance	1 day	Fri 9/6/24	Fri 9/6/24	0%
790					0%
792	PUBLIC SPACE BUILDING	115 days	Mon 4/1/24	Fri 9/6/24	0%
793	Make Safe	1 day	Mon 4/1/24	Mon 4/1/24	0%
794	Interior Building Demo	9 days	Wed 4/3/24	Mon 4/15/24	0%
795	Exterior Building Demo & Shoring	9 days	Wed 4/17/24	Mon 4/29/24	0%

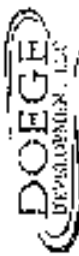
Task	Inactive Summary	External Tasks
Spill	Manual Task	External Milestone
Milestones	Deadline only	Deadline
Summary	Manual Summary Rollup	Progress
Project Summary	Manual Summary	Manual Progress
Inactive Task	Summary	
Inactive Milestone	Final only	



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ID	Task Name	Mod	Duration	Start	Finish	% Work Completed
796	Exterior Concrete	EQ	8 days	Thu 4/18/24	Mon 4/23/24	0%
797	Frame Interior Walls & Stairs	EQ	10 days	Thu 4/18/24	Wed 5/1/24	0%
798	Frame Exterior Walls & Roof Patching	EQ	7 days	Wed 5/1/24	Thu 5/9/24	0%
800	Install Metal Columns & Exterior Handrails	EQ	7 days	Tue 4/30/24	Wed 5/8/24	0%
799	Install Waterproof Deck & Tension Nailing	EQ	5 days	Thu 5/2/24	Wed 5/8/24	0%
800	Exterior Stucco Repairs	EQ	5 days	Mon 5/13/24	Fri 5/17/24	0%
801	Above Ceiling M&E	EQ	10 days	Thu 5/2/24	Wed 5/15/24	0%
803	In-Wall Rough Plumbing	EQ	8 days	Tue 5/14/24	Thu 5/23/24	0%
804	Exterior Paint	EQ	5 days	Wed 5/22/24	Tue 5/28/24	0%
805	Roof Gutters/Fascia & Roof Drains	EQ	7 days	Fri 5/24/24	Mon 6/3/24	0%
806	Install Electrical Panels	EQ	4 days	Fri 5/24/24	Wed 5/29/24	0%
807	In-Wall Rough Electrical	EQ	12 days	Thu 5/30/24	Fri 6/14/24	0%
808	Install Soffits & T&G	EQ	5 days	Thu 6/6/24	Wed 6/12/24	0%
810	Install Doors & Windows	EQ	5 days	Mon 5/17/24	Fri 6/21/24	0%
811	Install Insulation	EQ	4 days	Tue 6/18/24	Fri 6/21/24	0%
812	Drywall Install & Patching	EQ	8 days	Fri 6/21/24	Tue 7/2/24	0%
813	Drywall Tape & Texture	EQ	5 days	Mon 7/8/24	Fri 7/12/24	0%
814	Interior Paint	EQ	7 days	Mon 7/15/24	Tue 7/23/24	0%
815	Install Finish Carpentry & Wood Trim	EQ	6 days	Thu 7/25/24	Thu 8/1/24	0%
816	Install Interior Handrail	EQ	4 days	Mon 7/29/24	Thu 8/1/24	0%
818	Install Light Fixtures	EQ	8 days	Mon 7/29/24	Wed 8/7/24	0%
819	Install Millwork	EQ	6 days	Thu 8/1/24	Thu 8/8/24	0%

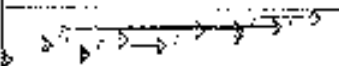
Task	Inactive Summary	Estimated Index
Split	Manual Task	Estimated Value
Milestone	Duration-only	Deadline
Summary	Manual Summary Rollup	Forecast
Project Summary	Manual Summary	Manual Progress
Inactive Task	Start-only	
Inactive Milestone	Finish-only	



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ID	Task / Task Name / Note	Duration	Start	Finish	% Work Complete
820	Final Mechanical & Electrical Trim	4 days	Mon 8/5/24	Thu 8/8/24	0%
821	Flooring	8 days	Fri 8/9/24	Tue 8/20/24	0%
822	Install Plumbing Fixtures	2 days	Fri 8/9/24	Mon 8/12/24	0%
823	Install Restroom Plumbing Trim & Accessories	2 days	Tue 8/13/24	Wed 8/14/24	0%
824	Install Solid Surface	5 days	Mon 8/12/24	Fri 8/16/24	0%
825	Accept/Install Owner Furnished Items	7 days	Wed 8/21/24	Thu 8/29/24	0%
826	Punch list	7 days	Wed 8/21/24	Thu 8/29/24	0%
827	Final Inspections	1 day	Fri 8/30/24	Fri 8/30/24	0%
828	Owner Turnover	1 day	Wed 9/4/24	Wed 9/4/24	0%

2024



Task	Inactive Summary	Manual Task	Duration	Manual Summary	Manual Task	Manual Task
Split						
Milestone						
Summary						
Project Summary						
Inactive Task						
Inactive Milestone						

**EXHIBIT 2
DRAWINGS AND SPECIFICATIONS**

2023-07-20 Project Manual Issued for Permit

2023-09-21 Trailborn Hotel_Williams_Product Specification

2023-09-22 Guestroom - Rollout Bid Set

2023-09-22 Guestroom - Bid Addendum #1

2023-10-02 Public Area - Permit Set Shoots with Addendum Clouds PDF

2023-10-31 Electrical Set_23192 (NFC Prelim set)

2023-10-02 Public Area - Bid Addendum #2

2023-11-01 Civil CHECK SET 95%

254-006-RC-Trailborn Williams Report_10192023

Williams AZ - Exploratory_12152023

Demo Scope - Ascent Notes

EXHIBIT 3

CONTRACTOR'S INSURANCE REQUIREMENTS

I. **INSURANCE REQUIREMENTS.** The Contractor shall procure and cause subcontractors of all tiers to purchase and maintain, and maintain the following types of coverage and limits until Owner's acceptance of the Project or the issuance of final Certificate(s) of Occupancy for the entire Project or for such greater period as specified below, per the following standards:

A. **COMMERCIAL GENERAL LIABILITY INSURANCE:** Insurance shall include Premises & Ongoing Operations, Independent Contractors, Blanket Contractual Liability, Personal Injury, and Products/Completed Operations on an "occurrence form". Such policy shall not include XCU exclusions.

1. Commercial General Liability (CGL) Insurance shall include fire legal liability, hostile fire, products and completed operations liability. There shall be coverage for domestic certified acts of terrorism.

2. All coverage required shall be provided on an occurrence form with the following minimum limits:

\$2,000,000 Products / Completed Operations Aggregate

\$2,000,000 Per Project Aggregate

\$1,000,000 Any One Occurrence

\$1,000,000 Any One Person or Organization (Personal Injury)

The deductible for property damage and bodily injury shall be no greater than \$10,000 per claim, unless Contractor has received prior approval from the Owner.

3. Subcontractors may carry lesser limits with the prior written consent of Owner (and/or its member(s), investor(s) or Lender(s)).

4. Completed Operations coverage must be maintained for the duration of the applicable statute of repose in the state of jurisdiction for the Project.

5. The General Aggregate limit shall apply to each project individually.

B. **AUTOMOBILE LIABILITY (BODILY INJURY AND PROPERTY DAMAGE LIABILITY)**

Including coverage for all owned, hired and non-owned automobiles. The combined single limit shall be \$1,000,000 per occurrence.

- C. **WORKERS COMPENSATION AND EMPLOYERS LIABILITY:** Coverage A. Statutory Workers Compensation Insurance for the state in which the Work is to be performed.

Coverage B: Employers Liability Insurance with minimum limits of liability as follows:

\$500,000. Each Accident

\$500,000. Each Employee for Injury by Disease

\$500,000. Aggregate for Injury by Disease

- D. **EXCESS/UMBRELLA COVERAGE:** Coverage must be following form of the Contractors Commercial General Liability, Automobile Liability, and Employer's Liability limits of liability, and at least as broad as the primary policies' coverage. The limits must be at least \$5,000,000 per occurrence and \$5,000,000 aggregate limit. This coverage must be maintained for the shorter of five (5) years following completion of the Work or the duration of the applicable statute of repose in the state of jurisdiction for the Project.
- E. **CONTRACTOR'S EQUIPMENT COVERAGE:** On an "All Risk Basis", covering physical damage to all tools and equipment, including automotive equipment used by the contractor with limits at least high enough to provide for replacement of items necessary to complete the Work.
- F. **POLLUTION LIABILITY:** Coverage shall be required in an amount not less than \$1,000,000 per claim and in the aggregate. If the coverage is written on a claim-made basis, the policy shall provide for either Full Prior Acts or have a Retroactive Date that is previous to the date that the Contractor began performing work under this contract.

In the event any Aggregate limit of liability available to pay claims emanating from this project has been eroded below \$750,000, the Contractor is obligated to advise Owner of such reduction of limits and will, at the request of Owner, seek additional aggregate limits of liability under the same policy or through the purchase of a new policy. This additional coverage will be at the cost of the Contractor.

- G. Evidence of coverage must be provided to Owner for review prior to commencement of any construction at the Project.

- H. In lieu of Additional Insured status for the Owner on Contractor's CGL policy, the Contractor may, if approved by Owner, provide an Owner's Protective Liability policy with comparable limits.

II. REQUIREMENTS OF INSURANCE POLICIES

- A. All insurance policies shall be issued by an insurer or insurers with an A.M. Best rating of A X or better or a Standard and Poor's rating of "AA", or equivalent rating from another agency acceptable to the Owner and be authorized in the state where the project is located. All insurance acquired pursuant to this Agreement shall be in full limits, amounts and with coverage and deductibles satisfactory to Owner, in Owner's sole discretion.
- B. The Commercial General Liability, Umbrella Liability, Auto Liability, Pollution Liability and Employer's Liability shall name Owner, the Additional Insureds (defined below), and their members, managers, directors, officers, employees, agents, affiliates, successors, assigns, any lender and any other parties as stipulated by Owner as additional insureds as respects any liability arising out of the Contractor's or Subcontractor's operations in the performance of the Work. Such additional insured status may be written on a "blanket" basis, but coverage must be at least as broad as that afforded by ISO form CG 2010 and CG 2037 (07-2004 editions) or their equivalent. Regardless of the form(s) used, the coverage as additional insured shall include the Products / Completed Operations hazards. The additional insured coverage afforded the Additional Insureds must be stated to be primary and non-contributory, and any coverage carried by the Additional Insureds shall be secondary with respect to any claim arising out of the Contractor's operations in the performance of the Work. The Owner's parent companies may also need to be listed as additional insured when requested. The Contractor and Subcontractors are obligated to obtain and provide to Owner the actual insurance carrier endorsements and not just evidence the required coverage in the body of the certificate of insurance.

"Additional Insureds" means:

CPU 642 RT66 LLC, Castle Peak Fund I LLC, Castle Peak Asset Management LLC, Castle Peak Holdings LLC, Trailborn Hotel Management LLC, Trailborn Hotel Management Holdings LLC, Trailborn Hospitality LLC, its successors and/or assigns, and each of their principals and co-principals, disclosed or undisclosed nominees, individuals, firms, fiduciaries, estates or trusts, beneficiaries or trusts, or any affiliate or subsidiary company, including any partnerships, corporations or joint ventures controlled or managed by or owning an interest in or the property of one or more of the additional Insureds.

- C. All insurance policies are to include and specifically list that certified and non-certified acts of terrorism are covered for the full limits of the policy provided.
- D. The amount of any deductible or self-insured retention under any insurance policy must be reasonably acceptable to the Owner.

- E. Contractor may provide required insurance under blanket policies. Contractor shall not maintain any insurance on the Project that does not name Owner as Loss Payee and Additional Insured.
- F. Contractor shall pay the premiums for the insurance policies as the same become due and payable. Contractor shall deliver to the Owner, within ten (10) days of the Owner's request, a certificate of the Contractor or the Contractor's Insurance agent setting forth the particulars as to all such insurance policies, that all premiums due thereon have been paid currently and that the same are in full force and effect. Contractor shall also deliver to the Owner certified copies of the insurance policies required to be maintained pursuant to the section within ten (10) days after the issuance of the policies by the insurer. Notwithstanding the foregoing, Owner shall not be deemed by reason of the custody of such insurance policies to have knowledge of the contents thereof. Not later than fifteen (15) days prior to the expiration date of each of the insurance policies the Contractor shall deliver to the Owner a certificate of insurance evidencing renewal of coverage as required herein. Not later than sixty (60) days after the renewal of each of the insurance policies, Contractor shall deliver to Owner an original or certified copy (as required pursuant to this Section) of a renewal policy or policies.
- G. Each insurance policy shall contain a provision whereby the insurer agrees that so long as the Project is outstanding, such policy shall not be canceled or fail to be renewed, lapsed or materially changed without in each case, at least thirty (30) days prior written notice to the Owner.
- H. The Owner has the right at any time during the Project and for 3 years after Project completion to request any and all information related to the insurance coverage in place. This information will include and not be limited to the applications used for the placement 5-year current hard copy loss information and any additional reasonable requests. This information will be used for the purpose of tracking policy limits, deductibles, policy aggregates and continued adequacy of insurance coverages in place.
- I. Any insurance carried by Owner shall be for its sole benefit and shall not inure to the benefit of the Contractor and Insurance required from Contractor shall be primary to any available Insurance, if any, to Owner.
- J. All required policies, other than professional liability, shall provide that insurers have waived rights of subrogation against Owner. The required insurance shall be primary without right of contribution from any Insurance, which may be carried by Owner.
- K. The required limits are minimum limits established by Owner and nothing contained herein shall be construed to mean the required limits are adequate or appropriate to protect the Contractor from greater loss.

SUBCONTRACTOR INSURANCE REQUIREMENTS. The Contractor shall ensure that each of its Subcontractors and on-site suppliers of every tier carries and maintains the same insurance policies under the same requirements (including without limitation minimum policy limits, coverages, endorsements, additional insured status and coverage terms) set forth herein, except as may otherwise be approved in advance in writing by the Owner.

EXHIBIT 4
BIDS AND ALLOWANCES



Standard Exclusions Exhibit B

3/25/2024

Items listed below are excluded from the Proposal:

1. Items not specified in attached proposal.
2. Permits or associated fees.
3. Architect or engineer fees - Unless itemized and accepted.
4. Special inspections and materials testing.
5. Private locating.
6. Bond fees.
7. Unforeseen conditions.
8. NESHAP, abatement, remediation, etc. unless specified.
9. Utility or development fees.
- ~~10. Off hours labor, Weekend labor and/or overtime/holiday pay.~~
11. Keying of doors and locks, unless specified.
12. Hard dig or rock dig.
13. Temporary power and/or lighting unless specified above.
14. All SRP, APS, LIXX, Century Link, Southwest Gas or similar utility related work.
15. Low voltage cabling, i.e. phone, internet, security, etc. - unless specified.
16. Off site permits.
17. Offsite barricades.
18. Security permits, security of any kind.
19. After Hours inspection fees.
20. Traffic Control.
21. Furnishing of restaurant equipment unless specified.
22. Backflows for equipment.
23. Appliances of any kind unless specified.
24. Waxing or polishing of any VCT flooring.
25. Due to the current volatility and fluctuations in the price of steel and other raw materials, quoted price may increase if not approved within 21 days.
26. Due to the current supply chain issues, in regards to equipment and materials that could create cost escalations (that are unforeseen and out of Doege Development and subcontractors' control) it may be necessary to issue a change order for added costs. Proper documentation of original costs to be provided for any unforeseen conditions and proper new costs to be provided before a change order will be issued by the owner to the general contractor.
- Any items with cost escalation or added due to delays must be approved by the owner and the general contractor.
27. Water source for use during construction must be onsite.



Proposal - Trailborn Williams Public Space Room R9

EXHIBIT 'A'

Date: 3/25/2024

Project Type: Tenant Improvement
Project: Trailborn Williams Public Space Room R9
 642 E. 8th Williams Ave.
 Williams, AZ 85703
Contact: Alan Kurey
Phone: (214) 375-7784
Email: Alan@castleandholdings.com

Commission: Doerge Development LLC
 12217 N. 22nd Ave
 Phoenix, AZ 85029
 Office: 602-855-5177
Contact: David H. Doerge, President
 David@doergethompson.com
 Cell: 602-510-3475

Scope of Work:

This project is a Tenant Improvement of an existing building that will include demolition, interior remodeling, new plumbing, mechanical & electrical, light exterior improvements and new doors & windows. This project is figured at a 12 week schedule and will run concurrently with the Room Rollout & Civil/Landscaping scopes and the details are outlined below.

<u>Division</u>	<u>Sub Breakdown:</u>		
01_01_00 Supervision As per contract	Project Management and Supervision	\$	18,000
01_20_00 General Conditions General Hard Work	Pumpouts, general labor, site office supplies, blueprints, temporary facilities, etc..	\$	105,205
02_00_00 Demo	<p>Demolish and remove existing stairs and deck near drive through area to north of building entrance.</p> <p>Demolish and remove existing brick at perimeter of (9) columns and salvage for reuse.</p> <p>Demolish and completely remove (2) existing columns and 210 SF of structural steel.</p> <p>Demolish and remove existing atrium/glass at entrance of lobby building.</p> <p>Demolish and remove existing staircase at the atrium in front of building.</p> <p>Demolish and remove existing railings in atrium stairs.</p> <p>Demolish and remove existing roof in atrium area.</p> <p>Demolish and remove exterior windows to be milled.</p> <p>Demolish and remove existing brick and structure beneath it at atrium area in front.</p> <p>Demolish and remove existing 2.5' high brick planter near drive through area.</p> <p>Demolish and remove portion existing fascia at N exterior of common space building A1.26 note 0385</p> <p>Demolish and remove existing gutter at N side of common space building A1.26 note 0387</p> <p>Demolish and remove existing HVAC fan coil unit.</p> <p>Demolish and remove (9) columns after brick veneer is removed.</p> <p>Demolish and remove existing flooring per plan.</p> <p>Demolish and remove existing hardwood flooring per plan.</p> <p>Demolish and remove existing wall tile in restrooms per plan.</p> <p>Demolish and remove existing water closets at restrooms per plan.</p> <p>Demolish and remove existing urinals at men's restrooms per plan.</p> <p>Demolish and remove existing vents, sinks, p-traps, supply hoses and drain traps at restrooms per plan.</p> <p>Demolish and remove existing restroom partitions per plan.</p> <p>Demolish and remove existing grab bars.</p> <p>Demolish and remove existing restroom accessories at (4) restrooms.</p> <p>Demolish buffer opening, wood trim, tile base, and 1/2 wall and salvage panels for re-use.</p> <p>Demolish and remove existing buffer equipment.</p> <p>Demolish and remove existing interior stairs. (Currently not ADA compliant)</p> <p>Demolish and remove existing bar and all bar equipment/shelves. (Deliver bar equipment to Owner)</p> <p>Demolish and remove all plumbing fixtures at bar and up line as necessary.</p> <p>Secure N. CHAP permit.</p> <p>Demolish and remove existing fire plans, ceiling boxes & flow.</p> <p>Demolish and remove existing interior walls per plan.</p> <p>Demolish and remove existing storefront doors and glass panels per plan.</p> <p>Demolish and remove existing window and portion of wall for new floor at dining room area.</p> <p>Demolish and remove existing window, preserve PO for new window at dining room.</p> <p>Demolish and remove existing hard lid ceiling per sheet A1.19 & A1.20</p> <p>Demolish and remove ceiling at lobby area.</p> <p>Demolish portion of interior wall for new opening at lobby storage.</p> <p>Demolish portion of existing wall at dining storage for new opening.</p> <p>Demolish and remove existing interior doors and frames per plan.</p> <p>Demolish and remove banquet seating at bar area.</p> <p>Demolish and remove party wall at banquet seating.</p> <p>Demolish and remove existing interior window and prep for new wall opening at dining room.</p> <p>Demolish and remove existing casework/countertops at lobby/marketing area area.</p> <p>Demolish and remove existing desk and equipment at entrance, deliver to Owner.</p> <p>Demolish and remove all existing baseboards throughout first floor.</p> <p>Demolish and remove existing wall tiles in (4) restrooms.</p> <p>Demolish and remove existing access panel at dining room/restroom wall.</p> <p>Demolish and remove existing stone at interior lobby wall.</p> <p>Demolish and remove existing wood frame, shales and panels around doors and salvage.</p> <p>Demolish and remove stone shelf/vestibule at fireplace area.</p> <p>Demolish and remove wood countertop at window opening salvage wood and shutters.</p> <p>Demolish door opening at second level bedroom.</p> <p>Demolish existing popcorn 2-door closet at second level.</p>		

[illegible]



Standard Exclusions Exhibit B

3/25/2024

Items listed below are excluded from the Proposal:

1. Items not specified in a turned proposal.
 2. Permits or associated fees.
 3. Architect or engineer fees - Unless itemized and accepted.
 4. Special inspections and materials testing.
 5. Private locating.
 6. Bond fees.
 7. Unforeseen conditions.
 8. ASHAP, abatement, remediation, etc. unless specified.
 9. Utility or development fees.
 10. ~~Off hours labor, weekend labor and/or overtime/holiday pay.~~
 11. Keying of doors and locks, unless specified.
 12. Hard dig or rock dig.
 13. Temporary power and/or lighting unless specified above.
 14. All SRP, APS, COX, Century Link, Southwest Gas or similar utility related work.
 15. Low voltage cabling, i.e. phone, internet, security, etc. - unless specified.
 16. Off site permits.
 17. Onsite barricades.
 18. Security patrols, security of any kind.
 19. After hours inspection fees.
 20. Traffic Control.
 21. Furnishing of restaurant equipment unless specified.
 22. Breakdown for equipment.
 23. Appliances of any kind unless specified.
 24. Waxing or polishing of any VCT flooring.
 25. Due to the current volatility and fluctuations in the price of steel and other raw materials, quoted price may increase if not approved within 21 days.
 26. Due to the current supply chain issues, in regards to equipment and materials that could create cost escalations that are unforeseen and out of Doege Development and subcontractors' control it may be necessary to issue a change order for added costs. Proper documentation of original costs to be provided for any unforeseen conditions and proper new costs to be provided before a change order will be issued by the owner to the general contractor.
- Any items with cost escalation or costs due to delays must be approved by the owner and the general contractor.
27. Water source for use during construction must be onsite.

[illegible]

The Dodge Development Standard Excludes A* that are listed on a separate page are independent of this Proposal. Due to the current volatility and fluctuations in the price of materials, quotes prices may increase if not approved within 30 days.

SUBTOTAL		\$4,259,496
OFF CONTRACTORS	0	
OVERHEAD		18,600
PROFIT		58,159
PERMITS		26,225
Subtotal		-
Subtotal		748,705
TOTAL CONTRACT BUDGET		9,759,234

Williams

0.7500%

Signature: _____
Name of Contractor Representative

Date: _____

Print Name: _____

Signature: _____
Dodge Development LLC

Date: _____

Print Name: _____
David A. Dodge

Alternate A1 - Furnish and install new entrance door frame, trim & hardware (includes demo of existing door & joint prep)	\$1,295 Each
Alternate A2 - Furnish and install entry door & hardware (includes demo of existing door, does not include card reader)	\$1,549 Each
Alternate A3 - Allowance to prep and apply spack paint at all 1st & 2nd level exterior room corridors.	\$52,456
Alternate A4 - Furnish and install Quartz solid surface vanity at all showers.	\$52,980

Unit Costs - Subflooring @ \$1.75/sf

Allowances

Allowance A1 - FF&E Coordination & Install - Dodge figured on a allowance of 5 man hours per room to install FF&E. This pricing is carried in our base bid above.

Allowance A2 - Allowance for corridors - Dodge figured on a allowance of 38.20 per SF, for approximately 10,686 square feet at the room building exterior corridors. This price is not included in the base bid and is broken out as an alternate above.

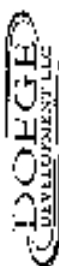


Standard Exclusions Exhibit B

2/25/2024

Items listed below are excluded from the Proposal:

1. Items not specified in attached proposal.
 2. Permits or associated fees.
 3. Architect or engineer fees - Unless itemized and accepted.
 4. Special inspections and materials testing.
 5. Private locating.
 6. Bond fees.
 7. Unforeseen conditions.
 8. NESHAP, abatement, remediation, etc. unless specified.
 9. Utility or development fees.
 10. _____
 11. Keying of doors and locks, unless specified.
 12. Hard dig or rock dig.
 13. Temporary power and/or lighting unless specified above.
 14. All SRP, APS, COX, Century Link, Southwest Gas or similar utility related work.
 15. Low voltage cabling, i.e. phone, internet, security, etc. - unless specified.
 16. Off site permits.
 17. Offsite barricades.
 18. Security patrols, security of any kind.
 19. After hours inspection fees.
 20. Traffic Control.
 21. Furnishing of restaurant equipment unless specified.
 22. Backflows for equipment.
 23. Appliances of any kind unless specified.
 24. Waxing or polishing of any VCI flooring.
 25. Due to the current volatility and fluctuations in the price of steel and other raw materials, quoted price may increase if not approved within 21 days.
 26. Due to the current supply chain issues, in regards to equipment and materials that could create cost escalations that are unforeseen and out of Doege Development and subcontractors' control it may be necessary to issue a change order for added costs. Proper documentation of original costs to be provided for any unforeseen conditions and proper new costs to be provided before a change order will be issued by the owner to the general contractor.
- Any items with cost escalation or costs due to delays must be approved by the owner and the general contractor.
27. Water source for use during construction must be onsite:



**Doege Development GC Breakout For
Trailborn Williams**

Date: 3/20/2024

Description		Division Cost Code	Estimated Cost Notes/Description
Division 1 - General Requirements		01_00_00	\$ 480,316.00
Vehicle/Gas Allowance		01_31_60	
Safety/Security		01_45_10	
Hybrid Lodging & Daily Per-Diem		01_32_70	
Special Inspections/Testing		01_45_00	
Equipment Rental/Supplies/Tools		01_54_10	
Temp. Facilities & Temp Storage		01_51_50	
Temp Utilities/Generator & Fuel		01_51_45	
Temp. Signage		01_58_00	
Mobilize & Demobilize		01_90_00	
Temp. Fencing		01_56_00	
Barricade / Temp. Protection		01_56_50	
Office Supplies		01_52_20	
Trash/Dumpster		01_52_60	
Ongoing Cleaning & Final Construction Clean		01_74_50	
Daily/Common Labor		01_74_05	
Blueprint Duplication		01_52_10	
Telephone/Fax Service		01_31_50	
Internet/Hot Spots		01_51_00	
Procure / Design		01_33_00	
Dist. Control / Permit / Water Truck		01_57_50	
Punch List		01_40_00	
Closeout / As-Built		01_73_00	



Standard Exclusions Exhibit B

3/15/2024

Items listed below are excluded from the Proposal:

1. Items not specified in attached proposal.
2. Permits or associated fees.
3. Architect or engineer fees - Unless itemized and accepted.
4. Speeds, inspections and materials testing.
5. Private locating.
6. Bond fees.
7. Unforeseen conditions.
8. NESHAP, abatement, remediation, etc. unless specified.
9. Utility or development fees.
10. _____
11. Keying of doors and locks, unless specified.
12. Hard dig or rock dig.
13. Temporary power and/or lighting unless specified above.
14. All SRP, APS, COX, Century Link, Southwest Gas or similar utility related work.
15. Low voltage cabling, i.e. phone, internet, security, etc. - unless specified.
16. Off site permits.
17. Offsite barricades.
18. Security patrols, security of any kind.
19. After hours inspection fees.
20. Traffic Control.
21. Furnishing of restaurant equipment unless specified.
22. Backflows for equipment.
23. Appliances of any kind unless specified.
24. Waxing or polishing of any VCT flooring.
25. Due to the current volatility and fluctuations in the price of steel and other raw materials, quoted price may increase if not approved within 21 days.
26. Due to the current supply chain issues, in regards to equipment and materials that could create cost escalations that are unforeseen and out of Doerge Development and subcontractors' control it may be necessary to issue a change order for added costs. Proper documentation of original costs to be provided for any unforeseen conditions and proper new costs to be provided before a change order will be issued by the owner to the general contractor.
- Any items with cost escalation or costs due to delays must be approved by the owner and the general contractor.
27. Water source for use during construction must be onsite.

EXHIBIT 5
STATE REQUIREMENTS

**EXHIBIT 5
STATE REQUIREMENTS**

Arizona Rider

1. **Rider.** This Rider shall be deemed part of the Contract and shall be referred to collectively as this "Contract." In the event of any inconsistency between the provisions of this Rider and any other portion of the Contract, the provisions of this Rider shall control.
2. The following provisions shall be deemed part of this Contract:

- a. To the fullest extent permitted by law, Contractor shall fully and without offset or mitigation defend, indemnify and hold harmless Owner, Project Manager, Owner's Consultants, Lender, and their respective subsidiaries, affiliates, members, officers, directors, shareholders, partners, employees or agents (collectively, the "Indemnified Parties") from and against all liabilities, claims, damages, losses, and expenses, including but not limited to reasonable attorneys' fees, arising out of or resulting from or in any manner related to or connected with (directly or indirectly) performance of the Work, or Contractor's failure to comply with the terms or provisions of this Contract. The defense, indemnity and hold harmless obligations set forth in this paragraph shall apply regardless of the active or passive negligence or other fault or liability without fault of the Indemnified Parties; provided, however, that in no event shall Contractor be obligated to defend, indemnify or hold harmless an Indemnified Party from and against liability for loss or damage resulting from the sole negligence of an Indemnified Party or an Indemnified Party's agents, employees, or indemnitee (each, an "Indemnified Claim"). The obligations under this paragraph shall not be limited in any way by any waiver or limitation on the amount or type of damages, compensation or benefits payable to or for any other party under any applicable worker compensation acts, disability benefit acts or other employee benefit acts, or by any available proceeds of insurance coverages. The duty to defend arises immediately upon written notice from Owner requesting such defense and regardless of whether Contractor is a party to the Indemnity Claim. This paragraph shall survive the expiration or earlier termination of this Contract and the completion of all Work.

- b. Section VIII, Paragraph 2 of Contract is deleted in its entirety and replaced with the following:

Progress Payments. Monthly progress payments of the amounts due to Contractor for Work provided by Contractor pursuant to this Contract shall be made as provided in this Paragraph. Except as may be otherwise agreed by the Owner, Contractor, Lender, and Architect, on the 23rd day of the month (or the next business day thereafter if the 23rd is not a business day), the Owner, the Architect (and the Lender, if it so desires), and the Contractor shall meet to review a preliminary draft of the Application for Payment (hereinafter referred to as a "Pendell Draw") prepared by the Contractor with respect to Work completed during the prior month. The Contractor shall revise the Pendell Draw in accordance with any objection or recommendation of the Owner that is consistent with the requirements of the Contract Documents. The Contractor shall resubmit such revised Pendell

Draw as the Application for Payment, on the 1st day of the following month (or the next business day thereafter if the 1st day is not a business day). The Contractor shall also submit with each Application for Payment a written narrative describing the basis for any item set forth in the Application for Payment that does not conform to instructions of the Owner or the Architect in connection with any applicable Pencil Draw. Each such payment application shall request payment for all Work performed in the period covered by the payment application, shall describe the work performed, and shall identify the percentage of completion of the Work as of the end of the period covered by the payment application. Unless the Owner declines to approve and certify a payment application in whole or in part, Owner shall pay Contractor not later twenty one (21) days after receipt of any such payment application from Contractor an amount equal to that portion of the Contract Sum proportional to the percentage of the Work then completed by Contractor in such category (as agreed by Contractor and Owner), plus any amounts for Work authorized by fully executed Change Orders and completed by Contractor as of the date of the payment application, minus retention as provided in Section VIII, Paragraph 3 below. Each application for payment submitted by Contractor to Owner shall be accompanied by: (1) a partial conditional waiver of lien in form satisfactory to Owner executed by Contractor and effective upon receipt of payment covering the entire amount of the payment requested by the relevant application for payment, and (2) partial conditional waivers of lien in form satisfactory to Owner executed by each Subcontractor performing work or furnishing supplies or materials to the Project, covering the payment requested by the relevant application for payment. In addition, each application for payment shall be accompanied by a partial, unconditional lien waiver in form satisfactory to Owner, executed by Contractor and each Subcontractor, covering all labor and materials that have actually been paid for by Owner pursuant to any previous application and for which the Contractor should have paid the Subcontractor prior to the submission of the payment application at issue. An updated construction schedule as described in Section VII, Paragraph 2, shall accompany all monthly invoices. In addition, each application for payment shall be notarized and supported by such data substantiating the Contractor's right to payment as Owner may reasonably require, such as any affidavit or other statement required by any lender to Owner, schedules of values from Subcontractors, and copies of requisitions and/or invoices from Subcontractors. Owner shall not be required to process an Application for Payment until it is fully complete and all requirements of this Contract with respect to any such application have been submitted. The Contractor's Applications for Payment may not include requests for payment of amounts the Contractor does not intend to pay to a Subcontractor because of a dispute or other reason. Each such application for payment shall constitute a representation by the Contractor that (i) the partial payment then requested to be disbursed has been incurred by the Contractor solely on account of work performed on this Project, (ii) the materials, supplies and equipment for which such requisition is being submitted have been installed or incorporated in the Project or have been stored at the Project site or at such off-site storage locations as shall have been approved in writing by Owner; provided, however, Owner shall not be obligated hereby to pay or advance monies for materials stored off-site, unless, at Owner's sole option and discretion, such is approved in advance and in writing by Owner and Owner's construction lender, if any, (iii) the materials, supplies and equipment are

Insured in accordance with the provisions of this Contract, (iv) the materials, supplies and equipment are not subject to any liens or encumbrances, (v) no mechanic's, laborer's, vendor's, materialman's or other liens have been filed in connection with the Project or any of the materials, supplies or equipment incorporated therein or purchased in connection therewith, (vi) the Work which is the subject of such requisition has been performed in strict accordance with the requirements of this Contract and all applicable Requirements, and (vii) the partial payment then requested to be disbursed, together with all sums previously disbursed under prior requisitions, does not exceed that portion of the Contract Sum which is allocable to the portion of the Work actually completed up to the date of such requisition and that the remainder of the Contract Sum (as the same may have been adjusted hereunder) will be sufficient to pay in full the costs necessary to perform and complete the work required by this Contract.

- c. Owner may decline to certify and approve all or a portion of an Application for Payment and may withhold payment, in whole or in part, in an amount that is sufficient to pay the direct costs and expenses Owner reasonably expects to incur to protect Owner from loss for which Contractor is responsible and that results from any reasons set forth in a written notice issued within fourteen (14) days following the day on which Owner receives an Application for Payment requesting a progress payment, release of retention, or final payment. Owner may decline to approve any Application for Payment because of subsequently discovered evidence or subsequent inspections indicating defective Work and may decline to approve an Application for Payment or nullify payment previously paid, in whole or in part, to such extent as may be necessary in its opinion to protect Owner from loss including, without limitation, the reasons set forth in Section VIII Paragraph 6 of the Contract.
- d. Section VIII, Paragraph 3 of the Contract is deleted in its entirety and replaced with the following:

Retention. Retention equal to ten percent (10%) of all outstanding applications for payment shall be held by Owner until the Work on the Project achieves Substantial Completion. When the Project achieves Substantial Completion, Contractor may submit an Application for Payment for release of retention pursuant to Section VIII, Paragraph 2. Owner shall pay Contractor retention withheld not later twenty one (21) days after receipt of any such payment application from Contractor for retention, subject to the Owner's right to withhold for the reasons permitted by the Arizona Prompt Pay Act, A.R.S. § 32-1182.H.
- e. Upon the parties execution of a Certificate of Final Completion pursuant to Section VII, Paragraph 7 of the Contract, Contractor may submit an Application for Final Payment. Owner shall make Final Payment to Contractor not later twenty one (21) days after receipt of the Application for Final Payment, subject to the Owner's right to withhold for the reasons permitted by the Arizona Prompt Pay Act, A.R.S. § 32-1182.K.

Exhibit 5A

CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT
(A.R.S. §33-1008)

Project: [Project Name]

[Project Address]

Job No.:

On receipt by the undersigned of a check from _____ (the "Owner" or Maker of the Check) in the sum of \$_____ payable to _____ (Payee or Payees) and when the check has been properly endorsed and has been paid by the bank on which it is drawn, this document becomes effective to release my mechanic's lien, any state or federal statutory bond right, any private bond right, any stop notice, any claim for payment and any rights under any similar ordinance, rule or statute related to claim or payment rights for persons in the undersigned's position that the undersigned has on the job of _____ (Owner) located at _____ (the Project), to the following extent:

This release covers a progress payment for all labor, services, equipment or materials furnished to the Project jobsite or to: _____ (Person with whom undersigned contracted) through _____ (date) only and does not cover any retention, pending modifications and changes or items furnished after that date. There are no pending modifications or changes except as follows:

_____. Before any recipient of this document relies on it, that person should verify evidence of payment to the undersigned.

The undersigned warrants that s/he either has already paid or will use the monies s/he receives from this progress payment to promptly pay in full all of his / her laborers, subcontractors, materialmen and suppliers for all work, materials, equipment or services provided for or to the above-referenced Project up to the date of this lien waiver and release.

Dated: _____

CONTRACTOR

[Contractor]

By: _____

Name: _____

Title: _____

UNCONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

(A.R.S. §33-1008)

Project: [Project Name]

[Project Address]

Job No.:

The undersigned has been paid and has received a progress payment in the sum of \$_____ for all labor, services, equipment, or materials furnished to the Project jobsite or to _____ (Person with whom undersigned contracted) for the above-reference Project of _____ (Owner) located at _____ (the Project), and does hereby release any mechanic's lien, any state or federal statutory bond right, any private bond right, any stop notice, any claim for payment, and any rights under any similar ordinance, rule or statute related to claim or payment rights for persons in the undersigned's position that the undersigned has on the job of _____ (Owner) located at _____ (the Project), to the following extent:

This release covers a progress payment for all labor, services, equipment or materials furnished to the Project or to _____ (Person with whom undersigned contracted) through _____ (Date) only and does not cover any retention, pending modifications and changes or items furnished after that date. There are no pending modifications or changes except as follows: _____

The undersigned warrants that s/he either has already paid, or will use the monies s/he receives from this progress payment to promptly pay in full all of his / her laborers, subcontractors, materialmen and suppliers for all work, materials, equipment or services provided for or to the Project up to the date of this lien waiver and release.

Dated: . . . _____

CONTRACTOR

{Contractor}

By: _____

Name: _____

Title: _____

NOTICE: This document waives rights unconditionally and states that you have been paid for giving up those rights. This document is enforceable against

you If you sign it, even if you have not been paid. If you have not been paid, use a conditional release form.

CONDITIONAL WAIVER AND RELEASE ON FINAL PAYMENT

{A.R.S. §33-1008}

Project: [Project Name]

[Project Address]

Job No.:

On receipt by the undersigned of a check from _____ (the "Owner" or Maker of the Check) in the sum of \$_____ payable to _____ [Payee or Payees of check] and when the check has been properly endorsed and has been paid by the bank on which it was drawn, this document becomes effective to release any mechanic's lien, any state or federal statutory bond right, any private bond right, any stop notice, any claim for payment and any rights under any similar ordinance, rule or statute relating to claim or payment rights for persons in the undersigned's position that the undersigned has on the job of _____ (Owner) located at _____ (The Project).

This release covers a final payment to the undersigned for all labor, services, equipment or materials furnished to the Project jobsite or to _____ (Person with whom undersigned contracted), except for disputed claims in the amount of \$_____. Before any recipient of this document relies on it, that person should verify evidence of payment to the undersigned.

The undersigned warrants that s/he either has already paid or will use the monies s/he receives from this final payment to promptly pay in full all of his / her laborers, subcontractors, materialmen and suppliers for all work, materials, equipment or services provided for or to the above-referenced Project up to the date of this lien waiver and release.

Dated: _____

CONTRACTOR

[Contractor]

By: _____

Name: _____

Title: _____

UNCONDITIONAL WAIVER AND RELEASE ON FINAL PAYMENT

(A.R.S. §33-100§)

Project:[Project Name]

[Project Address]

Job No.: .

The undersigned has been paid in full for all labor, services, equipment or materials furnished to the Project or to _____ (person with whom undersigned contracted) for the above-referenced Project of _____ (Owner), located at _____ (the Project), and does hereby waive and release any right to mechanic's lien, any state or federal statutory bond right, any private bond right, any stop notice, any claim for payment and any rights under any similar ordinance, rule or statute related to claim or payment rights for persons in the undersigned's position, except for disputed claims for extra work in the amount of \$_____.

The undersigned warrants that s/he either has already paid or will use the monies s/he receives from this final payment to promptly pay in full all of his / her laborers, subcontractors, materialmen and suppliers for all work, materials, equipment or services provided for or to the Project.

Dated: _____

CONTRACTOR

[Contractor]

By: _____

Name: _____

Title: _____

NOTICE: This document waives rights unconditionally and states that you have been paid for giving up those rights. This document is enforceable against you if you sign it, even if you have not been paid. If you have not been paid, use a conditional release form.

EXHIBIT B

Construction Budget

[Included in Exhibit A.]

Exhibit 3

CPH 642 RT 66 LLC

Add Service #1 - CPH 642 RT 66 LLC

Change Order Date: 05/08/24

Change Order #: 1

The Contract is changed as follows:

Description

Total

Original Contract Sum:

\$ 1,592,472.00

Net Change by Previously Authorized Change Orders:

\$ -

Contract Sum Prior to This Change Order:

\$ 1,592,472.00

Current Change Order Amount:

\$ 31,791.00

Brasserie Plumage Fixture Alt.

\$ 31,791.00

New Contract Sum:

\$ 1,624,263.00

CPH 642 RT 66 LLC

Dringo Development LLC

Owner

Contractor

420 West 14th Street Suite 65E New York, NY 10014

11007 North 15th Avenue Phoenix, AZ 85029

Address

Address

Signature

Signature

**PCCO #001**

Dodge Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85021
Phone: (602) 747-5747

Project: 2403C - 2403C Trailblazer on Williams
612 E. Route 66
Williams, Arizona 89046
Phone: 818-732-2005

Prime Contract Change Order #001: Plumbing Fixture Delta

TO:	Castle Peak Holdings 228 Park Ave S Suite 357B2 New York, New York 10003	FROM:	Dodge Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
DATE CREATED:	6/11/2024	CREATED BY:	Sara Roth (Dodge Development LLC)
CONTRACT STATUS:	Approved	REVISION:	0
DESIGNATED REVIEWER:		REVIEWED BY:	
DUE DATE:		REVIEW DATE:	06/11/2024
INVOICED DATE:		PAID DATE:	
SCHEDULE IMPACT:	20 days	EXECUTED:	Yes
REVISIO SUBSTANTIAL		SIGNED CHANGE ORDER	
COMPLETION DATE:		RECEIVED DATE:	
CONTRACT FOR:	2403C Trailblazer	TOTAL AMOUNT:	\$31,791.00
DESCRIPTION:			
CE #006 Plumbing Fixture Delta Upgrade			
Due to lead time changed to delta package			
ATTACHMENTS:			
Trailblazer Guestion Plumbing Fixture Add-Expanded.pdf, Williams - Dodge Development CC#1 5.3.24.pdf			

POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCCO #	Title	Schedule Impact	Amount
001- Plumbing Fixtures	Plumbing Fixture Delta		\$31,791.00
Total:			\$31,791.00

CHANGE ORDER LINE ITEMS:

PCCO # 001-Plumbing Fixtures: Plumbing Fixture Delta

#	Budget Code	Description	Amount
1	22-05 20.0 Plumbing	Plumbing Fixture Delta	\$31,791.00
Grand Total:			\$31,791.00

The original (Contract) Sum	\$7,532,472.00
Net change by previously authorized Change Orders	\$0.00
The contract sum of or to this Change Order was	\$7,532,472.00
The contract sum will be increased by this Change Order in the amount of	\$31,791.00
The new contract sum including this Change Order will be	\$7,564,263.00
The contract time will be increased by this Change Order by 20 days.	



PCCO #001

Dave Hamblon (Synectic Design, Inc.)
Synectic Design, Inc. 1111 W. University Dr.
Suite 101
Tempe, Arizona 85281

Castle Peak Holdings
228 Park Ave S Suite 35792
New York, New York 10033

Doerge Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

CP: 642 RT 66 LLC Change Order Date: 05/13/24 Change Order #: 2

The Contract is changed as follows:

Item	Total
Original Contract Sum:	\$ 7,593,473.00
Net Change by Previously Authorized Change Order(s):	\$ 61,751.00
Contract Sum Prior to This Change Order:	\$ 7,655,224.00
Current Change Order Amount:	\$ 399,000.00
PCU12 - Building 4 Asbestos Abatement	\$ 198,732.50
Existing Conditions	\$ 200,267.50
New Contract Sum:	\$ 8,054,224.00

CP: 642 RT 66 LLC

Party

Dodge Development LLC


Contract

420 West 14th Street Suite 350 New York, NY 10014

Address

11217 North 23rd Avenue Phoenix, AZ 85029

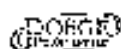
Address



Signature

 Sara Roth
 General Manager
 Dodge Development LLC

Signature

**PCCO #002**

Dodge Development, LLC
11217 North 23rd Avenue
Phoenix, Arizona 85028
Phone: (602) 242-5247

Project: 24036 - 24037 Treilborn Inn Williams
812 E. Rahn CG
Williams, Arizona 86046
Phone: 602-732-2005

Prime Contract Change Order #002: Asbestos Survey By Straight Line Environmental

TO:	Castle Peak Holdings 226 Park Ave S Suite 35722 New York, New York 10003	FROM:	Dodge Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85028
DATE CREATED:	8/6/2024	CREATED BY:	Parker Waller-Espe (Dodge Development LLC)
CONTRACT STATUS:	Approved	REVISION:	0
DESIGNATED REVIEWER:		REVIEWED BY:	
DUE DATE:		REVIEW DATE:	08/11/2024
INVOICED DATE:		PAID DATE:	
SCHEDULE IMPACT:	30 days	EXECUTED:	Yes
REVISED SUBSTANTIAL COMPLETION DATE:		SIGNED CHANGE ORDER RECEIVED DATE:	
CONTRACT FOR:	1/24036 Treilborn	TOTAL AMOUNT:	\$198,732.69

DESCRIPTION:

Asbestos Survey By Straight Line Environmental Dated 12/9/2023

Building 4 full abatement - Complete removal of anywet in forty guestrooms in building 4 including walls and ceilings.
(Spray Systems, see attached proposal)
Subtotal: \$102,434

Furnish & Install New Drywall
(Priority Walls, see attached proposal)
Subtotal: \$52,750

Building 3 full abatement - Complete removal of spray applied popcorn ceiling texture in (2) maintenance rooms
(Spray Systems, see attached proposal)
Subtotal: \$2,600

Third Party environmental consultant - Contract third party environmental consultant (TPEC) to perform the visual inspection and air clearance sampling.
(Spray Systems, see attached proposal)
Subtotal: \$2,640

EXCLUDES BUILDING 1, POOL AREA, AND SITEWORK.**ATTACHMENTS:**

05.13.24 Williams - Dodge Development CO#2 EXECUTED.pdf, Abatement Recommendation Letter 5.1.24 (1).pdf, PRIORITY WALLS LLC PROPOSAL.pdf, Spray Systems - TPEC Proposal 4.29.24.pdf, Report.pdf

POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCO #	Title	Schedule Impact	Amount
002	Asbestos Survey By Straight Line Environmental		\$198,732.69
Total:			\$198,732.69

**PCCO #002****CHANGE ORDER LINE ITEMS:****PCCO # 002: Asbestos Survey By Straight Line Environmental**

#	Budget Code	Description	Amount
1	02-02-00.0 Abatement, Other	Full Abatement Building 5, 4	\$107,674.00
2	09-00-00.0 Soil Surface	Drywall	\$52,756.00
3	09-00-30.0 Overhead	Overhead	\$10,043.00
4	99-99-00-10.0 Fee	Fee	\$0,020.55
5	99-99-20.0 Insurance	OL Insurance	\$252.37
6	99-99-40.0 Sales Tax	Sales Tax	\$12,583.57
Grand Total:			\$198,732.69

The original (Contract Sum)	\$7,592,472.00
Net change by previously authorized Change Orders	\$31,791.00
The contract sum prior to this Change Order was	\$7,624,263.00
The contract sum will be increased by this Change Order in the amount of	\$198,732.69
The new contract sum including this Change Order will be	\$7,822,995.69
The contract time will be increased by this Change Order by 30 days.	

Dave Hamblen (Synectic Design, Inc.)
 1111 W. University Dr. Suite 104
 Tempe, Arizona 85281

Castle Peak Holdings
 228 Park Ave S Suite 3000
 New York, New York 10003

Doegel Development LLC
 11217 North 23rd Avenue
 Phoenix, Arizona 85028

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

Change Order #2 - 641P602/01-66100 CP# 642 RT 66 LLC Change Order Dated: 05/13/24 Change Order #r 2
--

The Contract is changed as follows:

	Total
Original Contract Sum:	\$ 7,592,472.00
Net Change by Previously Authorized Change Orders:	\$ 31,791.00
Contract Sum Prior to This Change Order:	\$ 7,624,263.00
Current Change Order Amount:	\$ 253,655.69
PC012 - Building 4 Asbestos Abatement	\$ 158,732.69
Existing Conditions	\$ 94,923.00
New Contract Sum:	\$ 7,877,918.69

CP# 642 RT 66 LLC

Owner

442 West 14th Street Suite 650 New York, NY 10014

Address

Signature



Signature

Dodge Development LLC

Contractor

11217 North 23rd Avenue Phoenix, AZ 85029

Address

Signature

Sara Roth

Signature

**PCCO #003**

Dooge Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
342 F. Route 68
Williams, Arizona 86046
Phone: 646-732-2505

Prime Contract Change Order #003: Observation Rooms Only

TO:	Castle Peak Holdings 229 Park Ave S Suite 357B2 New York, New York 10003	FROM:	Dooge Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
DATE CREATED:	6/10/2024	CREATED BY:	Sara Paul (Dooge Development LLC)
CONTRACT STATUS:	Approved	REVISION:	0
DESIGNATED REVIEWER:		REVIEWED BY:	
DUE DATE:		REVIEW DATE:	06/17/2024
INVOICED DATE:		PAID DATE:	
SCHEDULE IMPACT:		EXECUTED:	Yes
REVISED SUBSTANTIAL COMPLETION DATE:		SIGNED CHANGE ORDER RECEIVED DATE:	
CONTRACT FOR:	1:2403C Trailborn	TOTAL AMOUNT:	\$200,823.00

DESCRIPTION:

CE #021 - Observation Rooms Only

ATTACHMENTS:

05.10.24 Williams - Dooge Development CO#2 EXCEUTED.pdf, Trailborn Williams Room Assessment Budget 4.26.24.pdf, Room Assessment Existing Damage List - Budget 4.30.24.pdf

POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCCO #	Title	Schedule Impact	Amount
003	CE #021 - Observation Rooms Only		\$200,823.00
Total:			\$200,823.00

CHANGE ORDER LINE ITEMS:**PCCO # 003: CE #021 - Observation Rooms Only**

#	Budget Code	Description	Amount
1	08-10 00.0 Doors & Frames S Hardware	Room Observations	\$107,933.00
2	08-10 00.0 Doors & Frames S Hardware	Doors/Frames/Hardware	\$585.00
3	09-10 00.0 Drywall & Framing, Other	Drywall	\$63,650.00
4	09-09 00.0 Overhead		\$15,720.00
5	09-09 30 10.0 Fan		\$5,920.60
6	09-09 20.0 Insurance		\$811.00
7	09-09 40.0 Sales Tax		\$12,722.35
Grand Total:			\$200,823.00

The original (Contract Sum)	\$7,592,472.00
Net change by previously authorized Change Orders	\$230,573.69
The contract sum prior to this Change Order was	\$7,822,595.69
The contract sum will be increased by this Change Order in the amount of	\$200,823.00
The new contract sum including this Change Order will be	\$8,022,518.69
The contract line will not be changed by this Change Order.	



PCCO #003

Dave Hamblen (Synectic Design, Inc.)
Synectic Design, Inc. 111 W. University Dr.
Suite# 104
Tempe, Arizona 85281

Castle Peak Holdings
228 Park Ave 6 Suite 35792
New York , New York 10003

Doege Development LLC
11217 North 28th Avenue
Phoenix, Arizona 85029

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE

Doege Development LLC

Change Order #1 CPH 542 RT 65 LLC
CPH 542 RT 65 LLC
Change Order Dates: 05/26/24
Change Order #: 1

The Contract is amended as follows:

Description	Total
Original Contract Sum:	\$ 2,592,473.00
Net Change by Previously Authorized Change Orders:	\$ 438,377.51
Contract Sum Prior to This Change Order:	\$ 3,030,850.51
Current Change Order Amount:	\$ 271,221.75
PCO #5 - Technology Pkg Set	\$ 271,221.75
New Contract Sum	\$ 3,302,072.27

CPH 542 RT 65 LLC

Owner

420 West 14th Street Suite 600 New York, NY 10014

Address

David Better

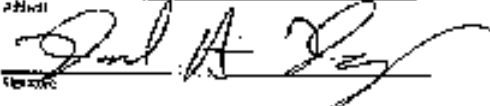
Signature

Dunge Development LLC

Contractor

11217 North 23rd Avenue Phoenix, AZ 85020

Address



Signature

**PCCO #004**

Dodge Development LLC
17217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
842 E. Route 66
Williams, Arizona 85548
Phone: 646-732-2505

Prime Contract Change Order #004: Technology Bid Set

TO:	Castle Peak Holdings 278 Park Ave S Suite 25/92 New York, New York 10013	FROM:	Dodge Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
DATE CREATED:	8/13/2024	CREATED BY:	Sara Roli (Dodge Development LLC)
CONTRACT STATUS:	Approved	REVISION:	0
DESIGNATED REVIEWER:		REVIEWED BY:	
DUE DATE:		REVIEW DATE:	08/12/2024
INVOICED DATE:		PAID DATE:	
SCHEDULE IMPACT:	40 days	EXECUTED:	Yes
REVISED SUBSTANTIAL COMPLETION DATE:		SIGNED CHANGE ORDER RECEIVED DATE:	
CONTRACT FOR:	1:2403C Trailborn	TOTAL AMOUNT:	\$271,221.76

DESCRIPTION:

CE #018 - Technology Bid Set

See attached detail bid breakdown

Dedicated Circuits per IT/MDF Room

VF- Run 2" conduit underground. Remove & replace Asphalt. Note this is in an area that the current asphalt is not to be replaced

One patch per room.

Includes ADD + ALT to provide a price to add a 2nd cable to every other guestroom. There are 50 guestrooms, so ADD price should be for (48) additional cable outlets. Cabling should land at the same backbone location, turning the faceplate in every other room from a 4-port faceplate to a 2-port faceplate.

ATTACHMENTS:

Williams - Dodge CO#s 03 24 24.pdf, Williams - Dodge Development CO#4 R.08.24 EXECUTED.pdf, NTQ07340-04 Trailborn Hotel - Williams Protocol.pdf, T1.1 Alt: Underground Manup with 3 F.pdf, Trailborn conduits and asphalt.pdf

POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCCO #	Title	Schedule Impact	Amount
004	CE #018 - Technology Bid Set		\$271,221.76
Total:			\$271,221.76

CHANGE ORDER LINE ITEMS:**PCCO # 004: CE #018 - Technology Bid Set**

#	Budget Code	Description	Amount
1	26-0 Electrical, Other	Technology Install	\$180,568.81
2	26-00 30.0 Electrical		\$20,851.00
3	26-00 30.0 Electrical		\$2,700.00
4	08-10 00.0 Drywall & Framing, Other		\$4,900.00
5	09-05 00.0 Overhead		\$21,864.70
6	09-05 80 10.0 Fee		\$12,042.14
7	09-05 20.0 Licenses		\$1,153.25
8	91-08 43.0 Sales Tax		\$17,170.87
Grand Total:			\$271,221.76

**PCO #005**

Joege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn for Williams
642 E. Route 68
Williams, Arizona 86048
Phone: 848-782-2555

DRAFT**Prime Contract Potential Change Order #005: CE #018 - Technology Bid Set**

TO:	Castle Peak Holdings 220 Park Ave S Suite 167192 New York, New York 10003	FROM:	Joege Development, LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	005 / 0	CONTRACT:	1 - 2403C Trailborn
REQUEST RECEIVED FROM:		CREATED BY:	Ross Rolfe (Joege Development LLC)
STATUS:	Draft	CREATED DATE:	5/1/2024
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$271,221.76

POTENTIAL CHANGE ORDER TITLE: CE #018 - Technology Bid Set

CHANGE REASON: Advance

POTENTIAL CHANGE ORDER DESCRIPTION: (The Contract is Changed As Follows)

CE #018 - Technology Bid Set

See attached detail bid breakdown.

Dedicate circuits per IDF/MDF Room

W/ 4x4 2" conduit Underground. Remove & replace Asphalt. Note this is in an area that the current asphalt is not to be replaced

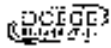
One patch per room.

Includes ADD / ALT 3: TC to provide a price to add a 2nd Call to every other guestroom. There are SE Guestrooms, so ADD price should be for (4x) additional Cat6 cables/packs. Getting static land at the same backhoe location, turning the faceplate in every other room from a 1-port faceplate to a 2-port faceplate.

ATTACHMENTS:

NTSD 045-04 Trailborn Hotel - Williams Proposal.pdf , Trailborn conduits and asphalt.pdf , T1.1 All Underground Work with 4 Feet

#	Budget Code	Description	Amount
1	26-0 Electrical Other	Technology Install	\$190,595.01
2	26-03 00-0 Electrical	Dedicated Electrical Circuits Per IDF Room	\$2,700.00
3	51-17 00-0 Site Cleaning	Remove Asphalt / Place 2" Conduit Replace Asphalt	520,851.00
4	60-13 00-0 Drywall & Framing Other	Drywall Patching 1 per Room	\$4,800.00
5	99-99 30-0 Overhead	Overhead & Profit	\$21,894.75
6	99-99 30-10-0 Fee	Fee	\$22,042.16
7	99-99 70-0 Insurance	Insurance	\$1,163.27
8	99-99 40-0 Sales Tax	Sales Tax	\$17,173.06
Grand Total:			\$271,221.76



PCO #005

Deve Hamblen (Synektic Design, Inc.)
Synektic Design, Inc. 1111 W. University Dr.
Sichler, CO
Tempe, Arizona 85281

Caslin Peak Holdings
228 Park Ave. 3 Suite 83759
New York, New York 10033

Doaga Development LLC
11267 North 23rd Avenue
Phoenix, Arizona 85028

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE

Doaga Development LLC

Change Order #3 - CPH 642 RT 66 LLC

CPH 642 RT 66 LLC

Change Order Date: 05/24/24

Change Order #: 3

The Contract is changed as follows:

Description	Total
Original Contract Sum:	\$ 7,552,472.00
Net Change by Previously Authorized Change Orders:	\$ 231,116.05
Contract Sum Prior to This Change Order:	\$ 7,783,588.05
Current Change Order Amount:	\$ 6,870.82
PRO 46 - ADA Icon Bearing Walls	\$ 6,870.82
New Contract Sum:	\$ 7,790,458.87

CPH 642 RT 66 LLC

Owner

420 West 14th Street Suite 600 New York, NY 10014

Address

Signature

Dodge Development LLC

Contractor

11217 North 4th Avenue Phoenix, AZ 85029

Address

Signature

**PCO #006**

Doerge Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (602) 243-5217

Project: 2403C - 2403C Trademark Inn Williams
842 E. Route 66
Williams, Arizona 86046
Phone: 615-732-2000

DRAFT

Prime Contract Potential Change Order #006: CE #017 - ADA Rooms Load Beari

TO:	Castle Peak Holdings 228 Park Ave S Suite 35792 New York, New York 10003	FROM:	Doerge Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	026 / 0	CONTRACT:	1 - 2403C Trademark
REQUEST RECEIVED FROM:		CREATED BY:	Sara Rath (Doerge Development LLC)
STATUS:	Draft	CREATED DATE:	5/23/2024
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Annual Based
SCHEDULE IMPACT:		PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$6,930.82

POTENTIAL CHANGE ORDER TITLE: CE #017 - ADA Rooms Load Beari

CHANGE REASON: Allowance

POTENTIAL CHANGE ORDER DESCRIPTION: (This Contract is Changed As Follows)

CE #017 - ADA Rooms Load Bearing

Load bearing wall need to build a Dryden wall list. Remove wall and add a reframe and build a new corner.

ATTACHMENTS:

Estimate_1050_from_PRCRITY_WALLS_LLC.pdf

#	Budget Code	Description	Amount
1	09-00 01.0 Finisher	Fratching ADA rooms	\$5,595.00
2	00-00 00.0 Overhead	Overhead	\$661.61
3	00-00 20.0 Fee	Fee	\$207.73
4	00-00 20.0 Insurance	Insurance	\$23.79
5	00-00 40.0 Sales Tax	Sales Tax	\$436.69
Grand Total:			\$6,930.82

Dave Hamblen (Synectics Design, Inc.)
Synectics Design, Inc. 111 W. University Dr.
Suite 104
Tempe, Arizona 85281

Castle Peak Holdings
228 Park Ave S Suite 35792
New York, New York 10003

Doerge Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

SIGNATURE  5/24/24 DATE _____

Doerge Development, LLC

Page 3 of 1

Printed On: 5/23/2024 12:21 PM EDT

Change Order #5 - CPH 642 RT 66 LLC

CPH 642 RT 66 LLC

Change Order Date: 6/17/24

Change Order #5

The Contract is changed as follows:

Description	Total
Original Contract Sum:	\$ 7,392,422.03
Net Change by Previously Authorized Change Orders:	\$ 709,599.27
Contract Sum Prior to This Change Order:	\$ 8,102,021.30
Current Change Order Amount:	\$ (52,439.81)
PCO#5: Showroom Slicer Doors	\$ (52,439.81)
New Contract Sum:	\$ 8,049,581.49

CPH 642 RT 66 LLC

Owner

420 West 14th Street Suite 552 New York, NY 10014

Address

Signature

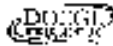
Dodge Development LLC

Contractor

11717 North 28th Avenue Phoenix, AZ 85029

Address

Signature

**PCO #008**

Dodge Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85028
Phone: (602) 242-5247

Project: 2409C - 2409C Trolbom Inn Williams
812 E. Route 66
Williams, Arizona 86046
Phone: 648-732-2005

DRAFT**Prime Contract Potential Change Order #008: Shower Slider Doors/**

TO:	Castle Peak Holdings 228 Park Ave S Suite 557B2 New York, New York 10013	FROM:	Dodge Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85028
PCO NUMBER/REVISION:	008 / 0	CONTRACT:	1 - 2409C Trolbom
REQUEST RECEIVED FROM:		CREATED BY:	Deanna James (Dodge Development LLC)
STATUS:	Draft	CREATED DATE:	5/28/2024
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	#008 - Shower Slider Doors/
FIELD CHANGE:	No	ACCOUNTING METHOD:	Amount Based
LOCATION:		PAID IN FULL:	No
SCHEDULE IMPACT:		SIGNED CHANGE ORDER RECEIVED DATE:	
EXECUTED:	No	TOTAL AMOUNT:	\$(32,439.81)

POTENTIAL CHANGE ORDER TITLE: Shower Slider Doors/**CHANGE REASON:** Design Development**POTENTIAL CHANGE ORDER DESCRIPTION:** (The Contract Is Changed As Follows)CE #022 - Shower Slider Doors/Credit

Shower door design has been changed from (1) single fixed glass door to a Dreamline SHDR-1860720-08 sliding shower door with Oil Rubbed Bronze finish. This change order covers material, shipping, handling and install of the new shower doors, as well as a credit back for the delta between the original contract amount and the new amount.

ATTACHMENTS:

#	Budget Code	Description	Amount
1	08-60 00.0 Windows,Other	Original Shower Door Contract Amount	\$(175,203.00)
2	08-60 00.0 Windows,Other	Shower Doors - Model # Dreamline SHDR-1860720-08	\$58,094.33
3	08-60 00.0 Windows,Other	Install	\$94,175.00
4	08-60 00.0 Windows,Other	Handling	\$0,276.00
5	08-60 00.0 Windows,Other	Tax, O&P, Insurance	\$(4,265.14)
Grand Total:			\$(32,439.81)

Dave Hamblen (Synectic Design, Inc.)
Synectic Design, Inc. 1111 W. University Cr.
Suite# 157
Tempe, Arizona 85201

Castle Peak Holdings
228 Park Ave S Suite 557B2
New York, New York 10013

Dodge Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85028

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

Change Order #6 - CPH 642 RT 66 LLC

CPH 642 RT 66 LLC

Change Order Dates 6/26/24

Change Order #: 6

The Contract is changed as follows:

Description	Total
Original Contract Sum:	\$ 7,892,473.00
Net Change by Previously Authorized Change Orders:	\$ 677,159.46
Contract Sum Prior to This Change Order:	\$ 8,269,632.45
Current Change Order Amount:	\$ 30,312.22
PCO 21 - Jalpreseen Lead Present At Billing 4	\$ 30,312.22
New Contract Sum:	\$ 8,299,944.68

CPH 642 RT 66 LLC

Date:

420 West 141 Street Suite 620 New York, N.Y 10014

Address

David Batten

Signature

Doerge Development LLC

Contract

11217 North 23rd Avenue Phoenix, AZ 85029

Address

D A Dyer

Signature

**PCO #021**

Dodge Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (625) 272-6267

Project: 24030 - 24030 Trillium Inn Williams
642 E. Route 66
Williams, Arizona 86046
Phone: 845-737-2009

DRAFT

Prime Contract Potential Change Order #021: Additional Remediation In Building #4 (Unforeseen Condition Of Lead Present in Wall Tile and Thin Set)

TO:	Castle Peak Holdings 728 Park Ave S Suite 26707 New York, New York 10003	FROM:	Dodge Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	021 / 0	CONTRACT:	1 - 24030 Trillium
REQUEST RECEIVED FROM:		CREATED BY:	Shelly Parker (Dodge Development LLC)
STATUS:	Draft	CREATED DATE:	6/13/2024
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No	ACCOUNTING METHOD:	Amount Based
LOCATION:		PAID IN FULL:	No
SCHEDULE IMPACT:	5 days	SIGNED CHANGE ORDER RECEIVED DATE:	
EXECUTED:	No	TOTAL AMOUNT:	\$50,312.22

POTENTIAL CHANGE ORDER TITLE: Additional Remediation In Building #4 (Unforeseen Condition Of Lead Present in Wall Tile and Thin Set)

CHANGE REASON: Existing Condition

POTENTIAL CHANGE ORDER DESCRIPTION: (The Contract Is Changed As Follows)
Additional Remediation In Building #4 (Unforeseen Condition Of Lead Present in Wall Tile and Thin Set)

(5 day duration to complete remediation)

Additional Remediation (See Attached Spray Systems Additional Remediation.pdf)

While Spray Systems was abating Building #4 there was an unforeseen condition of lead present in the wall tile and thin set that needs to be remediated.

- Additional lead sampling, \$600.00, (included below in total price)
- Remediate the following types of ACM/LCM and approximate quantities:
 - a. Lead wall tile, 2,040 Square Feet (8")
 - b. Average of 41 SF per room

Total: \$24,470.00

"No charge on Dodge Development general conditions, per diem, supervision or hotel."

ATTACHMENTS:

Additional Abatement In Building #4 - Presence of Lead in Wall Tile and Thinset.pdf , Spray Systems Bldg #4 Additional Abatement - Lead Present in Wall Tile and Thin Set.pdf , Trillium - PCO #21 Bldg #4 Additional Abatement - Unforeseen Condition Of Lead Present in Wall Tile and Thin Set Pictures.pdf , Lead report.pdf

#	Budget Code	Description	Amount
1	22-00 00.0 Abatement - Other	Bldg #4 - Lead Sampling (See Spray Systems Additional Remediation Pricing and Report)	\$600.00



PCO #021

#	Budget Code	Description	Amount
2	02-82 D.O. Abatement - Other	Bldg. #4 - Wall Tile and Thin Set Remediation - Presence of Lead (See Lead Survey Report)	\$23,670.00
		Subtotal:	\$24,470.00
		Overhead (10.00% Applies to all line item types):	\$2,447.00
		Fee (5.00% Applies to all line item types):	\$1,223.50
		Insurance (0.46% Applies to all line item types):	\$110.61
		Tax (0.76% Applies to all line item types):	\$185.36
		Grand Total:	\$28,312.77

Dave Hamilton (Byspectro Design, Inc.)
 Byspectro Design, Inc. 111 W. University Dr.
 Suite 104
 Tempe, Arizona 85281

Castle Peak Holdings
 238 Park Ave S Suite 36792
 New York, New York 10110

Dodge Development LLC
 11217 North 23rd Avenue
 Phoenix, Arizona 85020

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

Dodge Development LLC

Page 2 of 2

Printed On: 6/14/2024 02:18 PM EDT

Change Order #7 - CPH 042 RT 66 LLC

CPH 042 RT 66 LLC

Change Order Date: 6/27/24

Change Order #: 7

The Contract is changed as follows:

Description	Total
Original Contract Sum:	\$ 1,502,172.00
Net Change by Previously Authorized Change Orders:	\$ 707,411.58
Contract Sum Prior to This Change Order:	\$ 8,054,543.68
Current Change Order Amount:	\$ 83,718.71
FCU #17 - Building 1 Roof Replacement	\$ 35,718.73
New Contract Sum:	\$ 8,396,562.59

CPH 042 RT 66 LLC

Owner

400 West 14th Street Suite 602 New York, NY 10014

Address

David Better

Signature

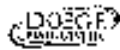
Design Employment LLC

Consultant

11217 North 23rd Avenue Phoenix, AZ 85029

Address

Signature

**PCO #017**

Doega Development LLC
 11217 North 23rd Avenue
 Phoenix, Arizona 85029
 Phone: (602) 242-5247

Project: 2403C - 2403C Trillium Inn Williams
 642 E. Route 66
 Williams, Arizona 86046
 Phone: 848-732-2206

DRAFT

Prime Contract Potential Change Order #017: Remove Existing Roof and Replace with a New Roof Buildings #1,

TO:	Castle Peak Holdings 229 Park Ave 3 Suite 33792 New York, New York 10003	FROM:	Doega Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	317 / 0	CONTRACT:	1 - 2403C Trillium
REQUEST RECEIVED FROM:		CREATED BY:	Parker Wilford-Espa (Doega Development LLC)
STATUS:	Draft	CREATED DATE:	5/11/2024
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No	ACCOUNTING METHOD:	Amount Based
LOCATION:		PAID IN FULL:	No
SCHEDULE IMPACT:	15 days	SIGNED CHANGE ORDER RECEIVED DATE:	
EXECUTED:	No	TOTAL AMOUNT:	\$56,710.71

POTENTIAL CHANGE ORDER TITLE: Remove Existing Roof and Replace with a New Roof Buildings #1,

CHANGE REASON: Existing Condition

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract is Changed As Follows)*

Remove Existing Roof and Replace with a New Roof

Building #1(See attached Flagstaff Roofing Estimate)

1. Remove Laminated - comp. shingle rfg. - w/out felt (131 SQ)
2. Laminated - comp. shingle rfg. - w/out felt (140 SQ)
3. R&R Modified bitumen roof - self-adhering (8 SQ)
4. Ice & water barrier: Required in valleys, 2' inside exterior wall (northern markets), and behind sidewall flashing per manufacturers specification and IRC.
(reference '08, '15, & '18 IRC, chapter 9, section R906 Asphalt Shingles) (2,500 SF)
5. Roofing felt - 30 lb. (115 SQ)
6. Asphalt starter - universal starter course: A shingle is typically 3' wide and 1' tall and are installed horizontally. Unless both the roof eave and ridge are divisible by 3, then you will have an overhang of shingle that will need to be cut off and can't be used again. Starter is a separate product and is not included in waste. (5' 4 LF)
7. R&R Hip / Ridge cap - cut from 3 tab - composition shingles: The manufacturer specs state that a 3-tab or laminated shingle cannot be repurposed into a ridge cap because it will be altering the material from its originally intended form and purpose. (271 LF)
8. R&R Drip edge: 3x3 Drip Edge to match existing drip (814 LF)
9. Paint trim - one coat (614 LF)
10. R&R Flashing - pipe jack (15 EA)
11. R&R Flashing - pipe jack - split brn: (6 EA)
12. Prime & paint roof jack (21 EA)
13. R&R Exhaust cap - through roof - up to 4" (5 EA)
14. R&R Exhaust cap - through roof - 6" to 8" (1 EA)
15. R&R Furnace vent - rain cap and storm collar, 8" (3 EA)
16. R&R Continuous ridge vent - shingle-over style (88 LF)
17. Prime & paint roof vent (12 EA)



PCO #017

18. Digital satellite system - Detach & reset (6 EA)

19. R&R Skylight flashing kit - dome (1 EA)

20. Detach & Reset Packaged air conditioning unit - 2 ton 13 SEER; For proper installation of the roof, the unit has to be detached. This line item is only for detaching and resetting duct work and electrical. It is not for the removal from the roof to the ground. (3 EA)

21. Crane and operator - 14 ton capacity - 65' extension boom; To properly and safely move the a/c unit from the rooftop to the ground, wait for roofers to detach the stand, finish shingling around the elbow, and resetting the stand, and moving the a/c unit back from the ground to the stand on the roof. (12 HR)

22. Roofer - per hour: Roofer hours to detach and reset a/c stand and shingle around a/c elbow after unit has been detached. (80 EQ)

23. Remove Additional charge for high roof (2 stories or greater) (80 SQ)

24. Additional charge for high roof (2 stories or greater) (80 SQ)

Subtotal: \$70,005.00

ATTACHMENTS:

Trailblazing Rate Card - QOW12 Remove Existing Roof and Replace with a New Roof (All Buildings #1, #4, #3, and #5).pdf

Estimate 3926 from Trailblazing Roofing H&D 313233.pdf , Roofing Report Pictures.pdf

#	Budget Code	Description	Amount
1	07-50 00.0 Roofing, Other	Bldg. #1 Remove Existing Roof and Replace with a New Roof (see description and Trailblazing Roof Repair Pictures)	\$70,005.00
		Subtotal:	\$70,005.00
		Overhead (10.00% Applies to all line item types.):	\$7,000.50
		Fee (5.00% Applies to all line item types.):	\$3,500.25
		Insurance (0.45% Applies to all line item types.):	\$311.84
		Tax (8.75% Applies to all line item types.):	\$6,125.99
		Grand Total:	\$86,718.71

Dave Hamblen (Synectics Design, Inc.)
 Synectics Design, Inc. 1111 W. University Dr.
 Suite# 104
 Tempe, Arizona 85281

Castle Peak Holdings
 228 Park Ave S Suite 36732
 New York, New York 10003

Page Development LLC
 11277 North 23rd Avenue
 Phoenix, Arizona 85025

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

Change Order 08 - LPH 642 RT 06 LLC

LPH 642 RT 06 LLC

Change Order Date: 6/27/24

Change Order #: 8

The Contract is changed as follows:

Description	Total
Original Contract Sum:	\$ 7,592,472.00
Net Change by Previously Authorized Change Orders:	\$ 754,190.38
Contract Sum Prior to This Change Order:	\$ 8,346,662.38
Current Change Order Amount:	\$ 31,596.91
FCO 026 - Building 2 Roof Replacement	\$ 31,596.91
New Contract Sum:	\$ 8,418,659.30

LPH 642 RT 06 LLC

Owner

440 West 14th Street Suite 632 New York, NY 10014

Attn: Admin

David Better

Signature

Dango Development LLC

Contractor

11217 North 23rd Avenue Phoenix, AZ 85029

Attn: Joe

Signature



PCO #026

Doerge Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85028
Phone: (520) 242-6217

Project: 2433C - 2433C Trailborn Inn Williams
642 E. Route 68
Williams, Arizona 86046
Phone: 846-782-2606

DRAFT

Prime Contract Potential Change Order #026: CE #029 - Remove Existing Roof

TO:	Carle Peak Holdings 228 Park Ave S Suite 35750 New York, New York 10003	FROM:	Doerge Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85028
PCO NUMBER/REVISION:	026 / 0	CONTRACT:	1 - 2433C Trailborn
REQUEST RECEIVED FROM:		CREATED BY:	Sara Roth (Doerge Development LLC)
STATUS:	Draft	CREATED DATE:	6/26/2024
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$31,954.91

POTENTIAL CHANGE ORDER TITLE: CE #029 - Remove Existing Roof

CHANGE REASON: Existing Condition

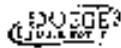
POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

Building #2 (See attached Flagstaff Roofing Estimate)

1. Remove Laminated - comp. shingle rfg. - w/out felt (20 SQ)
2. Laminated - comp. shingle rfg. - w/out felt (32 SQ)
3. R&R Modified Bitumen roof - self-achering (30 SQ)
4. Ice & water barrier: Required in valleys, 2' inside exterior wall (northern markets), and behind sidewall flashing per manufacturers specification and

(reference US, 15, & 18 IRC, chapter 9, section R090 Asphalt Shingles) (2,500 SF)

1. Roofing felt - 30 lb. (670 SF)
2. Asphalt starter - universal starter course: A shingle is typically 3' wide and 1' tall and are installed on top both the roof eave and ridge are divisible by 3, then you will have an overhang of shingle that will need to be cut off and can't be used again. Starter is a separate product and is not included in waste. (614 LF)
3. R&R Hip / Ridge cap - cut from 3 tab - composition shingles: The manufacturer specs state that a 3-tab or laminated shingle cannot be re-purposed into a ridge cap because it will be altering the material from its original intended form and purpose. (111 LF)
4. R&R Drip edge: (825 LF)
5. Paint trim - one coat (825 LF)
6. R&R Flashing - pipe jack (4 EA)
7. R&R Flashing - pipe jack - split boot (2 EA)
8. Prime & paint roof jack (9 EA)
9. R&R Continuous ridge vent - shingle-over style (100 LF)
10. Prime & paint roof vent (4 EA)
11. Remove Additional charge for high roof (2 stories or greater) (45 SQ)
12. Additional charge for high roof (2 stories or greater) (45 SQ)
13. R&R Roof vent - dormer type - Metal (4 EA)

**PCO #026**

14. Step flashing (60 LF)
15. R&R Counterflashing - Apron flashing (60 LF)

Subtotal: \$25,830.00

Any additional rotted/damaged fascia or plywood will be an additional cost.

ATTACHMENTS:

Estimate_3528 from Fagstad Roofing ROC_313203.pdf , Roofing Sample Pictures.pdf , Trailblaze Rate Card - CO#17 Remove Existing Roof and Replace with a New Roof (All Buildings 8'-4") .xlsx

#	Budget Code	Description	Amount
1	07-50 00,0 Roofing,Other	Item #2 Remove Existing Roof and Replace with a New Roof (see description)	\$25,830.00
Subtotal:			\$25,830.00
Overhead (10.00% Applies to all line item types.):			\$2,693.03
Fee (5.00% Applies to all line item types.):			\$1,420.85
Insurance (0.46% Applies to all line item types.):			\$137.53
Tax (0.76% Applies to all line item types.):			\$2,026.03
Grand Total:			\$31,996.91

Dave Hamblen (Synectic Design, Inc.)
Synectic Design, Inc. 1111 W. University Dr.
Suite# 1104
Tempe, Arizona 85281

Castle Peak Holdings
220 Park Ave S Suite 35762
New York, New York 10013

Dodge Development LLC
11217 North 27th Avenue
Phoenix, Arizona 85029

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE

Change Order #9 - CPM 642 RT CC LLC

CPM 642 RT CC LLC

Change Order Date: 6/27/24

Change Order #s 9

The Contract is changed as follows:

Description	Total
Original Contract Sum:	\$ 7,592,472.00
Net Change by Previously Authorized Change Orders:	\$ 826,187.50
Contract Sum Prior to This Change Order:	\$ 8,418,659.50
Current Change Order Amount:	\$ 95,544.80
FCO #27 - Blasting and Roof Replacement	\$ 95,544.80
New Contract Sum:	\$ 8,514,204.30

CPM 642 RT CC LLC

Owner:

Dodge Development, LLC

Contract:

420 West 14th Street Suite 65F New York, NY 10014

Address:

David Better

Signature

11217 North 23rd Avenue Phoenix, AZ 85029

Address:

David A. Dodge

Signature

**PCO #027**

Doeg Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (602) 242-5247

Project: 24030 - 24030 Trailborn Inn Williams
542 E. Route 66
Williams, Arizona 86046
Phone: 848-732-2505

DRAFT

Prime Contract Potential Change Order #027: CE #029 - Remove Existing Roof

TO:	Castle Peak Holdings 228 Park Ave S Suite 35782 New York, New York 10003	FROM:	Doeg Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	027 / 0	CONTRACT:	1 - 24030 Trailborn
REQUEST RECEIVED FROM:		CREATED BY:	Sara Roth (Doeg Development LLC)
BY/STATUS:	Draft	CREATED DATE:	06/26/2024
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:	Building 3	ACCOUNTING METHOD:	Actual Based
SCHEDULE IMPACT:	15 days	PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$35,544.00

POTENTIAL CHANGE ORDER TITLE: CE #029 - Remove Existing Roof

CHANGE REASON: Existing Condition

POTENTIAL CHANGE ORDER DESCRIPTION: (The Contract Is Changed As Follows)

Building #3 (See attached Flagstaff Roofing Estimate)

1. Remove Laminated - comp. shingle rfg. - w/out felt (93 SQ)
2. Laminated - comp. shingle rfg. - w/out felt (105 SQ)
3. R&R Modified bitumen roof - self-adhering (50 SQ)
4. Ice & water barrier: Required in valleys, 2' inside exterior wall (northern markets), and behind sidewall flashing per manufacturer's specification and IRC (reference '06, '15, & '18 IRC, chapter 9, section R905 Asphalt Shingles) (2,500 SF)
5. Roofing felt - 30 lb. (70 SQ)
6. Asphalt starter - universal starter course: A shingle is typically 3' wide and 1' tall and are installed. Unless both the roof eave and ridge are divisible by 3, then you

will have an overhang of shingle that will need to be cut off and can't be used again. Starter is a separate product and is not included in waste. (730 LF)

1. R&R Hip / Ridge cap - cut from 3 tab - composition shingles: The manufacturer specs state that a 3-tab or laminated shingle cannot be re-purposed into a ridge cap because it will be altering the material from its originally intended form and purpose. (318 SF)
2. R&R Drip edge (730 LF)
3. Paint trim - oil & coat (730 LF)
4. Step flashing: Required for areas where a roof meets a wall at an angle not running parallel with the ground and (reference '06, '15, & '18 IRC, [reference '06, '15, & '18 IRC, chapter 9, section R905 Asphalt Shingles, code R905.2.8.3 Skidewall flashing]. (115 LF)
5. R&R Counterflashing - Apron flashing: Required for areas where L-flashing or step flashing exists and by IRC. (reference '06, '15, & '18 IRC, chapter 9, section R905 Asphalt Shingles, code R905.2.8.3 Skidewall flashing]. (115 LF)
6. R&R Flashing - pipe jack (18 EA)
7. Prime & paint roof jack (18 FA)



PCO #027

4. Prime & paint roof vent (14 EA)
9. Remove Additional charge for high roof (2 stories or greater) (93 SQ)
10. Additional charge for high roof (2 stories or greater) (93 SQ)
11. R&R Roof Vent - dormer type - Metal (14 EA)
12. R&R Aluminum wall coping (70 LF)

Subtotal: \$77,130.00

Any additional rotted/damaged fascia or plywood will be an additional cost.

ATTACHMENTS:

Estimate_3526_from_Easysoft_Roofing_RQC_012413.pdf , Roofline Report Photos.pdf , Jobform Base Card 022817 Remove Existing Roofing
 Replace with a New Roof (All Buildings #1-#4).docx

#	Budget Code	Description	Amount
1	07-80100.0 Roofing, Other	Rdg 09 Remove Existing Roof and Replace with a New Roof (See Description)	\$77,130.00
Subtotal:			\$77,130.00
Overhead (10.00% Applies to all line item types.):			\$7,713.00
Fee (5.00% Applies to all line item types.):			\$4,242.15
Insurance (0.46% Applies to all line item types.):			\$358.75
Tax (8.75% Applies to all line item types.):			\$6,749.66
Grand Total:			\$95,993.56

Dave Hamblen (Synectic Design, Inc.)
 Synectic Design, Inc. 1311 W. University Dr.
 Suite 104
 Tampa, Arizona 85281

Castle Peak Holdings
 225 Park Ave S Suite 36702
 New York, New York 10003

Doego Development LLC
 11217 North 23rd Avenue
 Phoenix, Arizona 85029

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

Doego Development LLC

Page 2 of 2

Printed On: 6/26/2024 04:42 PM

Change Order #10 - CPH 012 R™ 55 LLC	
CPH 642 R™ 55 LLC	
Change Order Date: 5/27/25	
Change Order #: 10	

The Contract is changed as follows:

Description	Total
Original Contract Sum:	\$ 7,592,672.00
Net Change by Previously Authorized Change Orders:	\$ 821,732.50
Contract Sum Prior to This Change Order:	\$ 8,514,234.10
Current Change Order Amount:	\$ 94,652.90
PCO #28 - Building 4 Roof Replacement	\$ 94,652.90
New Contract Sum:	\$ 8,608,837.00

CPH 642 R™ 55 LLC

Owner

420 West 34th Street Suite 65E New York, NY 10014
Address:

David Botter

By: Date:

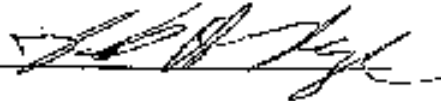
Dodge Development LLC

Contractor

11217 North 23rd Avenue Phoenix, AZ 85029

Address:

Signature:



**PCO #028**

Doerge Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (625) 242-5217

Project: 2403C - 2403C Trullion for Williams
942 E. Route 66
Williams, Arizona 86046
Phone: 848-782-2006

DRAFT

Prime Contract Potential Change Order #028: CE #029 - Remove Existing Roof

TO:	Castle Peak Holdings 228 Park Ave E Suite 35/32 New York, New York 10003	FROM:	Doerge Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	028 / 0	CONTRACT:	1 - 2403C Trullion
REQUEST RECEIVED FROM:		CREATED BY:	Barb Roth (Doerge Development LLC)
STATUS:	Draft	CREATED DATE:	6/23/2024
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:	Building 4	ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:	15 days	PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$11,852.90

POTENTIAL CHANGE ORDER TITLE: CE #029 - Remove Existing Roof

CHANGE REASON: Existing Condition

POTENTIAL CHANGE ORDER DESCRIPTION: (The Contract Is Changed As Follows)

Building #4 (See attached Flagstaff Roofing Estimate)

1. Remove Laminated - comp. shingle rfg. - w/out felt (93 SQ)
2. Laminated - comp. shingle rfg. - w/out felt (105 SQ)
3. R&R Modified bitumen roof - self-adhering (50 SQ)
4. Ice & water barrier: Required in valleys, 2' inside exterior wall (northern markets), and behind sidewall flashing per manufacturers specification and IRC (reference '06, '15, & '18 IRC, chapter 9, section R905 Asphalt Shingles) (2500 SF)
5. Xceling felt - 33 lb. (70 SQ)
6. Asphalt starter - universal starter course: A shingle is typically 3' wide and 1' tall and are installed horizontally. Unless both the roof eave and ridge are divisible by 3, then you will have an overhang of shingle that will need to be cut off and can't be used again. Starter is a separate product and is not included in waste. (730 LF)
7. R&R Hip / Ridge cap - cut from 3 tab - composition shingles: The manufacturer specs state that a 3-tab or laminated shingle cannot be re-purposed into a ridge cap because it will be affecting the material from its originally intended form and purpose. (318 LF)
8. R&R Drip edge (730 LF)
9. Paint trim - one coat (730 LF)
10. Step flashing: Required for areas where a roof meets a wall at an angle not running parallel with the ground and [reference '06, '15, & '18 IRC, chapter 9, section R905 Asphalt Shingles, code R905.2.8.3 Sidewall flashing] (115 LF)
11. R&R Counterflashing - Acron flashing: Required for areas where L-flashing or step flashing exists and by [reference '06, '15, & '18 IRC, chapter 9, section R905

Asphalt Shingles code R905.2.5.3 Sidewall flashing] (115 LF)

1. R&R Flashing - plate jack (18 EA)
2. Prime & paint roof jack (18 EA)
3. Remove Additional charge for high roof (2 stories or greater) (93 SQ)



PCO #028

4. Additional charge for high roof (2 stories or greater) (83 SQ)
5. R&R Roof vent - domer type - Metal (14 EA)
6. R&R Aluminum wall coping (79 LF)
7. Bid Item Masonry/Draft Stops (1 EA)
8. Clean Up all Roofing Materials
9. Haul all Debris From Site

Subtotal: \$76,410.00

Any additional rotted/damaged fascia or plywood will be an additional cost.

ATTACHMENTS:

Estimate 3026 from Everest Building COC 313293.pdf, Roofing Repair Estimate.pdf, Trellhaus Dam Capl - CO#17 Remove Existing Roof and Replace with New Roof (all Buildings) 2-1-42121ax

#	Budget Code	Description	Amount
1	07-S0 CO.O Roofing,Other	Bldg #1 Remove Existing Roof and Replace with a New Roof (see description)	\$76,410.00
Subtotal:			\$76,410.00
Overhead (10.00% Applies to all line item types.):			\$7,641.00
Fee (5.00% Applies to all line item types.):			\$3,820.50
Insurance (0.40% Applies to all line item types.):			\$305.64
Tax (8.75% Applies to all line item types.):			\$6,682.13
Grand Total:			\$94,859.27

Dave Hamilton (Synectic Design, Inc.)
 Synectic Design, Inc. 1111 W. University Dr.
 Suite 104
 Tempe, Arizona 85281

Castle Peak Holdings
 220 Park Ave S Suite 36702
 New York, New York 10003

Reagle Development LLC
 11217 North 23rd Avenue
 Phoenix, Arizona 85029

SIGNATURE

DATE

SIGNATURE

DATE

SIGNATURE

DATE

Reagle Development LLC

Change Order #11 - CPH 642 RT 66 LLC

CPH 642 RT 66 LLC

Change Order Dates 7/2/24

Change Order #: 11

The Contract is changed as follows:

Description	Total
Original Contract Sum:	\$ 7,552,472.00
Net Change by Previously Authorized Change Orders	\$ 1,016,785.00
Contract Sum Prior to This Change Order:	\$ 8,569,257.00
Current Change Order Amount:	\$ 107,534.88
PCN #9 - CMI Drawings Delta	\$ 107,534.88
New Contract Sum:	\$ 8,676,791.88

CPH 642 RT 66 LLC

Owner

420 West 14th Street, Suite 600 New York, NY 10014

Address

David Better

Signature

Proge Development LLC

Contractor

11217 North 23rd Avenue Phoenix, AZ 85029

Address

Signature

**PCO #009**

Doeg Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (623) 212-5347

Project: 2403C - 2403C Trailborn Inn Williams
842 E. Route 66
Williams, Arizona 86046
Phone: 546-733-2005

DRAFT

Prime Contract Potential Change Order #009: Civil Drawings Delta 1 Dated 11/20/23 Architectural Changes Dated 12/12/23

TO:	Castle Peak Holdings 228 Park Ave S Suite 35792 New York, New York 10003	FROM:	Doeg Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	089 / 1	CONTRACT:	1 - 2403C Trailborn
REQUEST RECEIVED FROM:		CREATED BY:	Sara Roth (Doeg Development LLC)
STATUS:	Draft	CREATED DATE:	6/3/2024
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Actual Based
SCHEDULE IMPACT:	5 days	PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$107,534.89

POTENTIAL CHANGE ORDER TITLE: Civil Drawings Delta 1 Dated 11/20/23 Architectural Changes Dated 12/12/23

CHANGE REASON: Design Development

POTENTIAL CHANGE ORDER DESCRIPTION: (The Contract Is Changed As Follows)
CE #023 - Civil Drawings Delta 1 Dated 11/20/23 Architectural Changes Dated 12/12/23

A1.1 - Arch Site Plan 12/12/2023

- Demo Sidewalk Building 4
- Demo Landscaping
- Create Retaining Wall

A1.2 - Site Plan New 12/12/2023

- Wheel Stops

C5/C7 - North/South Grading

- Safety Curb Added
- Handicap Sign/Synthetic curb

C6/C8 - Storm

- Changed from 18" to 24" DFE to 24"

No change on Doeg Development general conditions, per diem, supervision or hotel.

BY CHANGING NOT INCLUDE:

ATTACHMENTS:

**PCO #009**

[Safety Curbs signs.pdf](#) , [A1.1 ARCHITECTURAL SITE PLAN - NEW Raw 0 markup.pdf](#) , [C8 Sidewalk signs.pdf](#) , [A1.1 ARCHITECTURAL SITE PLAN - DEMO Raw 1 markup.pdf](#) , [LP Excavation Plan change dated 11.20.23 - CE 023.pdf](#) , [Traffic from Rte. Carl DD#505, CN Drawings Delta 1](#)
[Delta 11.20.23 Arch Changes Dated 12.12.23.pdf](#)

#	Budget Code	Description	Amount
1	02-40 00.0 site	LP Remove Concrete Sidewalk at Building #4 see Pg A1.1	\$0.00
2	03-10 10.0 Misc Concrete	LP Asphalt Patching at Building #4 see Pg A1.1	\$16,540.00
3	32-30 00.0 Site Improvements, Other	LP Sidewalk & Landscaping see Pg C8/C7	\$5,786.80
4	02-40 00.0 site	LP 16" HDEP to 24" HDEP see Pg C8/C9	\$2,177.00
5	03-00 00.0 Concrete	LP Creek Retaining Wall Demo Building 2 see Pg A1.1	\$0,437.50
6	32-20 00.0 Striping and Signage, Other	LP Wheel Stops see Pg A1.1	\$12,000.00
7	32-30 00.0 Site Improvements, Other	LP Safety Curbs see Pg C8/C7	\$10,557.00
8	32-30 10.0 Misc Concrete	LP Handicap Symbol Signs see Pg C8/C7	\$3,421.00
9	03-00 00.0 Concrete	LP Removing exterior Corridor concrete (Bldg 4) see Pg A1.1	\$9,180.00
10	03-00 00.0 Concrete	LP 4" Exterior Corridor Gray Concrete (Bldg 4) see Pg A1.2	\$0.00
11	02-40 00.0 site	LP OH&P	\$13,737.63
12	02-40 00.0 site	LP Demo Landscaping see Pg A1.1 Includes O&P	\$15,017.00
13	02-40 00.0 site	Additional Survey	\$2,520.00
Subtotal:			\$86,809.18
Overhead 10% (10.00% Applies to all line item types.):			\$8,680.92
Fee 5% (5.00% Applies to all line item types.):			\$4,744.50
Insurance 0.46% (0.46% Applies to all line item types.):			\$401.22
TAX 6.78% (6.75% Applies to all line item types.):			\$5,809.07
Grand Total:			\$102,534.89

Dave Hamblen (Synectic Design, Inc.)
 Synectic Design, Inc. 1111 W. University Dr.,
 Suite# 104
 Tempe, Arizona 85281

Castle Peak Holdings
 278 Park Ave 3 Suite 35782
 New York, New York 10003

Doege Development LLC
 11217 North 23rd Avenue
 Phoenix, Arizona 85029

SIGNATURE

DATE

SIGNATURE

DATE

SIGNATURE

DATE

Doege Development LLC

Page 7 of 7

Printed On: 6/21/2024 04:14 PM EDT

Change Order #12 - CPH 642 RT 66 LLC
CPH 642 RT 66 LLC
Change Order Date: 7/3/24
Change Order #12

The Contract is changed as follows:

Description	Total
Original Contract Sum:	\$ 7,592,413.30
Net Change by Previously Authorized Change Orders:	\$ 1,123,916.28
Contract Sum Prior to This Change Order:	\$ 8,716,329.58
Current Change Order Amount:	\$ 76,453.18
PCF 416 - Asbestos Abatement Building 1 & Hall	\$ 76,453.18
New Contract Sum:	\$ 8,792,782.76

CPH 642 RT 66 LLC
 Chief

420 West 28th Street Suite 65E New York, NY 10014
 Address

David Better

Signature

Change Development LLC
 President

11227 North 23rd Avenue Phoenix, AZ 85028
 Address

David H. Better

Signature

**PCO #016**

Doega Development, LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (623) 342-5247

Project: 24030 - 24030 Trailborn Inc. Williams
842 E. Route 13
Williams, Arizona 85046
Phone: 615-732-2065

DRAFT

Prime Contract Potential Change Order #016: Asbestos Abatement Building #1 and Pool

TO:	Castle Peak Holdings 229 Park Ave 5 Suite 35792 New York, New York 10033	FROM:	Doega Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	016/0	CONTRACT:	24030 Trailborn
REQUEST RECEIVED FROM:	Sara Roth (Doega Development LLC)	CREATED BY:	Shelly Parker (Doega Development LLC)
STATUS:	Draft	CREATED DATE:	6/11/2024
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No	ACCOUNTING METHOD:	Amount Based
LOCATION:	Building 1	PAID IN FULL:	No
SCHEDULE IMPACT:		SIGNED CHANGE ORDER RECEIVED DATE:	
EXECUTED:	No	TOTAL AMOUNT:	\$76,453.19

POTENTIAL CHANGE ORDER TITLE: Asbestos Abatement Building #1 and Pool

CHANGE REASON: Existing Condition

POTENTIAL CHANGE ORDER DESCRIPTION: (The Contract Is Changed As Follows)
Asbestos Survey By Straight Line Environment Dated 12/09/2023

Building #1 - Abatement - (Spray Systems, see attached proposal)

1. Drywall 12,176sf.
2. First floor northwest bathrooms and storage closet, and second floor southeast managers quarters.
3. Unileum (see attached for highlighted drawing A1.14)
4. Shingles (see attached for highlighted drawing A1.14)

Subtotal:\$2,330.00

1. Drywall at areas of abatement to remain

Subtotal:\$12,128.00

Pool - (Spray Systems, see attached proposal)

1. Pool and Spa Plaster, 1000sf.

Subtotal:\$14,120.00

Third party environmental consultant - (Spray Systems, see attached proposal)

1. Contact third party environmental consultant (TPEC) to perform final visual inspection and air clearance sampling.

Subtotal:\$2840.00

EXCLUDES: Demolition of wall framing : Building #1 northwest manager quarters, building #1 kitchen, middle layer drywall, drywall above the second-floor ceiling, i.e. attic space, cabinets, toilets, showers, lights, etc.

**PCO #016****ATTACHMENTS:**

Asbestos Survey - Trailborn.pdf , Trailborn - Drywall Markup R2.pdf , P14-0251 DOEGE - TRAILBORN BUILDING POOL.pdf

#	Budget Code	Description	Amount
1	02-02 00.0 Abatement - Other	Drywall 12,178 sq first floor northwest bathrooms and storage closet, and second-floor southeast managers quarters. Shingles and Linoleum.	\$2,830.00
2	02-02 00.0 Abatement - Other	Pool and Spa Plaster 1000sf	\$14,120.00
3	02-02 00.0 Abatement - Other	Third Party Environmental Consultant (TPEC)	\$2,840.00
4	09-10 00.0 Drywall & Framing - Other	Drywall at area of shafts need to repair	\$12,120.00
5		Added General Conditions/ Project Management/ Supervision accounted for in revised building 1 C.O.	\$0.00
Subtotal:			\$31,710.00
Overhead (10.00% Applies to all line item types.):			\$6,171.90
Fee (5.00% Applies to all line item types.):			\$3,354.45
Insurance (0.46% Applies to all line item types.):			\$327.91
Tax (5.76% Applies to all line item types.):			\$4,510.82
Grand Total:			\$45,463.18

Dave Hamblen (Synectic Design, Inc.)
 Synectic Design, Inc. 1411 W. University Dr.
 Suite# 104
 Tempe, Arizona 85281

Castle Peak Holdings
 225 Park Ave S Suite 35782
 New York, New York 10003

Dooge Development LLC
 11217 North 23rd Avenue
 Phoenix, Arizona 85025

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

Dooge Development LLC

Change Order #113 - LPH 642 RT 65 LLC

LPH 642 RT 65 LLC

Change Order Date: 11/2/24

Change Order # 113

The Contract is changed as follows:

Description	Total
Original Contract Sum:	\$ 7,592,672.00
Net Change by Previously Authorized Change Orders:	\$ 1,201,879.07
Contract Sum Prior to this Change Order:	\$ 8,794,551.07
Current Change Order Amount:	\$ 102,662.35
PCC #123 - Pool & Spa Scope	\$ 102,662.35
New Contract Sum:	\$ 8,897,213.42

LPH 642 RT 65 LLC

Owner

170 West 14th Street Suite 600 New York, NY 10011

Address

David Better

Signature

Loaga Development LLC

Contractor

11217 North 23rd Avenue Phoenix, AZ 85029

Address



Signature

**PCO #019**

Dodge Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (602) 242-8217

Project: 24030 - 24030 Trailborn Inn Williams
542 E. Route 88
Williams, Arizona 86046
Phone: 848-732-2005

DRAFT

Prime Contract Potential Change Order #019: Remove and Replace Existing Interior/Exterior Pool and Spa (To Include Plaster, Equipment, Plumbing, Decking, and Ladder/Handrails)

TO:	Castle Peak Holdings 278 Park Ave S Suite 35782 New York, New York 10003	FROM:	Dodge Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	019 / 0	CONTRACT:	1 - 24030 Trailborn
REQUEST RECEIVED FROM:		CREATED BY:	Stefly Foster (Dodge Development LLC)
STATUS:	Draft	CREATED DATE:	06/27/2024
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No	ACCOUNTING METHOD:	Amount Based
LOCATION:		PAID IN FULL:	No
SCHEDULE IMPACT:	30 days	SIGNED CHANGE ORDER RECEIVED DATE:	
EXECUTED:	No	TOTAL AMOUNT:	\$102,852.39

POTENTIAL CHANGE ORDER TITLE: Remove and Replace Existing Interior/Exterior Pool and Spa (To include Plaster, Equipment, Plumbing, Decking, and Ladder/Handrails)

CHANGE REASON: Existing Condition

POTENTIAL CHANGE ORDER DESCRIPTION: (The Contract is Changed As Follows)

Remove and Replace Existing Interior/Exterior Pool and Spa (To Include Plaster, Equipment, Plumbing, Decking, and Ladder/Handrails)

(30 Day Installation time)

DEMOL (See Attached Trailborn Inn Remodel Plan)

- CHIP OUT EXISTING PLASTER IN POOL & SPA REMOVE
- EXISTING WATERLINE TILE IN POOL & SPA REMOVE & DISCARD HANDRAILS FOR POOL & SPA
- REMOVE & DISCARD LADDER IN POOL REMOVE & DISCARD EXISTING PUMP, FILTER & HEATERS FOR POOL & SPA
- SAWCUT AND REMOVE A 8" BAND OF EXISTING POOL DECK FROM WEST EDGE TO NEW WATER LEVELER LOCATIONS OF POOL & SPA
- DRILL HOLE IN POOL & SPA WALLS FOR WATER LEVELER EQUALIZER LINES

PLUMBING (See Attached Trailborn Inn Remodel Plan)

- INSTALL NEW VACUUM BREAKER & HOSE END AT POOL EQUIPMENT ROOM AND INSTALL NEW 1/2" PVC WATER LINE WITH TRACER WIRE FROM NEW VACUUM BREAKER TO NEW WATER LEVELERS
- INSTALL NEW WATER LEVELERS ON POOL & SPA
- INSTALL NEW POOL & SPA EQUIPMENT & REBUILD BOTH Suction & RETURN HEADERS FOR POOL & SPA

GAS (See Attached Trailborn Inn Remodel Plan)

- INSTALL 20 LF OF NEW 2" PF GAS LINE, 18" BELOW GRADE WITH BGA YELLOW TRACER WIRE, FROM GAS METER TO WEST WALL OF POOL EQUIPMENT ROOM
- INSTALL 2" GALVANIZED GAS LINE STRAPPED ON INTERIOR WALLS OF POOL EQUIPMENT ROOM WITH CONNECTIONS TO POOL AND SPA HEADERS

ELECTRIC (See Attached Trailborn Inn Remodel Plan)

- INSTALL NEW WHITE LED POOL LIGHT AND WHITE LED SPA LIGHT & REBUILD EXISTING 3-BOXES FOR LIGHTS
- INSTALL 1/2" CONDUIT AROUND POOL EQUIPMENT ROOM WITH 3-BOXES AT EACH PUMP AND HEATER LOCATIONS TO ALLOW FLEX CONDUIT CONNECTIONS FOR POOL EQUIPMENT CONNECTIONS. (EACH PUMP SHOULD BE INSTALLED ON SEPARATE BREAKERS)

**PCO #019**

- INSTALL CONDUIT & SEPARATE CIRCUIT FOR EQUIPMENT ROOM LIGHTING (EXISTING FLOURESCENT LIGHT FIXTURE)
- INSTALL AN ELECTRICAL OUTLET ON EACH WALL OF POOL EQUIPMENT ROOM
- INSTALL THE FOLLOWING BREAKER SIZES & TYPES FOR THESE CIRCUITS:
 - 20A 2-POLE GFCI BREAKER FOR POOL FILTRATION PUMP
 - 20A 2-POLE GFCI BREAKER FOR SPA FILTRATION PUMP
 - 20A 2-POLE GFCI BREAKER FOR SPA THERAPY JET PUMP
 - 15A 2-POLE BREAKER FOR SPA AIR BLOWER
 - 15A 1-POLE BREAKER WITH CONNECTED GFCI OUTLET FOR POOL AND SPA LIGHTS W/ INTERMATIC TIMER
 - 15A 1-POLE BREAKER FOR POOL CHEMICAL TREATMENT EQUIPMENT
 - 15A 1-POLE BREAKER WITH CONNECTED GFCI OUTLET FOR EQUIPMENT ROOM OUTLETS & LIGHTING

EQUIPMENT (See Attached Trailborn Inn Remodel Plan)

- POOL FILTER: TRITON CTR1400 SAND FILTER (140316)
- POOL FILTER PUMP: INTELLIFLO 3 HP VSF (011075)
- POOL HEATER: ETI 400 KG POOL HEATER (461113)
- POOL LIGHT: INTELLIBRITE ARCH SERIES - WHITE (802141)
- SPA FILTER: TRITON CTR1400 SAND FILTER (140315)
- SPA FILTER PUMP: INTELLIFLO 3 HP VSF (011075)
- SPA THERAPY JET PUMP: INTELLIFLO 3 HP VSF (011075) W/ RELAY BOARD (356365Z)
- SPA HEATER: ETI 250 KG SPA HEATER (461112)
- AIR BLOWER: FUJI 1 HP COMMERCIAL BLOWER (VFC4000-5T)
- SPA LIGHT: INTELLIBRITE ARCH SERIES - WHITE (802185)
- POOL LADDER: SAF 3-STEP CROSS-BRANCH (CBL3363S)
- POOL RAILING: 60" 2-BEND DECK TO POOL (DTP260)
- SPA RAILING: 48" 2-BEND DECK TO POOL (DTP240)
- REMOVE EXISTING ADA CHAIR LIFT AND REPLACE WITH NEW Portable AquaTrain PT model.

DECKING (See Attached Trailborn Inn Remodel Plan)

- STRIP OFF EXISTING DECK SURFACE
- POWER WASH ALL DECK SURFACES FILL/TREAT ALL NOTICEABLE CRACKS
- RESURFACE ALL DECK SURFACES WITH NEW ACRYLIC LAKE DECK COATING
- Tile (See Attached Trailborn Inn Remodel Plan)**
- WATERLINE TILE: NS5C-658 COBALT BLUE
- STEP TRIM: 2 ROWS OF 1" COBBLES ONE ROW 1" 38 COBALT BLUE

INTERIOR FINISH (See Attached Trailborn Inn Remodel Plan)

- POOL INTERIOR: JWC COMMERCIAL QUARTZ SERIES - COMMERCIAL WHITE
- SPA INTERIOR: SAME AS POOL

Water Fill and Start Up (See attached Trailborn Inn Pool Remodel Contract)

- REFILL POOL/SPA WITH WATER
- RESTART THE FILTRATION PUMPS
- ADMINISTER THE STARTUP CHEMICALS

"No charge on Dodge Development general consultations, per diem, supervision, PM, or hold"" (To be on separate Change Order)

ATTACHMENTS:

Trailborn Inn Renovec_Flat.pdf , Trailborn Inn - Williams Pool Remodel Contract.pdf , Trailborn Race Card - COX18 Remove and Replace Existing Interior Exterior Paint and Spa Plaster Equipment Plumbing Decking and Ladder Handrails.pdf

#	Budget Code	Description	Amount
1	22-53 00.0 Remove and Replace Existing Interior/Exterior Pool and Spa	Remove and replace interior/exterior pool and spa plaster, equipment, plumbing, decking and ladder/handrails (see Trailborn Inn - Williams Pool Remodel Contract)	\$122,000.00
2	22-53 00.0 Remove and Replace Existing Interior/Exterior Pool and Spa	Remove & Replace Chair Lift with Portable	\$9,500.00
3	22-53 00.0 Remove and Replace Existing Interior/Exterior Pool and Spa	Credit Decking Prep	\$(7,400.00)

**PCO #019**

#	Budget Code	Description	Amount
4	22-60 30.0 Remove and Replace Existing Interior/Exterior Pool and Spa	Credit From Contract - Furnish and Install New Acrylic Pool Decking - Stroke Gray	\$(41,450.00)
		Subtotal:	\$82,900.00
		Overhead (10.00% Applies to all line item types.):	\$8,290.00
		Fee (5.00% Applies to all line item types.):	\$4,145.00
		Insurance (0.45% Applies to all line item types.):	\$373.05
		Tax (5.75% Applies to all line item types.):	\$4,766.25
		Grand Total:	\$100,374.30

Dave Hamblen (Synectic Design, Inc.)
 Synectic Design, Inc. 1111 W. University Dr.
 Suite# 104
 Tempe, Arizona 85281

Castle Peak Holdings
 228 Park Ave S Suite 35792
 New York, New York 10003

Doege Development LLC
 11217 North 23rd Avenue
 Phoenix, Arizona 85029

 SIGNATURE DATE

 SIGNATURE DATE

 SIGNATURE DATE

Change Order #15 - CPH 642 RT 66 LLC

CPH 642 RT 66 LLC
 Change Order Date: 7/17/24
 Change Order #: 15

The Contract is changed as follows:

Description	Total
Original Contract Sum:	\$ 7,582,172.00
Net Change by Previously Authorized Change Orders	\$ 1,421,546.01
Contract Sum Prior to This Change Order:	\$ 9,013,118.01
Current Change Order Amount:	\$ 34,795.97
ECO #20: New Insulation on Top of Existing Insulation Buildings #2, #3, #4	\$ 34,795.97
New Contract Sum:	\$ 9,047,913.98

CPH 642 RT 66 LLC
 Buyer

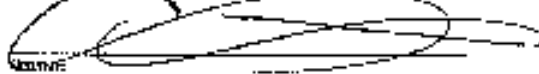
420 West 14th Street Suite 65E New York, NY 10014
 Address

David Better

Signature

Doegs Development LLC
 Consultant

11717 North 23rd Avenue Phoenix, AZ 85028
 Address



Signature

**PCO #020**

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85026
Phone: (320) 242-6247

Project: 2403C - 2403C Trailborn Inn Williams
542 E. Route 26
Williams, Arizona 86046
Phone: 846-782-2005

DRAFT

Prime Contract Potential Change Order #020: New Insulation On Top Of Existing Insulation Above Ceiling / Attic Space (Buildings #2, #3, and #4)

TO:	Castle Peak Holdings 923 Park Ave S Suite 35792 New York, New York 10003	FROM:	Doege Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85026
PCO NUMBER/REVISION:	020 / 0	CONTRACT:	1 - 2403C Trailborn
REQUEST RECEIVED FROM:		CREATED BY:	Shelly Parker (Doege Development LLC)
STATUS:	Unrel	CREATED DATE:	6/13/2024
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No	ACCOUNTING METHOD:	Amount Billed
LOCATION:		PAID IN FULL:	No
SCHEDULE IMPACT:	7 days	SIGNED CHANGE ORDER RECEIVED DATE:	
EXECUTED:	No	TOTAL AMOUNT:	\$37,738.67

POTENTIAL CHANGE ORDER TITLE: New Insulation On Top Of Existing Insulation Above Ceiling / Attic Space (Buildings #2, #3, and #4)

CHANGE REASON: Existing Condition

POTENTIAL CHANGE ORDER DESCRIPTION: (The Contract Is Changed As Follows):

New Insulation (Buildings #2, #3, and #4)

(7 Days installation of insulation (Fiberglass R-49 IBL KN Jet Stream Ultra BW 32 LB Blow)

Building #2 (See attached Insulation Bid)

New insulation on top of existing (Fiberglass R-49 IBL KN Jet Stream Ultra BW 32 LB Blow)

Building #3 (See attached Insulation Bid)

New insulation on top of existing (Fiberglass R-49 IBL KN Jet Stream Ultra BW 32 LB Blow)

Building #4 (See attached Insulation Bid)

New insulation on top of existing (Fiberglass R-49 IBL KN Jet Stream Ultra BW 32 LB Blow)

Total: 528,092.00

"This price does not include Fueling #1"

Draft stop, fire block, fire stop (IBC 7-8.4.1, 718.4.2 and 718.4.3 or locally adopted equivalent), and fire rated caulking are not included within Contractor's Work unless specifically listed above.

"No charge on Doege Development general conditions, per diem, or hotel"

ATTACHMENTS:

Existing Insulation-1.jpg , Existing Insulation-2.jpg , Existing Insulation-3.jpg , Existing Insulation-4.jpg , Existing Insulation-5.jpg , Trailborn Williams-Highway Insulation- Fiberglass Only.pdf

**PCO #020**

#	Budget Code	Description	Amount
1	07-00 00.0 Thermal and Moisture Protection	New Insulation on top of existing Insulation. Fiberglass R-49 13L KN Uni-Strom 11lb RVI 32lb (Buildings #2, #3, and #4)	\$28,092.00
		Subtotal:	\$28,092.00
		Overhead (10.00% Applies to all line item types.):	\$2,809.20
		Fee (5.00% Applies to all line item types.):	\$1,404.60
		Insurance (0.66% Applies to all line item types.):	\$149.25
		Tax (8.75% Applies to all line item types.):	\$2,208.48
		Grand Total:	\$34,798.87

Dave Hombleh (Synectics Design, Inc.)
 Synectics Design, Inc. 1111 W. University Dr.
 Suite# 104
 Tampa, Arizona 85261

Castle Peak Holdings
 228 Park Ave S Suite 35702
 New York, New York 10003

Dodge Development LLC
 1141 North 22nd Avenue
 Phoenix, Arizona 05029

SIGNATURE

DATE

SIGNATURE

DATE

SIGNATURE

DATE

Dodge Development LLC

Page 2 of 2

Printed On: 7/5/2024 08:57 PM EDT

Change Order #17 - CPH 642 RT 66 LLC
CPH 642 RT 66 LLC
Change Order Date: 7/26/24
Change Order #: 17

The Contract is changed as follows.

Description	Total
Original Contract Sum:	\$ 7,592,472.00
Net Change by Previously Authorized Change Orders:	\$ 1,483,016.53
Contract Sum Prior to This Change Order:	\$ 8,075,488.53
Current Change Order Amount:	\$ 3,177.40
PRO 42 - Site Water Line Leak	\$ 3,177.40
New Contract Sum:	\$ 8,055,665.93

CPH 642 RT 66 LLC

Owner

Dodge Development LLC

Client/Host

420 West 21st Street Suite 650 New York, NY 10014

Address

11717 North 23rd Avenue Phoenix, AZ 85029

Address

Signature

Signature

**PCO #032**

Dodge Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (623) 242-5247

Project: 2403C - 2403C - Address in Williams
042 E. Route 88
Williams, Arizona 86046
Phone: 646-737-7000

DRAFT

Prime Contract Potential Change Order #032: CE #047 - Site Water Line Leak

TO:	Castle Peak Holdings 223 Park Ave S Suite 35792 New York, New York 10003	FROM:	Dodge Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	032 / 0	CONTRACT:	1 - 2403C Trailblaze
REQUEST RECEIVED FROM:		CREATED BY:	Gara Rahn (Dodge Development LLC)
STATUS:	Draft	CREATED DATE:	7/19/2024
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	#018 - CE #047 - Site Water Line Leak
FIELD CHANGE:	No	ACCOUNTING METHOD:	Arizona Based
LOCATION:	Site	PAY IN FULL:	No
SCHEDULE IMPACT:	2 days	SIGNED CHANGE ORDER RECEIVED DATE:	
EXECUTED:	No	TOTAL AMOUNT:	\$5,177.40

POTENTIAL CHANGE ORDER TITLE: CE #047 - Site Water Line Leak

CHANGE REASON: Existing Condition

POTENTIAL CHANGE ORDER DESCRIPTION: (The Contract is Changed As Follows)

CE #047 - Site Water Line Leak
Water line Leak, Locate, Repair

ATTACHMENTS:

IMG_1016.jpg , IMG_1019.png , IMG_1019.png , IMG_1017.jpeg , Invoice#1124728831.pdf

Budget Code	Description	Amount
22-00-00.0 Plumbing	Locate & Repair Water Line Leak @ Tubelogy	\$2,000.00
	Subtotal:	\$2,585.00
	Overhead (10.00% Applies to all non item types.):	\$258.50
	Fee (5.00% Applies to all line item types.):	\$129.25
	Insurance (0.40% Applies to all line item types.):	\$10.34
	Tax (6.78% Applies to all line item types.):	\$201.19
	Grand Total:	\$5,177.40

Dave Hamblen (Synectic Design, Inc.)
Synectic Design, Inc. 1011 W. University Dr.
Suite# 104
Tempe, Arizona 85281

Castle Peak Holdings
223 Park Ave S Suite 35792
New York, New York 10003

Dodge Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029

SIGNATURE	DATE	SIGNATURE	DATE	SIGNATURE	DATE
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**PCCO #018**

Doerge Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85028
Phone: (602) 412-0247

Project: 2403C - 2403C Trailborn Inn Williams
842 E. Ronda Gin
Williams, Arizona 86048
Phone: 646-782-2035

Prime Contract Change Order #018: CE #047 - Site Water Line Leak

TO:	Castle Peak Holdings 225 Park Ave S Suite 35792 New York, New York 10003	FROM:	Doerge Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85028
DATE CREATED:	7/18/2024	CREATED BY:	Ross Roth (Doerge Development LLC)
CONTRACT STATUS:	Approved	REVISION:	3
DESIGNATED REVIEWER:		REVIEWED BY:	
DUE DATE:		REVIEW DATE:	30/26/2024
INVOICED DATE:		PAID DATE:	
SCHEDULE IMPACT:	2 days	EXECUTED:	No
REVISED SUBSTANTIAL COMPLETION DATE:		SIGNAL CHANGE ORDER RECEIVED DATE:	
CONTRACT FOR:	1:2403C Trailborn	TOTAL AMOUNT:	\$3,177.40

DESCRIPTION:
CE #047 - Site Water Line Leak
Water line Leak, Locate, Repair

ATTACHMENTS:

Invoice #1121725811.pdf, IMG_1017.jpeg, IMG_1018.jpeg, IMG_1019.jpeg, IMG_1016.jpeg

POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCCO#	Title	Schedule Impact	Amount
032	CE #047 - Site Water Line Leak	2 days	\$3,177.40
Total:			\$3,177.40

CHANGE ORDER LINE ITEMS:

PCCO # 032: CE #047 - Site Water Line Leak

#	Budget Code	Description	Amount
1	22-30 C.O.O Plumbing	Locate & Repair Water Line Leak @ Coupling	\$2,566.00
SubTotal:			\$2,566.00
Overhead (10.00% Applies to all line item types.):			\$256.60
Fee (5.00% Applies to all line item types.):			\$128.30
Insurance (0.16% Applies to all line item types.):			\$41.06
Tax (6.76% Applies to all line item types.):			\$172.44
Grand Total:			\$3,117.40

The original (Contract Sum)	\$1,082,472.30
Net change by previously authorized Change Orders	\$1,845,435.98
The contract sum prior to this Change Order was	\$8,937,907.98
The contract sum will be increased by this Change Order in the amount of	\$3,177.40
The new contract sum including this Change Order will be	\$8,941,085.38
The contract time will be increased by this Change Order by 2 days.	



PCCO #018

Dave Humble (Synectic Design, Inc.)
Synectic Design, Inc. 6111 W. University Dr.
Suite 104
Tempe, Arizona 85281

Castle Peak Holdings
228 Park Ave S Suite 05792
New York, New York 10003

Dodge Development LLC
11217 North 25th Avenue
Phoenix, Arizona 85029

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE

Change Order #16 - CPH 542 RT 65 LLC

CPH 542 RT 65 LLC
 Change Order Date: 7/22/24
 Change Order #: 16

The Contract is changed as follows:

Description	Total
Original Contract Sum:	\$ 7,502,471.00
Net Change by Previously Authorized Change Orders:	\$ 1,455,444.98
Contract Sum Prior to this Change Order:	\$ 9,047,916.98
Current Change Order Amount:	\$ 7,571.55
CO 16 - Hard Dig	\$ 7,571.55
New Contract Sum:	\$ 9,055,488.53

CPH 542 RT 65 LLC

Owner

440 West 14th Street Suite 25E New York, NY 10014

Address


 Signature

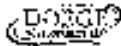
Urban Development LLC

Contract

11217 North 23rd Avenue Phoenix, AZ 85029

Address


 Signature

**PCCO #016**

Dodge Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (602) 242-5247

Project: 2403C - 2403C Trillbom Inn Williams
6427 E. Rouse Rd
Williams, Arizona 86046
Phone: 515-732-2005

DRAFT**Prime Contract Change Order #016: CE #045 - Hard Dig**

TO:	Castle Peak Holdings 228 Park Ave E Suite 35782 New York, New York 10003	FROM:	Dodge Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
DATE CREATED:	7/12/2024	CREATED BY:	Sark Rosh (Dodge Development LLC)
CONTRACT STATUS:	Open	REVISION:	0
DESIGNATED REVIEWER:		REVIEWED BY:	
DLR DATE:		REVIEW DATE:	
INVOICED DATE:		PAID DATE:	
SCHEDULE IMPACT:	9 days	EXECUTED:	No
REVISED SUBSTANTIAL COMPLETION DATE:		SHOWED CHANGE ORDER RECEIVED DATE:	
CONTRACT FOR:	1:2403C Trillbom	TOTAL AMOUNT:	\$7,571.55

DESCRIPTION:

CE #045 - Hard Dig
Hard Dig June 2024
Hard Dig July 2024

ATTACHMENTS:

Bids 8.24.24 to 8.25.24.pdf, Equipment Rates 2024.pdf, Rock on 7.1.24 to 7.11.24.pdf

POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCCO #	Title	Schedule Impact	Amount
031	CE #045 - Hard Dig		\$7,571.55
Total:			\$7,571.55

CHANGE ORDER LINE ITEMS:

PCCO # 031: CE #045 - Hard Dig

#	Budget Code	Description	Amount
1	02-10 00.0 site	Hard Dig June 2024	\$3,008.50
2	02-10 00.0 site	Hard Dig July 2024	\$3,016.75
Subtotal:			\$6,025.25
Overhead (10.00% Applies to all line item types.):			\$611.23
Fos (5.00% Applies to all line item types.):			\$336.17
Insurance (0.40% Applies to all line item types.):			\$22.47
Tax (8.78% Applies to all line item types.):			\$479.43
Grand Total:			\$7,571.55

Change Order #14 - CPH 642 RI 66 LLC

CPH 642 RI 66 LLC

Change Order Date: 7/12/24

Change Order #: 14

The Contract is changed as follows:

Description	Total
Original Contract Sum:	\$ 1,512,472.00
Net Change by Previously Authorized Change Orders:	\$ 1,533,055.46
Contract Sum Prior to This Change Order:	\$ 0,895,137.46
Current Change Order Amount:	\$ 117,580.55
PCO #14 - Asphalt Changes Building 3 & 4 due to existing asphalt condition #1	\$ 117,580.55
New Contract Sum:	\$ 9,018,118.01

CPH 642 RI 66 LLC

Owner

420 West 14th Street Suite 607 New York, NY 10014

Address

David Potter

Signature

Dodge Development LLC

Consultant

11217 North 23rd Avenue Phoenix, AZ 85023

Address

Signature

**PCO #014**

Dodge Development LLC
11217 North 28th Avenue
Phoenix, Arizona 85029
Phone: (823) 242-5217

Project: 24030 - 24030 Trailborn Inn Williams
642 E. Route 66
Williams, Arizona 86046
Phone: 642-732-2006

DRAFT

Prime Contract Potential Change Order #014: Asphalt Changes Building 3 & 4 due to existing asphalt condition R1

TO:	Castle Peak Holdings 226 Park Ave S Suite 35762 New York, New York 10003	FROM:	Dodge Development LLC 11217 North 28th Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	014 / 0	CONTRACT:	1 - 24030 Trailborn
REQUEST RECEIVED FROM:	David Dodge (Dodge Development LLC)	CREATED BY:	Parker Willett-Espinoza (Dodge Development LLC)
STATUS:	Draft	CREATED DATE:	6/6/2024
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No	ACCOUNTING METHOD:	Amount Based
LOCATION:		PAID IN FULL:	No
SCHEDULE IMPACT:		SIGNED CHANGE ORDER RECEIVED DATE:	
EXECUTED:	No	TOTAL AMOUNT:	\$117,480.55

POTENTIAL CHANGE ORDER TITLE: Asphalt Changes Building 3 & 4 due to existing asphalt condition R1

CHANGE REASON: Design Development

POTENTIAL CHANGE ORDER DESCRIPTION: (The Contract is Changed As Follows)

Asphalt Changes Building 3 & 4

Existing Condition- Per Plan Not To Remove Asphalt, between the area- Credit issued for underground conduit area.

"No change on Dodge Development general conditions, per diem, supervision or hotel."

ATTACHMENTS:

Plan Schedule Revised 6/11/24.pdf , A1.1 Asphalt Patching - Dwg.pdf , Photos Of Asphalt Patching Needed In Front Of Building 4 and West Of Building 3.pdf

#	Budget Code	Description	Amount
1	32-30 00.0 Site Improvements -Other	Remove existing asphalt in front of building 3 see pg. A1.1 for highlighted area, this area was to remain as is. 813 SY @ \$25.00	\$20,748.00
2	32-30 00.0 Site Improvements -Other	3in Asphalt in front of building 3 Pg A1.2 see highlighted areas 514 SY @ \$55.00	\$28,270.00
3	32-40 00.0 Site	Credit R&R Asphalt on underground conduit location	\$(2,886.50)
4	32-30 00.0 Site Improvements -Other	Fine Grade Subgrade in front of Building #3 per Pg A1.2 see highlighted areas 910 SY @ \$4.80	\$4,428.40
5	07-43 00.0 Site	Remove & Replace Asphalt West of Building 222 SY @ \$62.90	\$13,565.50



PCO #014

#	Budget Code	Description	Amount
5	32-35 D.O. Site Improvements-Other	Repatching Asphalt and Seal Coating Existing Asphalt in Front of building A12 numerous patches due to existing conditions 2008 SY @ \$12.50	\$25,225.00
		Subtotal:	\$25,225.00
		Overhead (10.00% Applies to all line item types.):	\$2,522.50
		Fee (5.00% Applies to all line item types.):	\$1,261.25
		Insurance (0.46% Applies to all line item types.):	\$116.04
		Tax (8.76% Applies to all line item types.):	\$2,203.15
		Grand Total:	\$31,327.94

Dave Hambleh (Synectic Design, Inc.)
Synectic Design, Inc. 1111 W. University Dr.
Suite# 104
Tempe, Arizona 85281

Castle Peak Holdings
208 Park Ave S Suite 35752
New York, New York 10003

Proge Development LLC
11217 North 25th Avenue
Phoenix, Arizona 85028

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

Proge Development LLC

Change Order #20 - CPH 642 RT 56 LLC

CPH 642 RT 56 LLC

Change Order Date: 8/27/24

Change Order #s: 20

The Contract is changed as follows:

Description

Original Contract Sum:	\$ 7,592,472.00
Net Change by Previously Authorized Change Orders:	\$ 1,719,077.00
Contract Sum Prior to This Change Order:	\$ 9,311,549.00
Adding Change Order Amount:	\$ 215,744.87
PCO 36 - Offsite Permit	\$ 4,685.75
PCO 37 - PA 6(C), PW, Drain, Masonry, Concrete:	\$ 211,059.12
New Contract Sum:	\$ 9,527,344.00

CPH 642 RT 56 LLC

Owner

420 West 14th Street Suite 650 New York, NY 10014

Address

David Better

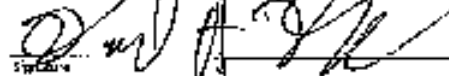
Signature

Phage Development LLC

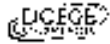
Contractor

1217 North 2nd Avenue Phoenix, AZ 85009

Address



Signature

**PCO #036**

Dodge Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85028
Phone: (602) 242-6247

Project: 2403C - 2403C Trailborn Int Williams
642 E. Rhytha #6
Williams, Arizona 86046
Phone: 640 722-2015

DRAFT**Prime Contract Potential Change Order #036: CE #064 - Offsite Permit**

TO:	Castle Peak Holdings 228 Park Ave S Suite 85782 New York, New York 10003	FROM:	Dodge Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85028
PCO NUMBER/REVISION:	006 / 0	CONTRACT:	1 - 2403C Trailborn
REQUEST RECEIVED FROM:		CREATED BY:	Brian Roth (Dodge Development) LLC
STATUS:	Draft	CREATED DATE:	8/15/2024
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Used
SCHEDULE IMPACT:	Schedule attached,	PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$0.685.75

POTENTIAL CHANGE ORDER TITLE: CE #064 - Offsite Permit

CHANGE REASON: Allowance

POTENTIAL CHANGE ORDER DESCRIPTION: (The Contract Is Changed As Follows)
CE #064 - Offsite Permit
Offsite Permit. Dodge Paid for to complete Rhytha #6 work.

ATTACHMENTS:

Offsite.pdf

#	Budget Code	Description	Amount
1	01-83-00-0 Permits/Other	Offsite Permit	\$3,452.37
2	01-01-00-0 Project Management & Labor Burden	TM Coordination	\$100.00
Subtotal:			\$3,452.37
Tax (0.72% Applies to all line item taxes):			\$253.38
Grand Total:			\$3,685.75

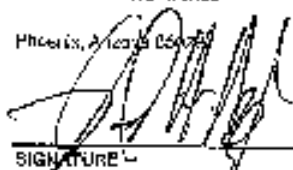
Dave Hamblen (Synectic Design, Inc.)
Synectic Design, Inc. 1111 W. University Dr.
P.O. Box 104
Tempe, Arizona 85281

Castle Peak Holdings
228 Park Ave S Suite 85782
New York, New York 10003

Dodge Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85028

SIGNATURE _____ DATE _____

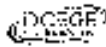
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SIGNATURE  8/27/24 DATE _____

Dodge Development LLC

Page 1 of 1

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**PCO #037**

Georg Development LLC
 11247 North 23rd Avenue
 Phoenix, Arizona 85029
 Phone: (602) 342-6747

Project: 24030 - 24030 Trailborn Inn Williams
 642 E. Route 60
 Williams, Arizona 86049
 Phone: 646-752-2035

DRAFT

**Prime Contract Potential Change Order #037: Trailborn Public Space
 Building #1, R16 (For Construction Set) Drawing Changes Dated 5/10/2024
 to include Project Management/Supervision, General Conditions, Demo,
 Masonry, Concrete, and Insulation**

TO:	Castle Peak Holdings 228 Park Ave S Suite 35/36 New York, New York 10003	FROM:	Georg Development LLC 11247 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	037 / 0	CONTRACT:	1 - 24030 Trailborn
REQUEST RECEIVED FROM:		CREATED BY:	Shelly Parker (Georg Development LLC)
STATUS:	Open	CREATED DATE:	6/21/2024
REFERENCE:		PCO/CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No	ACCOUNTING METHOD:	Amount Used
LOCATION:		PAID IN FULL:	No
SCHEDULING IMPACT:	None Schedule Attached	SIGNED CHANGE ORDER RECEIVED DATE:	
EXECUTED:	No	TOTAL AMOUNT:	\$211,809.12

POTENTIAL CHANGE ORDER TITLE: Trailborn Public Space Building #1, R16 (For Construction Set) Drawing Changes Dated 5/10/2024 to include Project Management/Supervision, General Conditions, Demo, Masonry, Concrete, and Insulation

CHANGE REASON: Design Development

POTENTIAL CHANGE ORDER DESCRIPTION: (The Contract is changed as follows)

CE #070 - Trailborn Public Space Building #1, R16 (For Construction Set) Drawing Changes Dated 5/10/2024 to include Project Management/Supervision, General Conditions, Demo, Masonry, Concrete, and Insulation.

Scope of Work:

This project is a renovation of the existing "Public Space Building" to include the pump hall, restrooms, copy/marking/plotter, bar, bar resources, dining room, offices, halls, BOH, MEP room and storage areas.

Additional Cost Breakdown Of Added/changed Scope Only: (See Attached Exhibit A Proposal)

Project Management and Supervision (Added at a reduced rate) - \$135,308

General Conditions (Added at a reduced rate) - \$37,936

Demo - \$11,000

Masonry - \$1,800

Concrete - \$1,476

Insulation - \$8,524

ATTACHMENTS:

Attachment A - Potential Public Space Building R16.pdf



PCO #037

#	Budget Code	Description	Amount
1	01-30 20.0 Project Supervisor & Labor Burden	Project Management/Supervision	\$124,300.00
2	01-80 00.0 General Conditions	Disturbance, General Labor, Site Office Supplies, Blueprints, Temporary Facilities, etc.	\$37,936.00
3	02-40 00.0 Site	Demolition - Interior/Exterior	\$8,637.00
4	04-00 00.0 Masonry	Masonry	\$1,800.00
5	03-00 00.0 Concrete	Concrete	\$1,475.11
6	07-00 00.0 Thermal and Moisture Protection	Insulation	\$8,521.00
Subtotal:			\$182,669.11
Overhead (4.50% Applies to all line item types.):			\$8,220.00
Fee (3.50% Applies to all line item types.):			\$6,651.55
Insurance (0.16% Applies to all line item types.):			\$290.88
Tax (6.75% Applies to all line item types.):			\$13,418.00
Grand Total:			\$211,250.54

Dave Hanson (Synectic Design, Inc.)
 Synectic Design, Inc. 111 W. University Dr.
 Suite 104
 Tempe, Arizona 85281

Castle Peak Holdings
 228 Park Ave 3 Suite 30792
 New York, New York 10008

Loogo Development LLC
 11217 North 29th Avenue
 Phoenix, Arizona 85028

SIGNATURE _____ DATE _____

SIGNATURE _____ RATE _____

SIGNATURE _____ DATE _____

Loogo Development LLC

Page 2 of 2

Printed On: 8/21/2021 06:53 PM EDT

Change Order #22 - CPH 642 RT 66 LLC

CPH 642 RT 66 LLC

Change Order Date: 8/22/24

Change Order #: 22

The Contract is changed as follows:

Description

Original Contract Sum:	\$ 7,502,472.00
Min. Charge by Previously Authorized Change Orders:	\$ 2,152,622.28
Contract Sum Prior to This Change Order:	\$ 9,445,224.28
Current Change Order Amount:	\$ 215,424.80
ECO 39 - PA Midweek Package I	\$ 215,424.80
New Contract Sum:	\$ 9,660,649.08

CPH 642 RT 66 LLC

City:

120 West 14th Street Suite 601 New York, NY 10014

Address

David Better

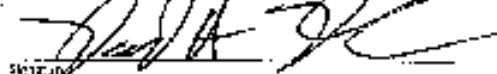
Signature

Dodge Development LLC

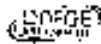
Company:

11211 North 23rd Avenue Phoenix, AZ 85028

Address



Signature

**PCO #039**

Dodge Development LLC
11217 North 22nd Avenue
Phoenix, Arizona 85029
Phone: (602) 947-0247

Project: 24090 - 24090 Trailborn Inn Williams
642 E. Route 66
Williams, Arizona 85366
Phone: 846-732-2005

DRAFT

Prime Contract Potential Change Order #039: Trailborn Public Space Building R16 (For Construction Set) Drawing Changes Proposal Dated 5/10/2024 including Millwork Pkg 1

TO:	Circle Peak Holdings 220 Park Ave R Suite 60782 New York, New York 10003	FROM:	Dodge Development LLC 11217 North 22nd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	039/1.0	CONTRACT:	- 24090 Trailborn
REQUISIT RECEIVED FROM:		CREATED BY:	Shelly Parker (Dodge Development LLC)
STATUS:	Draft	CREATED DATE:	8/21/2024
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amortized Based
SCHEDULE IMPACT:	-45 days	PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$215,104.80

POTENTIAL CHANGE ORDER TITLE: Trailborn Public Space Building R16 (For Construction Set) Drawing Changes Proposal Dated 5/10/2024 including Millwork Pkg 1

CHANGE REASON: Design Development

POTENTIAL CHANGE ORDER DESCRIPTION: (The Contract is Changed As follows)

PCO #039: Trailborn Public Space Building R16 (For Construction Set) Drawing Changes Proposal Dated 5/10/2024 including Millwork Pkg 1

Scope of Work:

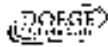
This project is a renovation of the existing "Public Space Building" to include the campsite, restrooms, 10th/11th kelp area, bar, bar/restrooms, dining room, offices, kiosk, DUX, MPF movie and storage areas, Additional Cost breakdown of Added/changed Scope Only: (See Attached Exhibit A Proposal)

Millwork Pkg 01 - \$155,435.00

ATTACHMENTS:

Exhibit A - Proposal - Public Space Building R16.pdf

#	Budget Code	Description	Amount
1	09-30 2000 Cabinetry Millwork Other	Millwork pkg 1	\$185,435.00
		Subtotal:	\$185,435.00
		Overhead (4.50% Applies to all line item types.):	\$8,344.58
		Fee (0.50% Applies to all line item types.):	\$1,670.29
		Insurance (0.45% Applies to all line item types.):	\$832.55
		Tax (6.75% Applies to all line item types.):	\$15,820.20
		Grand Total:	\$215,104.80



PCO #039

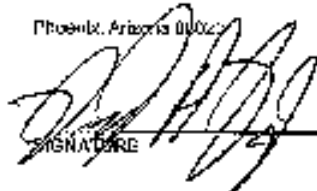
Dave Hamblen (Synecsis Design, Inc.)
Synecsis Design, Inc. 1111 W. University Dr.
Suite 1104
Tempe, Arizona 85281

Castle Park Holdings
228 Park Ave S Suite 35/92
New York, New York 10003

Dooge Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85022

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

 8/26/24
SIGNATURE _____ DATE _____

Dooge Development LLC

Page 2 of 2

Printed On: 8/21/24 06:56 PM EDT

Change Order #23 - CPH 642 RT 66 LLC
CPH 642 RT 66 LLC
Change Order Date: 6/22/24
Change Order #: 23

The Contract is changed as follows:

Description	
Original Contract Sum:	\$ 7,502,472.00
Net Change by Previously Authorized Change Orders:	\$ 2,307,829.08
Contract Sum Prior to This Change Order:	\$ 4,960,800.00
Current Change Order Amount:	\$ 136,451.93
POC 40 - PA Millwork Package:	\$ 136,451.93
New Contract Sum:	\$ 10,398,850.90

CPH 642 RT 66 LLC
Owner

420 West 34th Street, Suite 600 New York, NY 10014
Address

David Butler
Signature

Dodge Development LLC
Contractor

11217 North 34th Avenue Phoenix, AZ 85029
Address

[Signature]
Signature

**PCO #040**

Dodge Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (323) 242-5747

Project: 24020-24000 - Trailborn Inn, Williams
542 E. Route 66
Williams, Arizona 89148
Phone: 645-732-2000

DRAFT

Prime Contract Potential Change Order #040: Trailborn Public Space Building R16 (For Construction Set) Drawing Changes Proposal Dated 5/10/2024 including Millwork Pkg 2

TO:	Castle Peak Holdings 775 Park Ave S Suite 85/82 New York, New York 10003	FROM:	Dodge Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	040 / 0	CONTRACT:	1 - 24000 Trailborn
REQUEST RECEIVED FROM:		CREATED BY:	Shirley Parker (Dodge Development LLC)
STATUS:	Draft	CREATED DATE:	8/21/2024
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No	ACCOUNTING METHOD:	Amount Based
LOCATION:		PAID IN FULL:	No
SCHEDULE IMPACT:	-6 days	SIGNED CHANGE ORDER RECEIVED DATE:	
EXECUTED:	No	TOTAL AMOUNT:	\$138,451.39

Schedule attached.

POTENTIAL CHANGE ORDER TITLE: Trailborn Public Space Building R16 (For Construction Set) Drawing Changes Proposal Dated 5/10/2024 including Millwork Pkg 2

CHANGE REASON: Dodge Development

POTENTIAL CHANGE ORDER DESCRIPTION: (The Contract is Changed As follows)

Trailborn Public Space Building R16 (For Construction Set) Drawing Changes Proposal Dated 5/10/2024 including Millwork Pkg 2

Scope of Work:

This project is a renovation of the existing "Public Space Building" to include the camp hall, restrooms, lobby/main entrance, bar, bar restrooms, dining room, offices, hall, BOH, MEP room and storage areas.

Additional Cost breakdown of Additional Changes: Scope Only. (See Attached Exhibit A Proposal)

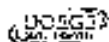
Millwork Pkg 02 - 128,385

ATTACHMENTS:

Exhibit A - Proposal - Public Space Building R16

Incorrect schedule attached. Associated proposal shows a 25 week schedule and updated baseline shows 92 day delay

#	Budget Code	Description	Amount
1	09-00 00.00 Cabinet/ Millwork/Other		\$118,385.00
		Subtotal:	\$118,385.00
		Overhead (4.50% Applies to all line item types.)	\$5,327.39
		Fee (3.50% Applies to all line item types.)	\$4,193.41
		Insurance (0.48 % Applies to all line item types.)	\$575.32
		Tax (6.76 % Applies to all line item types.)	\$8,006.72
		Grand Total:	\$136,491.83



PCO #040

Dave Hamilton (Synectic Design, Inc.)
Synectic Design, Inc. 1111 W. University Dr.
Rm 106
Tampa, Arizona 85281

Castle Peak Holdings
229 Park Ave 2 Suite 35782
New York, New York 10029

Dawje Development LLC
112-7 North 23rd Avenue
Florida, Address 8502E

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE

Dawje Development LLC

Page 2 of 2

Printed On: 6/21/2024 06:36 PM EDT

Change Order #28 - CPH 642 RT 66 LLC

CPH 642 RT 66 LLC

Change Order Date: 8/16/24

Change Order #: 28

The Contract is changed as follows:

Description	Total
Original Contract Sum:	\$ 7,592,472.00
Net Change by Previously Authorized Change Orders:	\$ 1,466,193.92
Contract Sum Prior to This Change Order:	\$ 9,058,665.92
Current Change Order Amount:	\$ 252,883.26
PCO 27 - Resurface Building Walkways	\$ 125,150.71
PCO 30 - RV Bld Package	\$ 128,097.04
PCO 33 - Remove Cabling Patch Panels	\$ 9,025.52
New Contract Sum:	\$ 9,311,228.21

CPH 642 RT 66 LLC

Owner

Deege Development LLC

Consultant

625 West 14th Street Suite 65E New York, NY 10014

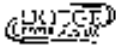
Address

11217 North 29th Avenue Phoenix, AZ 85029

Address

Signature

Signature

**PCO #024 R1**

Dodge Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85028
Phone: (602) 242-8247

Project: 2403C - 2403C Trailblazer Williams
842 E. Route 66
Williams, Arizona 86046
Phone: 646-732-4005

DRAFT

Prime Contract Potential Change Order #024 R1: Resurface Building Walkways (Including All Buildings 2, 3, and 4)

TO:	Castle Peak Holdings 228 Park Ave S Suite 35702 New York, New York 10003	FROM:	Dodge Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85028
PCO NUMBER/REVISION:	024 R1 / 1	CONTRACT:	1 - 2403C Trailblazer
REQUEST RECEIVED FROM:		CREATED BY:	Shelly Parker (Dodge Development LLC)
STATUS:	Draft	CREATED DATE:	6/20/2024
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No	ACCOUNTING METHOD:	Amount Based
LOCATION:		PAID IN FULL:	No
SCHEDULE IMPACT:	20 days	SIGNED CHANGE ORDER RECEIVED DATE:	
EXECUTED:	No	TOTAL AMOUNT:	\$125,165.71

POTENTIAL CHANGE ORDER TITLE: Resurface Building Walkways (Including All Buildings 2, 3, and 4)

CHANGE REASON: Existing Condition

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Content Is Changed As Follows)*

Resurface Building Walkways (Including All Buildings , 2, 3, and 4)

***1 year warranty on labor and product* Grinding & fill joints, does not guarantee a completely flat surface.**

Sealed Concrete - (Total Cost: \$92,083.90)

- Fill joints
- Demo and grind concrete
- Prep for grout coating
- Install Drip Edge @ Second Level
- Equipment To Remove, haul away and Replace 1 x 4 at 2nd level balcony drip edge

Building #2 \$7,714.83

Building #3 \$42,315.73

Building #4 \$42,053.54

****No charge on Dodge Development general conditions, per diem, supervision, PM, or hotel** (To be on separate Change Order)**

ATTACHMENTS:

Trailblazer_Williams_Walkway_Request_Complete_V2.pdf

#	Budget Code	Description	Amount
1	00-00 Concrete Other	Resurface Walkways Building 2-Sealed Concrete	\$7,714.83
2	00-00 00-0 Concrete	Resurface Walkways Building 3-Sealed Concrete	\$42,315.73

**PCO #024 R1**

#	Budget Code	Description	Amount
3	03-00 00.0 Concrete	Resurface Walkways Bricking & Sealed Concrete	\$42,053.54
4	06-00 00.0 Wood, Plastic, Composites	Remove, haul off & replace 1 x 4 Ulp Edge On 2nd Level Balcony	\$9,954.00
Subtotal:			\$101,037.90
Overhead (10.00% Applies to all line item types.):			\$10,103.79
Fee (5.00% Applies to all line item types.):			\$5,051.90
Insurance (0.40% Applies to all line item types.):			\$630.51
Tax (6.70% Applies to all line item types.):			\$7,225.13
Grand Total:			\$125,160.71

Dave Hamblen (Synectic Design, Inc.)
 Synectic Design, Inc. 1111 W. University Dr.
 Suite# 101
 Tempe, Arizona 85281

Castle Peak Holdings
 220 Park Ave S Suite 35792
 New York, New York 10003

Dodge Development LLC
 11217 North 23rd Avenue
 Phoenix, Arizona 85020

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

**PCO #030**

Doege Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (602) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
642 E. Route 6E
Williams, Arizona 86046
Phone: 915-752-2005

DRAFT

Prime Contract Potential Change Order #030: Audio Visual Bid Package Dated 6/28/24

TO:	Doege Peak Holdings 225 Park Avenue Suite 35792 New York, New York 10003	FROM:	Doege Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	030 / 1	CONTRACT:	1 - 2403C Trailborn
REQUEST RECEIVED FROM:		CREATED BY:	Shelly Parker (Doege Development LLC)
STATUS:	Draft	CREATED DATE:	7/3/2024
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No	ACCOUNTING METHOD:	Amount Based
LOCATION:		PAID IN FULL:	No
SCHEDULE IMPACT:	20 days	SIGNED CHANGE ORDER RECEIVED DATE:	
EXECUTED:	No	TOTAL AMOUNT:	\$118,897.00

POTENTIAL CHANGE ORDER TITLE: Audio Visual Bid Package Dated 6/28/24

CHANGE REASON: Design Development

POTENTIAL CHANGE ORDER DESCRIPTION: (The Contract is changed as follows)

Audio/Visual Bid Package Dated 6/28/24

Level 3 Audio Visual -

The proposed system includes the specified QSC audio system by PIONEER Technologies. The proposed system consists of QSC amplifiers, Q-SYS DSP, QSC Loudspeakers, JBL Landscape Speakers & Aterra Tech Wall Controllers (in the Pool, Bar, BOH & Lobby). Please note we included the AVIXA industry standard AV switches in place of the QSC switches, as Netgear OEMs for QSC. All DSP & Control Programming will be performed by LQAV's Q-SYS Programmers. A mobile app will be supplied for control of the system via an iPad mini.

Total w/o CSMA \$89,600.00

****No charge on Doege Development general conditions, per diem, supervision, PM, or hotel** (To be on separate Change Order)**

ATTACHMENTS:

PROPOSAL_0030_110000-TRAILBORN_WILL_Av_06/24-V2.0.pdf , Trailborn Williams - T5.2 Bid Item L3AV_Bid Review.docx

#	Budget Code	Description	Amount
1	2E-25 35.0 AV	AV Sound System w/o CSMA	\$89,600.00
2	2E-00 09.0 Electrical	Exterior Conduit/Use existing underground I.T. conduit	\$4,875.00

**PCO #030**

#	Budget Code	Description	Amount
3	20-00 00.0 Electrical	Interior Conduit/Use existing underground .T. conduit	\$4,200.00
Subtotal:			\$98,620.00
Overhead (10.00% Applies to all line item types.):			\$9,862.00
Fee (5.00% Applies to all line item types.):			\$5,270.10
Insurance (0.16% Applies to all line item types.):			\$159.09
Tax (6.70% Applies to all line item types.):			\$7,515.85
Grand Total:			\$118,697.64

Dave Hamblen (Synectic Design, Inc.)
 Synectic Design, Inc. 1111 W. University Dr.
 Suite# 104
 Tempe, Arizona 85281

Castle Peak Holdings
 228 Park Ave 3 Suite 35792
 New York, New York 10003

Dodge Development LLC
 11217 North 23rd Avenue
 Phoenix, Arizona 85028

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

**PCO #033 R1**

Doerge Development LLC
11217 North 25th Avenue
Phoenix, Arizona 85029
Phone: (623) 243-5247

Project: 24030 - 24030 Trailborn Inn Williams
647 F. Route 66
Williams, Arizona 86046
Phone: 646-702-2005

DRAFT

Prime Contract Potential Change Order #033 R1: Remove Cabling & Patch Holes

TO:	Cascade Peak Holdings 225 Park Ave 6 Suite 35782 New York, New York 10022	FROM:	Doerge Development LLC 11217 North 25th Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	033 R1 / 0	CONTRACT:	1 - 24030 Trailborn
REQUEST RECEIVED FROM:		CREATED BY:	Tyler Wilfert-Espa (Doerge Development LLC)
STATUS:	Draft	CREATED DATE:	7/29/2024
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No	ACCOUNTING METHOD:	Amount Based
LOCATION:		PAID IN FULL:	No
SCHEDULE IMPACT:	7 days	SIGNED CHANGE ORDER RECEIVED DATE:	
EXECUTED:	No	TOTAL AMOUNT:	\$9,620.00

POTENTIAL CHANGE ORDER TITLE: Remove Cabling & Patch Holes

CHANGE REASON: Design Development

POTENTIAL CHANGE ORDER DESCRIPTION: (This Contract is Changed As Follows)

Remove Cabling & Patch Holes

Remove Cabling at exterior of buildings that is not being used due to new cabling & Patch Holes and Stumps.

See RFI #10 "Miscellaneous wires on building"

Building 1: \$860

Building 2: \$1,886

Building 3: \$3,985 (including labor \$1m each)

No charge on Doerge Development general conditions, per diem, supervision, P&M, or hotel (To be on separate Change Order)

ATTACHMENTS:
[1712918883_27630859_templimage.jpeg](#) , [171291883065.127830_templimage.jpeg](#) , [17129498230806220052_templimage.jpeg](#) ,

[1712949822804423025_templimage.jpeg](#) , [RFI #10 Miscellaneous wires on building.pdf](#)

#	Budget Code	Description	Amount
1	25-25 30.0 AV	Building 1	\$860.00
2	25-25 30.0 AV	Building 2	\$1,886.00
3	25-25 30.0 AV	Building 3	\$3,985.00
4	01-74 30.0 General Cleanup/Other	General Cleanup & Dumpster	\$250.00

**PCO #033 R1**

#	Budget Code	Description	Amount
5	01-54 60.0 Safety	Safety	\$798.00
Subtotal:			\$7,286.00
Overhead (10.00% Applies to all line item types.):			\$728.60
Fee (5.00% Applies to all line item types.):			\$400.73
Insurance (0.43% Applies to all line item types.):			\$33.77
Tax (8.73% Applies to all line item types.):			\$571.49
Grand Total:			\$9,025.53

Dave Hamblen (Synectics Design, Inc.)
 Synectics Design, Inc. 1111 W. University Dr.
 Suite# 104
 Tempe, Arizona 85261

Castle Peak Holdings
 220 Park Ave 8 Suite 35792
 New York, New York 10003

Dodge Development LLC
 11217 North 23rd Avenue
 Phoenix, Arizona 85029

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

Change Order #234 - CPH 612 RT 66 LLC
CPH 612 RT 66 LLC
Change Order Dates 5/10/24
Change Order #: 234

The Contract is changed as follows:

Distribution	
Original Contract Sum:	\$ 7,582,072.00
Net Change by Previously Authorized Change Orders:	\$ 2,500,278.94
Contract Sum Prior to This Change Order:	\$ 10,082,350.94
Current Change Order Amount:	\$ 215,089.43
Water Rights - Units	\$ 1,305,910.36
New Contract Sum:	\$ 11,388,360.36

CPH 612 RT 66 LLC

Owner

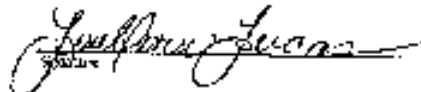
440 West 14th Street Suite 500 New York, NY 10014
Address:

David Botten

Signature

Degr Development LLC

Contractor

11217 North 23rd Avenue Phoenix, AZ 85029
Address


**PCO #004**

Dodge Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029
Phone: (623) 242-5247

Project: 2403C - 2403C Trailborn Inn Williams
642 E. Route 68
Williams, Arizona 86046
Phone: 818-722-2005

DRAFT**Prime Contract Potential Change Order #004: CE #006 - Water Heater**

TO:	Castle Peak Holdings 228 Park Ave S Suite 957B2 New York, New York 10003	FROM:	Dodge Development LLC 11217 North 23rd Avenue Phoenix, Arizona 85029
PCO NUMBER/REVISION:	004 / 0	CONTRACT:	1 - 2403C Trailborn
REQUEST RECEIVED FROM:		CREATED BY:	Sara Rulli (Dodge Development LLC)
STATUS:	Draft	CREATED DATE:	5/11/2024
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No	ACCOUNTING METHOD:	Amount Based
LOCATION:		PAID IN FULL:	No
SCHEDULE IMPACT:	20 days	SIGNED CHANGE ORDER RECEIVED DATE:	
EXECUTED:	No	TOTAL AMOUNT:	\$215,059.42

POTENTIAL CHANGE ORDER TITLE: CE #006 - Water Heater

CHANGE REASON: Client Request

POTENTIAL CHANGE ORDER DESCRIPTION: (If the Contract is Changed As Follows)

Client Request Replace Existing Water Heaters

To replace with Navian tankless water heaters. City 27 re-plumb valves/install Power Receptacles with safety Disconnect.

No change of Dodge Development general conditions, per item, supervision, PM, or hotel (To be on separate Change Order)

ATTACHMENTS:

Estimate-0003284 (3).pdf , The Town GOV-EDM-01.pdf , NPT-2 Spec Sheet 091023-1000000023 (1).pdf

#	Budget Code	Description	Amount
1	22-00 00.0 Plumbing	Navian Tankless Units	\$168,750.00
2	28-10 00.0 Electrical	Electrical	\$2,360.00
3	99-99 20.0 Overhead	Overhead	\$17,361.00
4	99-99 50 10 0 Fee	Fee	\$9,548.55
5	99-99 20.0 Insurance	Insurance	\$922.39
6	99-99 40.0 Sales Tax	Sales Tax	\$10,917.48
Grand Total:			\$215,059.42

Dave Hamblen (Synedric Design, Inc.)
Synedric Design, Inc. 1111 W. University Dr.
Suite 104
Tempe, Arizona 85281

Castle Peak Holdings
228 Park Ave S Suite 957B2
New York, New York 10003

Dodge Development LLC
11217 North 23rd Avenue
Phoenix, Arizona 85029

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

Change Order #25 - CPH 642 RT 66 LLC CPH 642 RT 66 LLC Change Order Date: 8/13/24 Change Order #: 25

The Contract is changed as follows:

Description	
Original Contract Sum:	\$ 7,552,472.00
Net Change by Previously Authorized Change Orders:	\$ 2,721,136.38
Contract Sum Prior to This Change Order:	\$ 10,273,608.38
Current Change Order Amount:	\$ 23,347.52
FCM 1.1 - Drilling #2 and Filling #3 Wells to 2000'	\$ 21,022.52
New Contract Sum	\$ 10,296,955.90

CPH 642 RT 66 LLC

Owner

420 West 14th Street Suite 650 New York, NY 10014

Address

David Better

Signature

Dodge Development LLC

Contractor

13217 North 28th Avenue Phoenix, AZ 85028

Address

9/12/24
John Martinez

Signature