



Request for City Council Committee Action from the Convention Center

Date: July 11, 2013

To: Betsy Hodges, Chair, Ways and Means Budget Committee

Subject: Contract Increase for Close-Out, Construction Results Corporation

Recommendation: That the appropriate City Officials be authorized to amend City Contract #C-35204 with Construction Results Corporation to increase the original contract amount by \$19,441.61 for a new total of \$266,430.61 to allow close-out and final payment.

Previous Directives: N/A

Department Information

Prepared by: Chris Larson, Director of Facility Services

Approved by: Jeff Johnson, Executive Director _____

Approved by: Paul Aasen, City Coordinator _____

Presenter in Committee: Jeff Johnson/Chris Larson

Reviews

N/A

Financial Impact *(delete all lines not applicable to your request)*

- No financial impact. Action is within existing Convention Center Operating budget

Community Impact

N/A

Supporting Information

The Convention Center has completed replacing the deteriorated concrete west side stairs and added ramping to facilitate move-out of events and lessen associated traffic congestion in the 1st Avenue Wesley Church Parking Lot.

The additional costs were:

1.) Additional concrete was needed to replace uneven sections of concrete at the south exit doors and special inspections were required for soils, compaction, and concrete testing. The amount of this Invoice #4565-5 is \$12,394.29.

2.) An additional metal railing was installed to meet City Code. The amount of this Invoice #4565-6 is \$6,075.24.

3.) The final payment is the Retainage. The amount of this Invoice #4565-7 is \$13,321.53.

The original contract amount was \$246,989.00. Four payments have already been paid for a total \$234,639.55. There is \$12,394.55 left in the original contract. To pay the three additional invoices (\$31,791.06), an additional \$19,441.61 is needed to cover the outstanding amount.

This Action represents the total of all invoices necessary to close-out this contract and make final payment.

Final invoices and architect signed pay applications are attached for reference.

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF TWO PAGES

TO OWNER:
 CITY OF MINNEAPOLIS
 PURCHASING DEPARTMENT
 330 SECOND AVENUE SOUTH, SUITE 552
 MINNEAPOLIS, MN 55401

PROJECT:
 MINNEAPOLIS CONVENTION CENTER
 WEST STAIRS RENOVATION
 1301 2ND AVENUE SOUTH
 MINNEAPOLIS, MN 55403

FROM CONTRACTOR:
 CONSTRUCTION RESULTS CORP.
 14170 23rd AVENUE NORTH
 PLYMOUTH, MN 55447

VIA ARCHITECT:
 GENSLER ARCHITECTURE
 81 SOUTH 9TH STREET, SUITE 220
 MINNEAPOLIS, MN 55402

CONTRACT FOR: GENERAL CONSTRUCTION

APPLICATION NO.: 5

PERIOD TO: 12/31/12

CONTRACT NO.: OP 7546

PO#: _____

CRC PROJECT NO.: #4565

CONTRACT DATE: 1/6/12

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

CONTRACTOR'S APPLICATIONS FOR PAYMENT
 Application is made for payment, as shown below, in connection with the Contract.
 Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM \$246,989.00
 2. Net change by Change Orders \$19,441.61
 3. CONTRACT SUM TO DATE (Line 1 ± 2) \$266,430.61
 4. TOTAL COMPLETED & STORED TO DATE \$260,035.62
 (Column G on G703)
 5. RETAINAGE:
 - a. 5% of Completed Work \$13,001.78
 (Columns D + E on G703)
 - b. 0 % of Stored Material \$0.00
 (Column F on G703)
- Total Retainage (Line 5a + 5b or Total in Column I of G703) \$13,001.78
6. TOTAL EARNED LESS RETAINAGE \$247,033.84
 (Line 4 less Line 5 Total)
 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT
 (Line 6 from prior Certificate) \$234,639.55
 8. CURRENT PAYMENT DUE \$12,394.29
 (Line 3 less Line 6) \$19,396.77

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total approved this Month	\$19,441.61	\$0.00
TOTALS	\$19,441.61	\$0.00
NET CHANGES by Change Order	\$19,441.61	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: _____ Date: 12-19-12

By: [Signature]

State of Minnesota
 County of: Hennepin

Subscribed and sworn to before me this 17th day of December, 2012

Notary Public: [Signature]
 My commission expires: JANUARY 31, 2015



ARCHITECTS CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$12,394.29

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

ARCHITECT: _____ Date: July 7, 2013

By: [Signature]

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE TWO OF TWO PAGES

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification, is attached. In tabulations below, amounts are stated to the nearest dollar. Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.: 5
 APPLICATION DATE: 12/17/12
 PERIOD TO: 12/31/12
 C.R.C. PROJECT NO.: #4565

A ITEM NO.	B DESCRIPTION OF WORK	C REVISED SCHEDULED VALUE	D WORK COMPLETED		E THIS PERIOD	F MATERIALS STORED PRESENTLY (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G - C)	H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE) RATE
			FROM PREVIOUS APPLICATION (D + E)							
1	MOBILIZATION	\$10,000.00	\$10,000.00	\$0.00	\$0.00	\$0.00	\$10,000.00	100%	\$0.00	\$500.00
2	DEMOLITION AND REKITWORK	\$25,000.00	\$25,000.00	\$0.00	\$0.00	\$0.00	\$25,000.00	100%	\$0.00	\$1,250.00
3	CONCRETE WORK	\$110,000.00	\$110,000.00	\$0.00	\$0.00	\$0.00	\$110,000.00	100%	\$0.00	\$5,500.00
4	METAL RAILINGS	\$68,000.00	\$68,000.00	\$0.00	\$0.00	\$0.00	\$68,000.00	100%	\$0.00	\$3,400.00
5	PERMITS, BONDS AND INSURANCE	\$12,000.00	\$12,000.00	\$0.00	\$0.00	\$0.00	\$12,000.00	100%	\$0.00	\$600.00
6	GENERAL CONDITIONS	\$21,989.00	\$21,989.00	\$0.00	\$0.00	\$0.00	\$21,989.00	100%	\$0.00	\$1,099.45
7	CO #1 - ADDITIONAL CONCRETE	\$3,798.08	\$0.00	\$3,798.08	\$0.00	\$0.00	\$3,798.08	100%	\$0.00	\$189.90
8	CO #2 - SPECIAL INSPECTIONS COSTS	\$8,898.54	\$0.00	\$8,898.54	\$0.00	\$0.00	\$8,898.54	100%	\$0.00	\$444.93
9	CO #3 - ADDITIONAL METAL RAILING	\$6,744.99	\$0.00	\$350.00	\$0.00	\$350.00	\$6,394.99	5%	\$6,394.99	\$17.50
SUBTOTALS =		\$266,430.61	\$246,989.00	\$13,046.62	\$0.00	\$260,035.62	98%	\$6,394.99	\$13,001.78	

Application and Certificate for Payment

TO OWNER: CITY OF MINNEAPOLIS 330 SECOND AVE. S., STE. 552 MINNEAPOLIS, MN 55401	PROJECT: MINNEAPOLIS CONVENTION CENTER WEST STAIRS RENOVATION 1301 2ND AVENUE SOUTH MINNEAPOLIS, MN 55403
FROM CONTRACTOR: CONSTRUCTION RESULTS CORPORATION 14170 23RD AVENUE NORTH PLYMOUTH, MN 55447	VIA ARCHITECT: GENSLER ARCHITECTURE 81 SOUTH 9TH STREET, SUITE 220 MINNEAPOLIS, MN 55402

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM	\$246,989.00
2. Net change by Change Orders	\$19,441.61
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$266,430.61
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$266,430.61
5. RETAINAGE:	
a. 5% of Completed Work (Column D + E on G703)	\$13,321.53
b. 0% of Stored Material (Column F on G703)	\$0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$13,321.53
6. TOTAL EARNED LESS RETAINAGE	\$253,109.08
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$247,033.84
8. CURRENT PAYMENT DUE	\$6,075.24
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$13,321.53

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total approved this Month	\$19,441.61	\$0.00
TOTALS	\$19,441.61	\$0.00
NET CHANGES by Change Order	\$19,441.61	

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

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The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Mary L. Holland Date: 2-8-13
 By: Mary L. Holland
 State of: Minnesota
 County of: Hennepin



ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED

\$ 6,075.24

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

ARCHITECT: GenSLER Date: July 8, 2013
 By: GenSLER

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.



AIA

Document G703™ - 1992

Continuation Sheet

AIA Document G703™-1992, Application and Certificate for Payment, or G732™-2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached. In tabulations below, amounts are in US dollars. Use Column I on Contracts where variable retainage for line items may apply.

CRC PROJ. #: 4685

APPLICATION NO: 2/8/2013
 APPLICATION DATE: 1/31/2013
 PERIOD TO:
 ARCHITECT'S PROJECT NO: CP 7548

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (Not in D or E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H % (G ÷ C)	I BALANCE TO FINISH (C - G)	J RETAINAGE: (If variable price)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	MOBILIZATION	\$10,000.00	\$10,000.00	\$0.00	\$0.00	\$10,000.00	100%	\$0.00	\$500.00
2	DEMOLITION AND EARTHWORK	\$25,000.00	\$25,000.00	\$0.00	\$0.00	\$25,000.00	100%	\$0.00	\$1,250.00
3	CONCRETE WORK	\$10,000.00	\$10,000.00	\$0.00	\$0.00	\$10,000.00	100%	\$0.00	\$5,500.00
4	METAL RAILINGS	\$68,000.00	\$68,000.00	\$0.00	\$0.00	\$68,000.00	100%	\$0.00	\$3,400.00
5	PERMITS, BONDS AND INSURANCE	\$12,000.00	\$12,000.00	\$0.00	\$0.00	\$12,000.00	100%	\$0.00	\$600.00
6	GENERAL CONDITIONS	\$21,989.00	\$21,989.00	\$0.00	\$0.00	\$21,989.00	100%	\$0.00	\$1,099.45
7	CO #1 - ADDITIONAL CONCRETE	\$3,798.08	\$3,798.08	\$0.00	\$0.00	\$3,798.08	100%	\$0.00	\$189.90
8	CO #2 - SPECIAL INSPECTIONS COSTS	\$8,898.54	\$8,898.54	\$0.00	\$0.00	\$8,898.54	100%	\$0.00	\$444.93
9	CO #3 - ADDITIONAL METAL RAILING	\$6,744.99	\$350.00	\$6,394.99	\$0.00	\$6,744.99	100%	\$0.00	\$37.25
GRAND TOTAL		\$266,430.61	\$266,035.62	\$6,394.99	\$0.00	\$266,430.61	100%	\$0.00	\$13,321.53

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

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APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF TWO PAGES

TO OWNER:
 CITY OF MINNEAPOLIS
 PURCHASING DEPARTMENT
 330 SECOND AVENUE SOUTH, SUITE 552
 MINNEAPOLIS, MN 55401

PROJECT:
 MINNEAPOLIS CONVENTION CENTER
 WEST STAIRS RENOVATION
 1301 2ND AVENUE SOUTH
 MINNEAPOLIS, MN 55403

FROM CONTRACTOR:
 CONSTRUCTION RESULTS CORP.
 14170 23RD AVENUE NORTH
 PLYMOUTH, MN 55447

VIA ARCHITECT:
 GENSLER ARCHITECTURE
 81 SOUTH 9TH STREET, SUITE 220
 MINNEAPOLIS, MN 55402

CONTRACT FOR: GENERAL CONSTRUCTION

CONTRACTOR'S APPLICATIONS FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
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1. ORIGINAL CONTRACT SUM \$246,989.00
2. Net change by Change Orders \$19,441.61
3. CONTRACT SUM TO DATE (Line 1 + 2) \$266,430.61
4. TOTAL COMPLETED & STORED TO DATE \$266,430.61
 (Column G on G703)
5. RETAINAGE:
 - a. 0% of Completed Work \$0.00
 (Columns D + E on G703)
 - b. 0% of Stored Material \$0.00
 (Column F on G703)
- Total Retainage (Line 5a + 5b or Total in Column I of G703) \$0.00
6. TOTAL EARNED LESS RETAINAGE \$266,430.61
 (Line 4 less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT
 (Line 6 from prior Certificate) \$253,109.08
8. CURRENT PAYMENT DUE \$13,321.53
9. BALANCE TO FINISH, INCLUDING RETAINAGE
 (Line 3 less Line 6) \$0.00

CHANGE ORDER SUMMARY		ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		\$19,441.61	\$0.00
Total approved this Month		\$0.00	\$0.00
	TOTALS	\$19,441.61	\$0.00
NET CHANGES by Change Order		\$19,441.61	

APPLICATION NO.:	7 RET	<input type="checkbox"/>	OWNER
PERIOD TO:	2/1/13	<input checked="" type="checkbox"/>	ARCHITECT
CONTRACT NO.:	OP 7546	<input checked="" type="checkbox"/>	CONTRACTOR
PO#:			
CRC PROJECT NO.:	#4565		
CONTRACT DATE:	1/6/12		

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: *Mary L. Holland* Date: 2-11-13

State of: Minnesota
 County of: Hennepin



MARY L. HOLLAND
 NOTARY PUBLIC - MINNESOTA
 My Commission Expires Jan. 31, 2015

Subscribed and sworn to before me this 11th day of February, 2013.

Notary Public: *Mary L. Holland*
 My commission expires: January 31, 2015

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$13,321.53

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

ARCHITECT: *W. J. G. Gensler* Date: July 9, 2013

By: *W. J. G. Gensler* Date: July 9, 2013

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE TWO OF TWO PAGES

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification, is attached. In tabulations below, amounts are stated to the nearest dollar. Use Column I on Contracts where variable retainage for time times may apply.

APPLICATION NO.: 7RET
 APPLICATION DATE: 2/11/13
 PERIOD TO: 2/11/13
 C R C PROJECT NO.: #4565

A ITEM NO.	B DESCRIPTION OF WORK	C REVISED SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D + E + F)	H % (G ÷ C)	I BALANCE TO FINISH (C - G)	J RETAINAGE (IF VARIABLE) RATE
			E FROM PREVIOUS APPLICATION (D + E)	F THIS PERIOD					
1	MOBILIZATION	\$10,000.00	\$10,000.00	\$0.00	\$0.00	\$10,000.00	100%	\$0.00	\$0.00
2	DEMOLITION AND EARTHWORK	\$25,000.00	\$25,000.00	\$0.00	\$0.00	\$25,000.00	100%	\$0.00	\$0.00
3	CONCRETE WORK	\$110,000.00	\$110,000.00	\$0.00	\$0.00	\$110,000.00	100%	\$0.00	\$0.00
4	METAL RAILINGS	\$68,000.00	\$68,000.00	\$0.00	\$0.00	\$68,000.00	100%	\$0.00	\$0.00
5	PERMITS, BONDS AND INSURANCE	\$12,000.00	\$12,000.00	\$0.00	\$0.00	\$12,000.00	100%	\$0.00	\$0.00
6	GENERAL CONDITIONS	\$21,989.00	\$21,989.00	\$0.00	\$0.00	\$21,989.00	100%	\$0.00	\$0.00
7	CO #1 - ADDITIONAL CONCRETE	\$3,798.08	\$3,798.08	\$0.00	\$0.00	\$3,798.08	100%	\$0.00	\$0.00
8	CO #2 - SPECIAL INSPECTIONS COSTS	\$8,898.54	\$8,898.54	\$0.00	\$0.00	\$8,898.54	100%	\$0.00	\$0.00
9	CO #3 - ADDITIONAL METAL RAILING	\$6,744.99	\$6,744.99	\$0.00	\$0.00	\$6,744.99	100%	\$0.00	\$0.00
	SUBTOTALS =	\$266,430.61	\$266,430.61	\$0.00	\$0.00	\$266,430.61	100%	\$0.00	\$0.00



**Construction Results
Corporation**

Trusted Commercial & Industrial Contractor

14170 23rd Avenue North
Plymouth, MN 55447
Phone 763-559-1100
Fax 763-553-0494

BILL TO: City of Minneapolis
Purchasing Department
330 Second Ave. S., Ste. 552
Minneapolis, MN 55401

INVOICE

INVOICE DATE: 12/17/12

P.O. #:

INVOICE #: 4565-5

TERMS: Due upon receipt

PROJECT: West Stairs Repair
Minneapolis Convention Center
Contract # OP 7546

Pay Application #5.

12,394.29

AMOUNT DUE: \$12,394.29

THANK YOU FOR CHOOSING CONSTRUCTION RESULTS CORPORATION.



**Construction Results
Corporation**

Trusted Commercial & Industrial Contractor

14170 23rd Avenue North
Plymouth, MN 55447
Phone 763-559-1100
Fax 763-553-0494

BILL TO: City of Minneapolis
Purchasing Department
330 Second Ave. S., Ste. 552
Minneapolis, MN 55401

INVOICE

INVOICE DATE: 2/8/13

P.O. #:

INVOICE #: 4565-6

TERMS: Due upon receipt

PROJECT: West Stairs Repair
Minneapolis Convention Center
Contract # OP 7546

Pay Application #6.

6,075.24

AMOUNT DUE: \$6,075.24

THANK YOU FOR CHOOSING CONSTRUCTION RESULTS CORPORATION.



Construction Results
Corporation

Trusted Commercial & Industrial Contractor

14170 23rd Avenue North
Plymouth, MN 55447
Phone 763-559-1100
Fax 763-553-0494

BILL TO: City of Minneapolis
Purchasing Department
330 Second Ave. S., Ste. 552
Minneapolis, MN 55401

INVOICE

INVOICE DATE: 2/11/13

P.O. #:

INVOICE #: 4565-7RET

TERMS: Due upon receipt

PROJECT: West Stairs Repair
Minneapolis Convention Center
Contract # OP 7546

Pay Application #7, Retainage.

13,321.53

AMOUNT DUE: \$13,321.53

THANK YOU FOR CHOOSING CONSTRUCTION RESULTS CORPORATION.

