



Monthly Payment Application Review Service (MPARs)

Port of Seattle - Baggage Optimization Project Phase 3

Firm Information

Legal Name:	Fort Hill Associates, LLC
Type of Business:	Construction Audit Consultancy
State of Formation:	South Carolina
Website:	www.forthillassociates.com
Business Organization:	Limited Liability Corporation (Partnership)
Total Employees:	Sixteen (16) with Twelve (12) Construction Auditors
Year of Formation:	2006 (20 years in Business)
Number of Years of Relevant Experience:	20 years of Relevant Experience
Principal Office Location:	Greenville, South Carolina
Location of Office Performing Services:	Greenville, South Carolina

Organizational Structure:

- 1. Engagement Manager:** A principal-level resource responsible for overseeing the entire project.
- 2. Subject Matter Expert (SME):** Another principal-level resource, dedicated full-time to the project, ensuring in-depth expertise is applied to every aspect of the work.
- 3. Audit Manager:** Manages the audit process and ensures adherence to best practices and timelines.
- 4. Senior Managers:** Oversee audit pods, which include managers, construction program consultants, and senior consultants who report directly to them.

Specializing In:

Fort Hill Associates, LLC is a full-service construction audit consultancy, specializing in pre-construction contract reviews and construction contract audits. Fort Hill assists owners of construction projects by ensuring contract compliance through the validation of up to 100% of the transaction costs passed from their Contractors/Construction Managers on their construction projects. Fort Hill’s pre-construction contract reviews identify and mitigate issues before they arise. The audits and reviews not only potentially return and save money on an Owner’s current project but also create a knowledge base within the Owner’s organization of the issues that can arise on future projects.

Fort Hill Associates’ Office that will support **POS** Projects:

**37 Villa Road, Suite 106
Greenville, South Carolina
29615**

Port of Seattle Primary Contact:

Doug Plyler
dplyler@forthillassociates.com
37 Villa Road, Suite 106 Greenville,
South Carolina 29615
864.640.2518

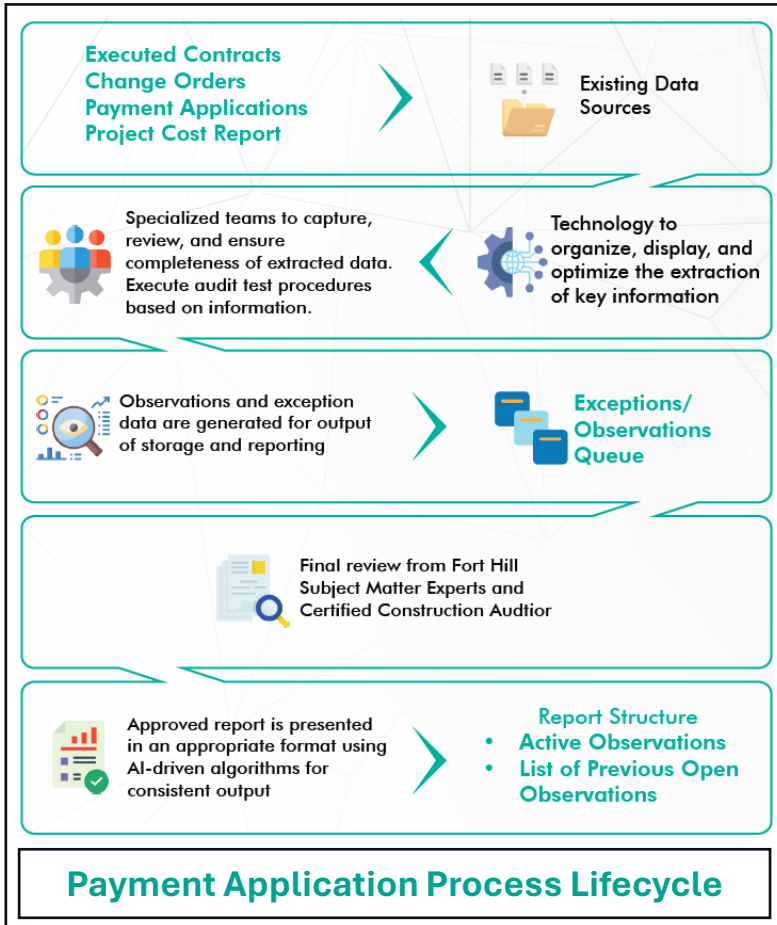
Company Principals / Years of Experience:

- 1. Curt Plyler, Principal 21 years**
- 2. Martin Howell, Principal 19 years**
- 3. Doug Plyler, Principal 19 years**

Fort Hill Scope to Port of Seattle: Monthly Payment Application Reviews (MPARs)

Fort Hill's Monthly Payment Application Reviews allow clients to review payment application reviews in real time. As a result of this initiative, the following opportunities can be realized.

- 1 Obtain reliable real-time data for enhanced decision-making**
- 2 Leverage information to identify forward-looking trends**
- 3 Minimize future audit findings by providing real-time observations for management action to enhance payment practices**
- 4 Develop and execute repeatable audit testing based on contract and project documentation**
- 5 100% validation (i.e. no sampling) of all project-related costs**



MPAR



MPAR Process Flow

- **Day 1: Payment Application Delivered to Fort Hill by the Port**
- **Day 8: Fort Hill Comments Back to Port of Seattle (7 Day Turnaround)**
- **Post Audit: Fort Hill Comments Reviewed with Clarification Sent Back to Fort Hill**

Examples of Findings

- **Discrepancy in Billed Amounts Between Calculation Error in G703**
- **Discrepancy in Billed Amounts Between Payment Applications**
- **Missing Supporting Documentation**
- **Discrepancy in Employee Billing Hours**
- **Asset Tracking & Verification**
- **Insufficient Supporting Documentation**
- **Inaccurate Equipment Rates**
- **Missing Rate Support for Labor Billings**
- **Potential Non-Reimbursable Charges**

Example of Report

- **Payment Application #5**
- **Received from the Port on January 26, 2026**
- **Fort Hill Review Sent to the Port on February 2, 2026**
- **Report on Following Pages**



Monthly Payment Application Review Service (MPARs)

Port of Seattle - Baggage Optimization Project Phase 3

January 06, 2025

Payment Application #5

Payment Application Amount \$ 2.978 Million

This Month's Observations

➤ **Missing Supporting Documentation:** Construction Manager billed \$ 134,607 under Bid Subs. However, supporting documentation (invoices, receipts, Payment Application) is not available for the review. Audit requests the Construction Manager to provide the necessary supporting documentation (invoices, receipts, Payment Application) and additional information for verification.

Item No.	Subsystem	Description of Work	This Period
10	1	Fire Suppression	\$ 38,645.00
12	2.02	Beam Strengthening	\$ 31,731.00
13	2.03	Structural Steel & Misc Metals	\$ 11,106.00
17	2.08	Plumbing and Piping	\$ 35,625.00
18	2.09	HVAC	\$ 17,500.00
		Total	\$ 134,607.00

➤ **Missing Supporting Documentation:** Construction Manager billed \$ 69,932.57 in "WA #023 - Scaffold Protection" under NSS (Negotiated Support Services); however, the supporting documentation substantiates only \$ 63,932.57, resulting in a variance of \$ 6,000 . Audit requests the Construction Manager to reconcile this variance.

G703- NSS Schedule of Values "WA #023 - Scaffold Protection"	Summary Description Pg No-47 "WA #023 - Scaffold Protection"	Description
\$ 69,932.57	\$ 63,932.57	\$ 6,000.00

➤ **Discrepancy in Employee Billing Hours – Integrated Design Engineers:** Construction Manager billed hours totaling 131 as reflected in the Integrated Design Engineers invoice, however, as per the timesheets the calculated total is 123 hours, resulting in a deviation of \$1,114.50.

Description	Billed Rate	Hours Billed	Amount Billed	Hours as per Timesheets	Hours Deviation	Amount Deviation
Principal Structural Engineer: Ignasius Seilie	\$ 285.00	9	\$ 2,565.00	9	0	\$ -
Lead Structural Design Engineer: Iris Xu	\$ 150.00	67	\$ 10,050.00	62	5	\$ 750.00
Design Engineer: Derek Imperial	\$ 121.50	55	\$ 6,682.50	52	3	\$ 364.50
		Total	\$ 19,297.50			\$ 1,114.50

This Month's Observations

➤ **Discrepancy in Billed Amounts Between Calculation Error in G703:** Audit observed calculation errors in the below submitted G703 forms by Construction Manager.

1.) MASC Schedule of Values

2.) NSS Schedule of Values

Construction Manager is requested to correct the errors.

MASC Schedule of Values							
Description of Work	Scheduled Value	Work Completed from Previous Application	Material		Total Completed & Stored to Date		
			This Period	Presently Stored	Actual	Calculated	Deviation
ECCM - VECA	\$ 96,393,670.36	\$ 6,483,918.54	\$ 1,770,751.93		\$ 8,254,634.47	\$ 8,254,670.47	\$ (36.00)
TSC	\$ 9,606,353.00	\$ 10,825,971.20	\$ 1,905,358.93	\$ -	\$ 12,731,294.13	\$ 12,731,330.13	\$ (36.00)
MACC Total	\$ 432,799,192.36	\$ 23,131,754.46	\$ 2,978,089.55	\$ -	\$ 26,109,808.01	\$ 26,109,844.01	\$ (36.00)

NSS Schedule of Values			
Description of Work	Authorized Value Actual	Authorized Value Calculated	Deviation
Temporary Utilities and Structures	\$ 51,743.00	\$ 73,215.00	\$ 21,472.00
GCCM Negotiated Support Services Total	\$ 8,836,461.38	\$ 8,857,933.38	\$ 21,472.00

➤ **Discrepancy in Billed Amounts Between Payment Applications:** The amount billed for the previous period in **Payment Application #5** is \$ **23,131,754.46** and the Total Completed & Stored in **Payment Application #4** was \$ **23,654,274.92**, resulting in a variance of \$ **522,520.46**. This discrepancy in the reported values between the two payment applications requires additional supporting information. Audit requests the Construction Manager to submit the revised Payment Application#4 for reconciliation and record purpose.

Item No.	Subsystem	Description of Work	PA#5 Work Previously Completed	PA#4 Total Completed & Stored	Deviation
1	Hensel Phelps		\$ 4,949,161.63	\$ 5,574,160.40	\$ (624,998.77)
2		General Conditions	\$ 4,494,798.94	\$ 5,120,838.34	\$ (626,039.40)
3		GCCM NSS	\$ 368,373.15	\$ 367,821.25	\$ 551.90
6		Change Orders	\$ 488.73	\$ -	\$ 488.73
7	SC/CM - Daifuku		\$ 4,158,971.66	\$ 4,148,134.19	\$ 10,837.47
8	ECCM - VECA		\$ 6,483,918.54	\$ 6,567,400.12	\$ (83,481.58)
19	HPCC Fee (6.85%)		\$ 7,356,621.63	\$ 7,181,499.21	\$ 175,122.42
20		Fee	\$ 7,331,388.07	\$ 7,160,045.57	\$ 171,342.50
21		NSS Fee	\$ 25,233.57	\$ 21,453.64	\$ 3,779.93
		TSC	\$ 10,825,971.20	\$ 10,898,615.31	\$ (72,644.11)
		MACC Total	\$ 23,131,754.46	\$ 23,654,274.92	\$ (522,520.46)

This Month's Observations

➤ **Missing Rate Support for Labor Billing:** Construction Manager billed \$ 11,141.44 for labor under Negotiated Support Services; however, the agreed-upon hourly rates were not available for verification. Audit requests the Construction Manager to provide the applicable agreed-upon hourly rates to facilitate review and reconciliation of the billed amount.

Description	Name	Designation	Rate Type	Billed Rate	Hours	Billed Amount	Page No
WA#016-Construction Progress Cleaning	Pineiro Stephen	Washington Laborers - Group 3 General Laborer	ST	\$ 75.12	20	\$ 1,502.40	35
	Vigil, Loren	Washington Carpenters - Foreman	ST	\$ 100.56	4	\$ 402.24	36
	Fibbs, Jonathan	Washington Carpenters - Appr 7th Period 90%	ST	\$ 86.17	4	\$ 344.68	37
	Pineiro, Stephen	Washington Laborers - Group 3 General Laborer	ST	\$ 75.12	30	\$ 2,253.60	38
	McClain, Wilber	Washington Laborers - Foreman Group 3	ST	\$ 80.07	3	\$ 240.21	39
WA #023 - Scaffold Protection	Davis, James	Washington Laborers - Foreman Group 3	ST	\$ 80.07	25.00	\$ 2,001.75	48
	Pineiro, Stephen	Washington Laborers - Group 3 General Laborer	ST	\$ 75.12	30.00	\$ 2,253.60	49
	Pineiro, Stephen	Washington Laborers - Group 3 General Laborer	ST	\$ 75.12	10.00	\$ 751.20	50
	Davis, James	Washington Laborers - Foreman Group 3	ST	\$ 80.07	8.00	\$ 640.56	51
WA #038 - Break Area Relocation	Pineiro, Stephen	Washington Laborers - Foreman Group 3	ST	\$ 75.12	10	\$ 751.20	72
					Total	\$ 11,141.44	

➤ **Potential Double Billing of Tax:** Construction Manager applied Washington State Tax at 10.20%, totaling \$ 303,761.46 in this Payment Application #5. However, a separate tax amount of \$ 16,604.45 is also included within the Negotiated Support Services (NSS) and Cost of Work (COW). Audit requests the Construction Manager to provide clarification regarding the application of the 10.2% Washington State Tax on the \$ 16,604.45 (Refer Annexure-A) sales tax amount.

➤ **Potential Non-reimbursable Charges:** Construction Manager billed cumulative total of \$ 4,204.94 for IT charges. However, as per the Document 00 SO 01 Summary Matrix of Cost Allocation, IT charges are part of Specified General conditions. Audit requests the Construction Manager for clarification regarding the reimbursable nature of the items billed.

Cost Category	Page #	Vendor	Issue Amount	Description
GCCM NSS	Pg 17	CDW Direct	\$ 714.88	LOGITECH MEETUP
GCCM NSS	Pg 17	CDW Direct	\$ 2,521.03	LOGITECH RALLY PLUS SOLUTION
GCCM NSS	Pg 17	CDW Direct	\$ 969.03	LOGITECH TAP CONTROLLER W/CAT5E KIT
Total			\$ 4,204.94	

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Total			\$ 4,204.94	

This Month's Observations

➤ **Inconsistency in Hourly Billing Rates:** VECA (Electrical Contractor) billed amount totaling **\$ 16,638.36** for field employees. However, the agreed-upon hourly rate for the employee (Labor Rates For Rate Period 08/04/2025 Through 12/31/2025) do not align with the billed rates, resulting in a variance of **\$ 8,074.39**. Audit requests the Electrical Contractor to provide additional supporting information for the reconciliation.

End Date	Work Date	Phase	SOV Item	Phase Name	Employee Name	Title	Shift	Hours	Rate	Amount Billed	Page #	Agreed Rate	Rate Deviation	Amount Deviation	Remarks
11/23/25	12/04/25	000-04080	NEW CONVEYORS - LABOR	WAREHOUSE / STOCKMAN	MASON T WITKOSKI	STOCKMAN LVL 1	1	150	\$ 61.23	\$ 9,184.50	Pg 89	\$ 31.51	\$ 29.72	\$ 4,458.00	Considered Rate as per Stockman Level 1 (0-3000 hrs)
12/07/25	12/01/25	000-04080	NEW CONVEYORS - LABOR	WAREHOUSE / STOCKMAN	DREW K SHERWOOD	STOCKMAN LVL 1	1	1.00	\$ 106.26	\$ 106.26	Pg 90	\$ 56.27	\$ 49.99	\$ 49.99	Considered Rate as per Stockman Level 1 (0-3000 hrs) - DT
11/16/25	12/04/25	000-00822	Construction Dumpsters, Waste, Recycling and Debris Removal	GARBAGE DISPOSAL/REMOVAL	DREW K SHERWOOD	STOCKMAN LVL 1	1	120.00	\$ 61.23	\$ 7,347.60	Pg 132	\$ 31.51	\$ 29.72	\$ 3,566.40	Considered Rate as per Stockman Level 1 (0-3000 hrs)
													Total	\$ 8,074.39	

➤ **Missing Hourly Rates for Field Labor:** VECA (Electrical Contractor) billed a cumulative total of **\$ 19,948** for the field employee **Gordon E Allen JR**, however, the agreed upon hourly rate for the employee is not available for review. Audit requests the Electrical Contractor to submit the agreed-upon hourly rates for verification and reconciliation.

End Date	Work Date	Phase	SOV Item	Phase Name	Employee Name	Title	PT	Hours	Rate	Amount Billed	W/ SMALL TOOLS	Page #
11/16/25	12/02/25	000-00800	BIM Management, Staffing, Equipment License, Program Costs	BIM SUPPORT/COORDINATION	GORDON E ALLEN JR	ELEC FOREMAN	R	120.00	\$ 166.24	\$ 19,948.80	\$ 20,946.30	Pg 133

➤ **Clarification Required on Applicable Rate Sheet – Warehouse Stockman:** VECA (Electrical Contractor) billed **\$ 7,670.04** for the Warehouse Stockman. However, two different rate sheets have been submitted—one during the previous audit and another within Payment Application #5. Audit requests the Subcontractor to confirm which rate sheet should be used for review and reconciliation of the billed amount.

End Date	Work Date	Phase	SOV Item	Phase Name	Employee Name	Union	Title	Shift	PT	Hours	Rate	AMOUNT	Page #
11/23/25	11/21/25	000-04080	NEW CONVEYORS - LABOR	WAREHOUSE / STOCKMAN	TIMOTHY G DUCLOS	LOCAL_46	STOCKMAN FOREMAN	1	R	92.00	\$ 83.37	\$ 7,670.04	Pg 89

This Month's Observations

➤ **Inconsistency in Hourly Billing Rates - Juice Company:** VECA (Electrical Contractor) billed amount totaling **\$ 3,166.08** for field employees under Juice Company. However, the agreed-upon hourly rate for the employee (Labor Rates For Rate Period 08/04/2025 Through 12/31/2025) do not align with the billed rates, resulting in a variance of **\$ 16.15**. Audit requests the Electrical Contractor to provide additional supporting information for the reconciliation.

WORK DATE	PHASE NAME	EMPLOYEE NAME	UNION	TITLE	SHIFT	PT	HOURS	HOURLY RATE	Amount Billed	Agreed Rate	Rate Deviation	Amount Deviation	Remarks
11/10/2025	LOGISTICS	DAVE MONTENEGRO	LOCAL 46	ELEC GENERAL FOREMAN	1	R	4	\$ 142.44	\$ 569.76	\$ 141.73	\$ 0.71	\$ 2.84	Considered rate as per Electrical Wireman - General Foreman
11/13/2025	LOGISTICS	DAVE MONTENEGRO	LOCAL 46	ELEC GENERAL FOREMAN	1	R	2	\$ 142.44	\$ 284.88	\$ 141.73	\$ 0.71	\$ 1.42	Considered rate as per Electrical Wireman - General Foreman
11/14/2025	LOGISTICS	DAVE MONTENEGRO	LOCAL 46	ELEC GENERAL FOREMAN	1	R	2	\$ 142.44	\$ 284.88	\$ 141.73	\$ 0.71	\$ 1.42	Considered rate as per Electrical Wireman - General Foreman
11/24/2025	LOGISTICS	DAVE MONTENEGRO	LOCAL 46	ELEC GENERAL FOREMAN	1	R	5	\$ 142.44	\$ 712.20	\$ 141.73	\$ 0.71	\$ 3.55	Considered rate as per Electrical Wireman - General Foreman
11/26/2025	LOGISTICS	JACK OSARA	LOCAL 46	ELEC JOURNEYMAN	1	R	2	\$ 124.10	\$ 248.20	\$ 123.42	\$ 0.68	\$ 1.36	Considered rate as per Electrical Wireman - JW
12/1/2025	LOGISTICS	DAVE MONTENEGRO	LOCAL 46	ELEC GENERAL FOREMAN	1	R	4	\$ 142.44	\$ 569.76	\$ 141.73	\$ 0.71	\$ 2.84	Considered rate as per Electrical Wireman - General Foreman
12/1/2025	LOGISTICS	JEFFREY TAYLOR	LOCAL 46	ELEC JOURNEYMAN	1	R	3	\$ 124.10	\$ 372.30	\$ 123.42	\$ 0.68	\$ 2.04	Considered rate as per Electrical Wireman - JW
12/1/2025	LOGISTICS	JEFFREY TAYLOR	LOCAL 46	ELEC JOURNEYMAN	1	R	1	\$ 124.10	\$ 124.10	\$ 123.42	\$ 0.68	\$ 0.68	Considered rate as per Electrical Wireman - JW
								Total	\$ 3,166.08		Total	\$ 16.15	

➤ **Inconsistency in Equipment Rates:** VECA (Electrical Contractor) billed amount totaling **\$ 723.20** for its owned equipment. However, the agreed-upon hourly rate (Equipment Watch Rate Sheet) do not align with the billed rates, resulting in a variance of **\$ 296.20**. Audit requests the Electrical Contractor to provide additional supporting information for the reconciliation.

ID	Category	Hourly (Billed)	Mode	Description	Monthly Total (Hours)	Monthly Billed Amount	FHWA (Hourly)	Rate Deviation	Amount Deviation	Considered Rate Ref Page #
032010-007	Conduit/bunk Cart	0.44	OPERATING	2023 Sumner 783230	300	\$ 132.00	\$ 0.25	\$ 0.19	\$ 57.00	Pg 232
03210-116	Conduit/bunk Cart	0.44	OPERATING	2023 Sumner 783230	280	\$ 123.20	\$ 0.25	\$ 0.19	\$ 53.20	Pg 232
032010-124	Conduit/bunk Cart	0.44	OPERATING	2023 Sumner 783230	300	\$ 132.00	\$ 0.25	\$ 0.19	\$ 57.00	Pg 232
032010-176	Conduit/bunk Cart	0.44	OPERATING	2023 Sumner 783230	300	\$ 132.00	\$ 0.25	\$ 0.19	\$ 57.00	Pg 232
032010-092	Conduit/Bunk Cart	0.68	OPERATING	Current Tools 516	300	\$ 204.00	\$ 0.44	\$ 0.24	\$ 72.00	Pg 240
					Total	\$ 723.20		Total	\$ 296.20	

This Month's Observations

- **Inconsistency in Billing - Holmberg Mechanical:** Construction Manager billed amount totaling **\$ 3,180** for change order (HP Office Trailer Hookup - T&M work) under Holmberg Mechanical. Audit identified that subcontractor billed Pipe Fitting Foreman at the hourly rate of **\$135.51**, however, the hourly rate for employee does not match with the agreed-upon hourly rate, resulting in a deviation of **\$ 32**.

Company	Description	Billed Rate	Hours	Billed Amount	Agreed Rate	Amount Deviation
Holmberg Mechanical	Local 32 - Plumbing/Pipe Fitting Foreman	\$ 135.51	8	\$ 1,084.08	\$ 131.51	\$ 32.00

- **Inconsistency in Billing Under COP 005 – Shinn Mechanical:** Construction Manager billed **\$1,202** under change order (24-3880 – COP 005 – PH1 Temp Scaffold ROW FS Demo) for Shinn Mechanical. The audit noted the following discrepancies:

- **Labor Charges:** Subcontractor billed **\$602.24** for field employees; however, the employee designations in the Payment Application do not align with those listed in the approved rate sheet (Filename: Submittal 012000-07-0 - Labor rates - SHINN).
- **Equipment Charges:**
 - Subcontractor billed **\$ 153.16** for standard pickup trucks at the rate of **\$38.29/hour**. The hourly rate billed does not match the rate provided in the approved equipment rate sheet (File Name: Submittal 012000-08-0 – Equipment Rates – SHINN), resulting in a variance of **\$ 88.40**.
 - Subcontractor billed **\$ 5.03** for Pipe Cart, however, approved rate is not available for verification.
- **Material Charges:** A total of **\$148.61** was billed for materials; however, no supporting documentation (invoices, receipts, etc.) was available for audit review. Audit requests the Construction Manager to provide clarification and supporting documentation for reconciliation & verification.

Cost Category	Designation	Billed Rate	Hours	Billed Amount	Agreed Rate	Amount Deviation
Labor	Apprentice	\$ 86.57	4	\$ 346.28		
Labor	Design	\$ 127.98	2	\$ 255.96		
	Total			\$ 602.24		
Equipment	Standard Pickup Truck	\$ 38.29	4	\$ 153.16	\$ 16.28	\$ 88.04
	Pipe Cart	\$ 5.03	1	\$ 5.03	Missing Rate	
	Total			\$ 158.19		
Materials				\$ 148.61		

This Month's Observations

➤ **Inconsistency in Billing - Hensel Phelps:** Construction Manager billed \$ 56,696.41 under Engineered and Supplied Modular Bull Rail Members. The audit noted the following discrepancies:

- **Potential Overbilling in Markups** - Construction Manager billed amount totaling \$ 56,696.41 inclusive of \$ 9,449.40 markup at the rate of 20%, however, the as per the **Table: Cost Categories & Markups** of Contract Agreement the markup is 5% for self-performed NSS Works, resulting in a variance of \$7,087.05.
- **Potential Lump Sum** - Construction Manager billed amount totaling \$ 39,335 for Bull Rail Materials, however, the itemized breakdown of the cost was not available for review. Audit requests the Construction Manager to confirm whether this is a lump sum charge or to submit a detailed breakdown to support the billed amount.

Vendor	Base Amount	Markup Billed	Actual Markup @5%	Deviation	Page No
Hensel Phelps	\$ 47,247.01	\$ 9,449.40	\$ 2,362.35	\$ 7,087.05	60

➤ **Inadequate Supporting Documentation:** VECA (Electrical Contractor) billed \$791.93, inclusive of a 5% charge for small tools. However, the supporting documentation lacks sufficient itemized detail to determine the reimbursable nature of the expense. Audit requests the Electrical Contractor to submit the additional supporting information for the billed expenses.

Post Date	Invoice Date	Phase	SOV Item	Phase Name	Vendor	Invoice No	Amount Billed	W/ Small Tools	Remarks	Page #
11/01/25	10/30/25	000-00818	Site Security for your work, and for your work areas	SITE SECURITY	AMAZON	1030202512	\$ 50.86	\$ 53.40	Inadequate insufficient documentation: No actual invoice	Pg 160
11/01/25	10/17/25	000-00818	Site Security for your work, and for your work areas	SITE SECURITY	AMAZON	1018202545	\$ 176.31	\$ 185.13	Inadequate insufficient documentation: No actual invoice	Pg 161
11/01/25	10/13/25	000-00818	Site Security for your work, and for your work areas	SITE SECURITY	AMAZON	1013202525	\$ 528.93	\$ 555.38	Inadequate insufficient documentation: No actual invoice	Pg 161
Total							\$ 756.10	\$ 793.91		

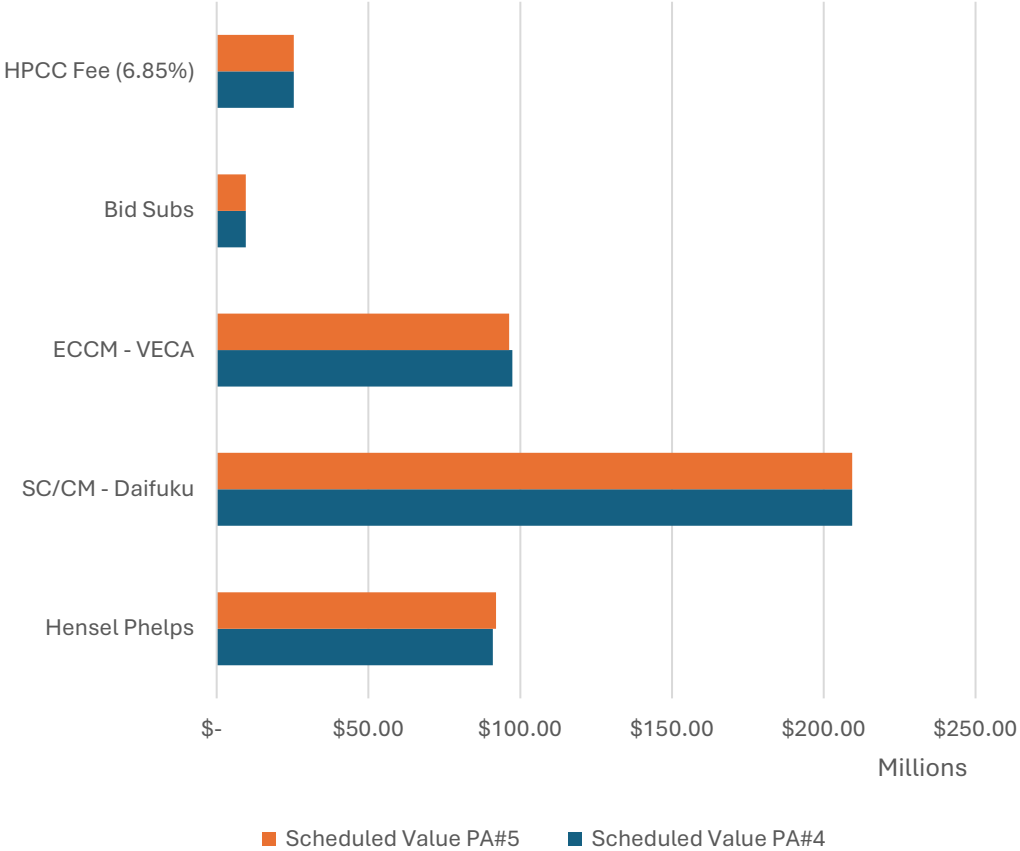
Annexure A:Tax Summary

CM/Subcontractor	Description	Vendor	Invoice No	Base	Tax amount	Amount Billed	Page #
Hensel Phelps	WA #002 - Construction Field Office	Willscot	9025064142	\$ 3,682.63	\$ 375.63	\$ 4,058.26	Pg 14
Hensel Phelps	WA #002 - Construction Field Office	Willscot	9025060746	\$ 4,925.32	\$ 502.38	\$ 5,427.70	Pg 15-16
Hensel Phelps	WA #002 - Construction Field Office	CDW Direct	AH1MY7N	\$ 4,272.03	\$ 435.76	\$ 4,707.79	Pg 17
Hensel Phelps	WA #002 - Construction Field Office	Best Buy	#BBY01-807108953343	\$ 3,059.89	\$ 312.11	\$ 3,372.00	Pg 18-24
Hensel Phelps	WA #002 - Construction Field Office	Ace Normandy	I87323/7	\$ 52.98	\$ 5.40	\$ 58.38	Pg 25
Hensel Phelps	WA #016 - Construction Progress Cleaning	White Cap	#50033849052	\$ 672.92	\$ 68.56	\$ 741.48	Pg 40
Hensel Phelps	WA #016 - Construction Progress Cleaning	White Cap	#50034518409	\$ 3,902.68	\$ 398.08	\$ 4,300.76	Pg 42
Hensel Phelps	WA #017 Operational Safety	Amazon Business	#19RQ-NCYM-F4R7	\$ 202.88	\$ 20.69	\$ 223.57	Pg 44
Hensel Phelps	WA #017 Operational Safety	Uline	#200822944	\$ 641.26	\$ 65.41	\$ 706.67	Pg 45
Hensel Phelps	WA #017 Operational Safety	Uline	#201268021	\$ 48.43	\$ 4.94	\$ 53.37	Pg 46
Hensel Phelps	WA #023 - Scaffold Protection	Tacoma Screw	#150169262-00	\$ 872.14	\$ 88.96	\$ 961.10	Pg 52
Hensel Phelps	WA #023 - Scaffold Protection	Amazon Business	#1L9X-C7HY-D7MQ	\$ 132.99	\$ 13.56	\$ 146.55	Pg 53
Hensel Phelps	WA #023 - Scaffold Protection	Amazon Business	#1KFF-MFC3-4X47	\$ 25.95	\$ 2.64	\$ 28.59	Pg 54-55
Hensel Phelps	WA #023 - Scaffold Protection	Amazon Business	#1XR3-F9KW-G1H6	\$ 12.34	\$ 1.26	\$ 13.60	Pg 56
Hensel Phelps	WA #023 - Scaffold Protection	Amazon Business	#14NY-Q3JQ-FVLX	\$ 23.99	\$ 2.45	\$ 26.44	Pg 57
Hensel Phelps	WA #023 - Scaffold Protection	Amazon Business	#16MQ-XDPD-MCXT	\$ 14.89	\$ 1.52	\$ 16.41	Pg 58
Hensel Phelps	WA #023 - Scaffold Protection	Amazon Business	#19TG-RCDC-F1RY	\$ 46.98	\$ 4.80	\$ 51.78	Pg 59
Hensel Phelps	WA #039 - Craft Bottled Water	Amazon Business	#1NDT-3D6M-GNRW	\$ 239.00	\$ 24.38	\$ 263.38	Pg 75
VECA	CONSUMABLES & SUPPLIES	PACIFIC INDUSTRIAL SUPPLY	1493046	\$ 71.08	\$ 7.36	\$ 78.44	Pg 117-118
VECA	CONSUMABLES & SUPPLIES	PACIFIC INDUSTRIAL SUPPLY	1493169	\$ 141.73	\$ 14.67	\$ 156.40	Pg 119-120
VECA	CONSUMABLES & SUPPLIES	PACIFIC INDUSTRIAL SUPPLY	1493370	\$ 63.97	\$ 6.62	\$ 70.59	Pg 121-122
VECA	EQUIPMENT RENTALS	BIRCH EQUIPMENT	312584-8	\$ 1,215.25	\$ 122.95	\$ 1,338.20	Pg 124
VECA	EQUIPMENT RENTALS	BIRCH EQUIPMENT	313473A-8	\$ 1,375.29	\$ 140.28	\$ 1,515.57	Pg 127
VECA	EQUIPMENT RENTALS	GEORGETOWN RENTAL EQUIPMENT	27927	\$ 3,100.00	\$ 316.20	\$ 3,416.20	Pg 128
VECA	EQUIPMENT RENTALS	BIRCH EQUIPMENT	312584A-8	\$ 848.86	\$ 85.58	\$ 934.44	Pg 129
VECA	EQUIPMENT RENTALS	GEORGETOWN RENTAL EQUIPMENT	27909	\$ 9,250.00	\$ 943.50	\$ 10,193.50	Pg 130
VECA	INSTALLED WORK PROTECTION	EDGE CONSTRUCTION SUPPLY	H27098	\$ 2,990.00	\$ 304.98	\$ 3,294.98	Pg 156
VECA	LOGISTICS TRAILER RENTAL	PACIFIC MOBILE STRUCTURES, INC	INV-00491236	\$ 4,483.00	\$ 457.29	\$ 4,940.29	Pg 157
VECA	Sales Tax on Previously Billed Amount			\$ 45,717.31	\$ 4,663.17	\$ 50,380.48	Pg 131
VECA	Sales Tax on Temporary Power				\$ 2,708.59		Pg 163
Hensel Phelps		Hensel Phelps		\$ 42,835.00	\$ 4,412.01	\$ 47,247.01	Pg 62
Hensel Phelps		Shinn Mechanical		\$ 1,109.39	\$ 92.72	\$ 1,202.11	Pg 78
			Total	\$ 136,030.18	\$ 16,604.45	\$ 149,926.04	

Project Dashboard: SOV Digitization

Description of Work	Scheduled Value PA#4	Scheduled Value PA#5	Deviation
Hensel Phelps	\$ 90,983,032.63	\$ 92,037,202.63	\$ 1,054,170.00
SC/CM - Daifuku	\$ 209,318,708.05	\$ 209,318,708.05	\$ -
ECCM - VECA	\$ 97,445,008.36	\$ 96,393,670.36	\$ (1,051,338.00)
Bid Subs	\$ 9,606,353.00	\$ 9,606,353.00	\$ -
HPCC Fee (6.85%)	\$ 25,446,090.32	\$ 25,443,258.32	\$ (2,832.00)
MACC Total	\$ 432,799,192.36	\$ 432,799,192.36	\$ -

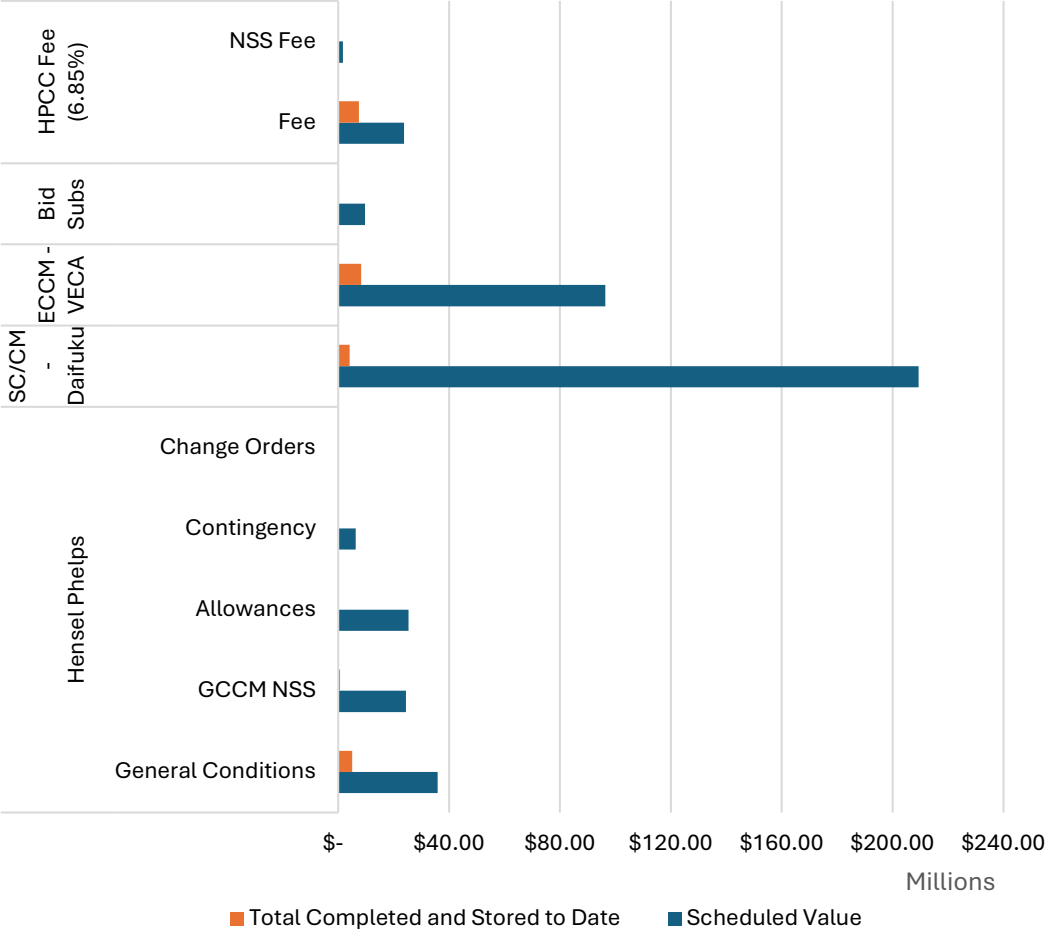
Variance analysis: Schedule of Value



Project Dashboard: Total Completed & Stored

Subsystem	Description of Work	Scheduled Value	Total Completed and Stored to Date	% Complete
Hensel Phelps	General Conditions	\$ 35,877,336.00	\$ 5,065,724.03	14.12%
	GCCM NSS	\$ 24,439,322.00	\$ 634,202.80	2.60%
	Allowances	\$ 25,370,000.00	\$ 167,156.83	0.66%
	Contingency	\$ 6,306,374.63	\$ -	0.00%
	Change Orders	\$ 44,170.00	\$ 488.73	1.11%
SC/CM - Daifuku		\$ 209,318,708.05	\$ 4,158,971.66	1.99%
ECCM - VECA		\$ 96,393,670.36	\$ 8,254,634.47	8.56%
Bid Subs		\$ 9,606,353.00	\$ 317,688.00	3.31%
HPCC Fee (6.85%)	Fee	\$ 23,769,164.76	\$ 7,467,498.59	31.42%
	NSS Fee	\$ 1,674,093.56	\$ 43,442.90	2.60%
MACC Total		\$ 432,799,192.36	\$ 26,109,808.01	6.03%

Variance analysis: SOV to Completed & Stored through (PA#5)



Value of Current Payment Application

\$ 2.978 Million

Value of Observations

\$ 0.388 Million

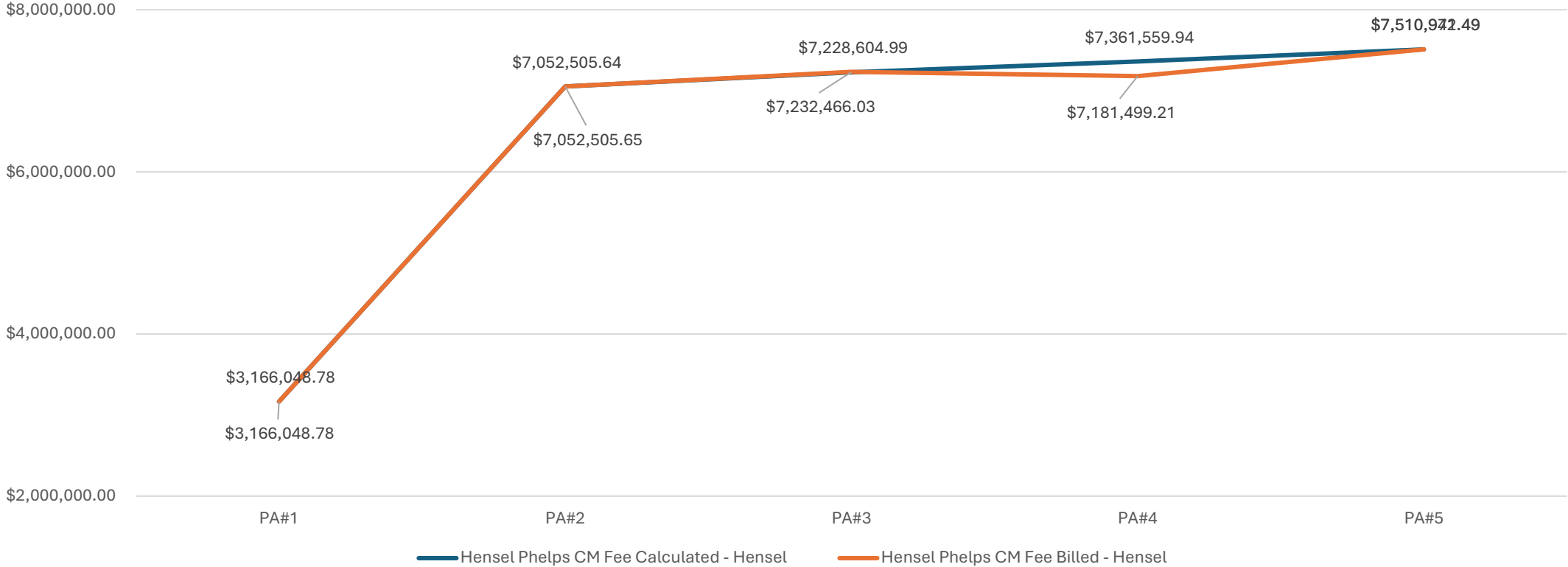
Total Value of Payment Applications Reviewed

\$ 26.109 Million

Project Dashboard : CM Fee Trend – Hensel Phelps

Pay App #	PA#1	PA#2	PA#3	PA#4	PA#5
CM Fee Calculated (Cumulative) (Incl. Insurance & Bonds)	\$ 3,166,048.78	\$ 7,052,505.64	\$ 7,228,604.99	\$ 7,361,559.94	\$ 7,510,972.49
CM Fee Billed (Cumulative)	\$ 3,166,048.78	\$ 7,052,505.65	\$ 7,232,466.03	\$ 7,181,499.21	\$ 7,510,941.49
Variance	\$ 0.00	\$ 0.01	\$ 3,861.04	\$ (180,060.73)	\$ (31.00)

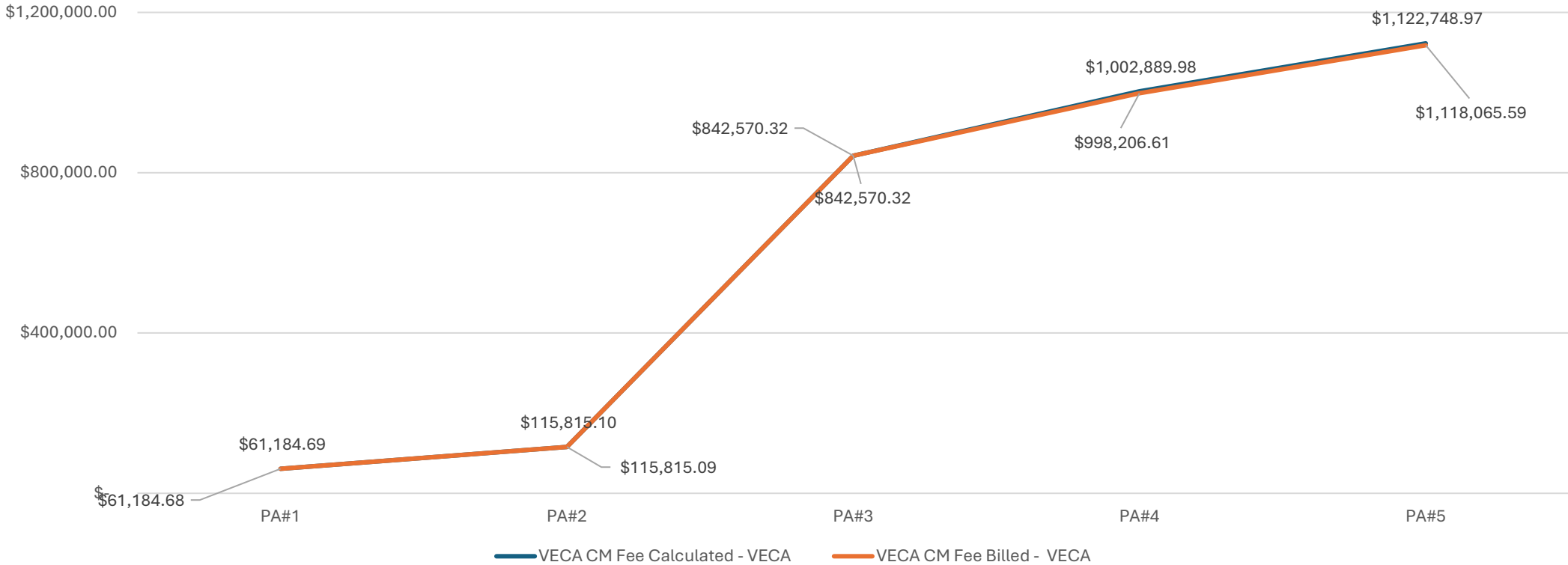
Hensel Phelps - Fee Tracker



Project Dashboard : CM Fee Trend – VECA

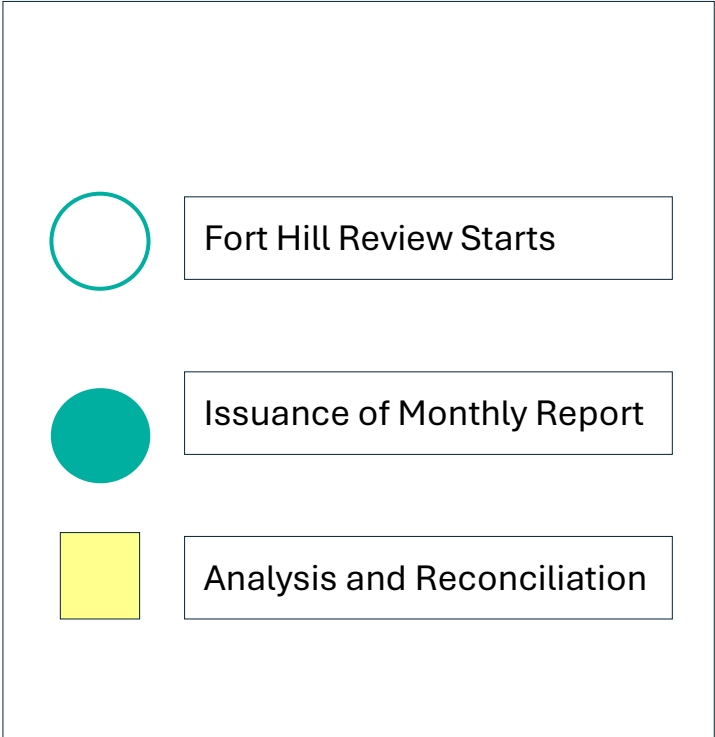
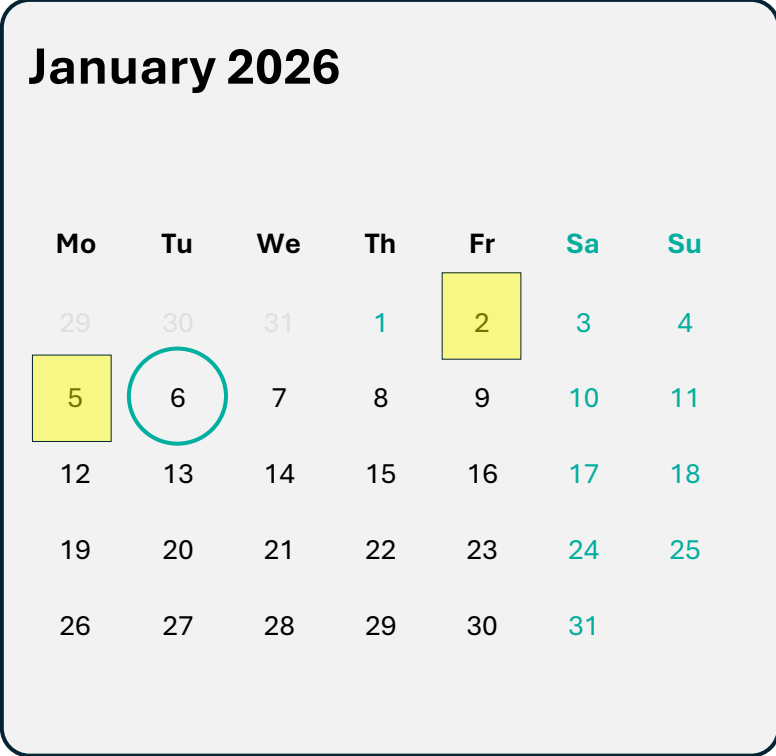
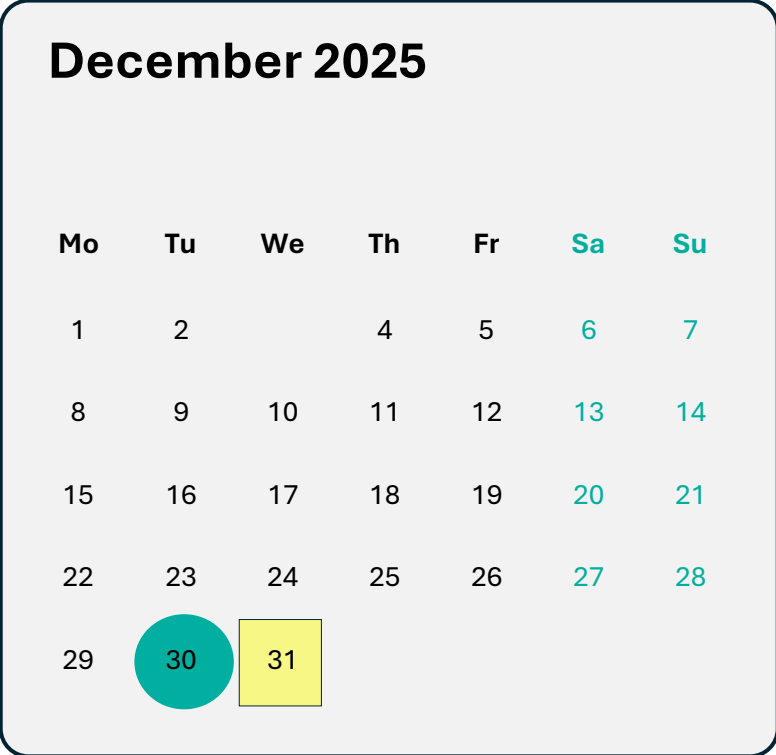
Pay App #	PA#1	PA#2	PA#3	PA#4	PA#5
CM Fee Calculated (Cumulative) (Incl. Insurance & Bonds)	\$ 61,184.69	\$ 115,815.10	\$ 842,570.32	\$ 1,002,889.98	\$ 1,122,748.97
CM Fee Billed (Cumulative)	\$ 61,184.68	\$ 115,815.09	\$ 842,570.32	\$ 998,206.61	\$ 1,118,065.59
Variance	\$ (0.00)	\$ (0.01)	\$ (0.00)	\$ (4,683.37)	\$ (4,683.38)

VECA- Fee Tracker



Our Path Forward

➤ Fort Hill will begin the Payment Application #6 in end January 2025



Note: The status of observations from previous audit (from payment application 1 to 4) will be tracked separately along with Construction Manager responses.

