

Legacy Riverside Senior Living Community

TDHCA # 20613

CONSTRUCTION STATUS REPORT

Q1 2024

Submitted 04/10/24

75% Complete as of 3/25/24

We will begin delivering finished buildings by Q2 2024,
with a full completion by year end.

TO OWNER/CLIENT:

Garland Housing Finance Corporation
1675 W Campbell Rd
Garland, Texas 75044

PROJECT:

Riverside Senior Living
8000 N Riverside Dr.
Fort Worth, Texas 76137

APPLICATION NO: 19

INVOICE NO: 36

PERIOD: 01/26/24 - 02/25/24

PROJECT NO: 2020-LRFW

CONTRACT DATE:

FROM CONTRACTOR:

Rise Residential Construction Riverside, LLC
16812 Dallas Parkway
Dallas, Texas 75248

VIA ARCHITECT/ENGINEER:

Randy Richards (Hodges Architecture)

CONTRACT FOR: Legacy Riverside Senior Living

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1.	Original Contract Sum	\$33,500,000.00
2.	Net change by change orders	\$6,668,970.41
3.	Contract Sum to date (Line 1 ± 2)	\$40,168,970.41
4.	Total completed and stored to date (Column G on detail sheet)	\$29,589,731.04
5.	Retainage:	
	a. 3.30% of completed work	\$970,922.33
	b. 0.00% of stored material	\$0.00
	Total retainage (Line 5a + 5b or total in column I of detail sheet)	\$970,922.33
6.	Total earned less retainage (Line 4 less Line 5 Total)	\$28,618,808.71
7.	Less previous certificates for payment (Line 6 from prior certificate)	\$26,971,030.37
8.	Current payment due:	\$1,647,778.34
9.	Balance to finish, including retainage (Line 3 less Line 6)	\$11,550,161.70

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner/Client:	\$12,641,999.83	\$(5,973,029.42)
Total approved this month:	\$73,041.27	\$(73,041.27)
Totals:	\$12,715,041.10	\$(6,046,070.69)
Net change by change orders:	\$6,668,970.41	

The undersigned 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 which previous Certificates for payment were issued and payments received from the Owner/Client, and that current payments shown herein is now due.

CONTRACTOR: Rise Residential Construction Riverside, LLC

DocuSigned by:

By: Melissa Fisher

55DFEC86AA5B469...

Date: 3/7/2024State of: TEXASCounty of: DALLAS

Subscribed and sworn to before

me this

7th day of MarchNotary Public: Shayla CerroneMy commission expires: 2-9-26

ARCHITECT'S/ENGINEER'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED: \$1,647,778.34

(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 confirm the amount certified.)

ARCHITECT/ENGINEER:

DocuSigned by:

By: Dan Burbine

72F9B559C6E8426...

Date: 3/15/2024

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 the rights of the Owner/Client or Contractor under this Contract.

A			B	C	D	E	F	G		H	I
ITEM NO.	BUDGET CODE	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE	
				FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD						
01 - Requirements											
	1.1 01-210000 - Mobilization Allowance		\$150,000.00	\$150,000.00	\$0.00	\$0.00	\$150,000.00	100.00%	\$0.00	\$0.00	
	1.2 01-210100 - Living & Vehicle Allowances/Per Diem		\$27,000.00	\$26,257.00	\$0.00	\$0.00	\$26,257.00	97.25%	\$743.00	\$0.00	
	1.3 01-310010 - Project Management		\$291,562.00	\$291,562.00	\$0.00	\$0.00	\$291,562.00	100.00%	\$0.00	\$0.00	
	1.4 01-310030 - Superintendent		\$317,893.25	\$310,597.58	\$7,295.67	\$0.00	\$317,893.25	100.00%	\$0.00	\$0.00	
	1.5 01-310035 - Assistant Superintendent		\$134,106.75	\$134,106.75	\$0.00	\$0.00	\$134,106.75	100.00%	\$0.00	\$0.00	
	1.6 01-310037 - Field Labor		\$18,438.00	\$18,438.00	\$0.00	\$0.00	\$18,438.00	100.00%	\$0.00	\$0.00	
	1.7 01-310040 - Field Administrative Staff		\$70,000.00	\$70,000.00	\$0.00	\$0.00	\$70,000.00	100.00%	\$0.00	\$0.00	
	1.8 01-310045 - Payroll Burden		\$175,586.00	\$175,586.00	\$0.00	\$0.00	\$175,586.00	100.00%	\$0.00	\$0.00	
	1.9 01-310050 - Travel Expenses		\$50,814.00	\$50,814.00	\$0.00	\$0.00	\$50,814.00	100.00%	\$0.00	\$0.00	
	1.10 01-323310 - Photography and Video		\$5,081.40	\$5,081.40	\$0.00	\$0.00	\$5,081.40	100.00%	\$0.00	\$0.00	
	1.11 01-331310 - Insurance - Builders Risk		\$126,388.25	\$126,388.25	\$0.00	\$0.00	\$126,388.25	100.00%	\$0.00	\$0.00	
	1.12 01-331315 - Insurance - General Liability		\$155,300.00	\$155,300.00	\$0.00	\$0.00	\$155,300.00	100.00%	\$0.00	\$0.00	
	1.13 01-331320 - Permits and Fees		\$560,000.00	\$560,000.00	\$0.00	\$0.00	\$560,000.00	100.00%	\$0.00	\$0.00	
	1.14 01-352320 - Termite & Pest Control		\$28,935.75	\$28,935.75	\$0.00	\$0.00	\$28,935.75	100.00%	\$0.00	\$0.00	
	1.15 01-355300 - Security		\$36,107.33	\$36,107.33	\$0.00	\$0.00	\$36,107.33	100.00%	\$0.00	\$0.00	
	1.16 01-432610 - Quality Testing		\$101,892.00	\$47,938.00	\$444.00	\$0.00	\$48,382.00	47.48%	\$53,510.00	\$0.00	
	1.17 01-510010 - Temporary Electric		\$162,207.58	\$60,802.63	\$0.00	\$0.00	\$60,802.63	37.48%	\$101,404.95	\$0.00	
	1.18 01-510030 - Temporary Water		\$25,900.00	\$11,399.55	\$0.00	\$0.00	\$11,399.55	44.01%	\$14,500.45	\$0.00	
	1.19 01-510040 - Temporary Phone, Internet		\$3,387.60	\$3,387.60	\$0.00	\$0.00	\$3,387.60	100.00%	\$0.00	\$0.00	
	1.20 01-511330 - Software		\$27,000.00	\$27,000.00	\$0.00	\$0.00	\$27,000.00	100.00%	\$0.00	\$0.00	
	1.21 01-521310 - Field Offices		\$65,088.78	\$22,243.13	\$0.00	\$0.00	\$22,243.13	34.17%	\$42,845.65	\$0.00	
	1.22 01-521315 - Temporary Toilets		\$15,000.00	\$9,567.62	\$1,240.37	\$0.00	\$10,807.99	72.05%	\$4,192.01	\$0.00	
	1.23 01-521320 - Office Supplies and Equipment		\$5,081.40	\$5,081.40	\$0.00	\$0.00	\$5,081.40	100.00%	\$0.00	\$0.00	
	1.24 01-541620 - Equipment Rental		\$26,100.00	\$26,100.00	\$0.00	\$0.00	\$26,100.00	100.00%	\$0.00	\$0.00	
	1.25 01-562610 - Temporary Fencing and Walkways		\$28,260.28	\$21,016.90	\$1,536.26	\$0.00	\$22,553.16	79.81%	\$5,707.12	\$0.00	

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				FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	1.26	01-581310 - Project Signs and Identification	\$4,705.00	\$4,705.00	\$0.00	\$0.00	\$4,705.00	100.00%	\$0.00	\$0.00
	1.27	01-660010 - Trucking and Material Storage	\$3,387.60	\$3,387.60	\$0.00	\$0.00	\$3,387.60	100.00%	\$0.00	\$0.00
	1.28	01-712312 - Estimator Expenses	\$18,820.00	\$18,820.00	\$0.00	\$0.00	\$18,820.00	100.00%	\$0.00	\$0.00
	1.29	01-731930 - Small Tools	\$1,693.80	\$1,693.80	\$0.00	\$0.00	\$1,693.80	100.00%	\$0.00	\$0.00
	1.30	01-741900 - General Debris and Dumpsters	\$223,581.60	\$223,581.60	\$0.00	\$0.00	\$223,581.60	100.00%	\$0.00	\$0.00
	1.31	01-771610 - Punch List and Closeout	\$18,820.00	\$18,820.00	\$0.00	\$0.00	\$18,820.00	100.00%	\$0.00	\$0.00
	1.32	01-783910 - Project Documentation	\$3,387.60	\$3,387.60	\$0.00	\$0.00	\$3,387.60	100.00%	\$0.00	\$0.00
	1.33	01-784231 - Final Cleaning	\$155,289.03	\$155,289.03	\$0.00	\$0.00	\$155,289.03	100.00%	\$0.00	\$0.00
01 - Requirements Subtotals			\$3,036,815.00	\$2,803,395.52	\$10,516.30	\$0.00	\$2,813,911.82	92.66%	\$222,903.18	\$0.00
03 - Division 03										
	2.1	03-310024 - CIP Concrete Foundations	\$1,285,674.25	\$1,225,674.25	\$60,000.00	\$0.00	\$1,285,674.25	100.00%	\$0.00	\$64,283.72
	2.2	03-540010 - Lightweight/Gypcrete	\$520,400.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$520,400.00	\$0.00
03 - Division 03 Subtotals			\$1,806,074.25	\$1,225,674.25	\$60,000.00	\$0.00	\$1,285,674.25	71.19%	\$520,400.00	\$64,283.72
04 - Division 04										
	3.1	04-000010 - Masonry	\$2,024,988.00	\$611,745.27	\$25,000.00	\$0.00	\$636,745.27	31.44%	\$1,388,242.73	\$8,551.13
	3.2	04-050000 - Dumpster Enclosure	\$16,000.00	\$16,000.00	\$0.00	\$0.00	\$16,000.00	100.00%	\$0.00	\$800.00
04 - Division 04 Subtotals			\$2,040,988.00	\$627,745.27	\$25,000.00	\$0.00	\$652,745.27	31.98%	\$1,388,242.73	\$9,351.13
05 - Division 05										
	4.1	05-511300 - Metal Pan Stairs & Rails	\$1,126,915.00	\$425,000.00	\$300,000.00	\$0.00	\$725,000.00	64.33%	\$401,915.00	\$21,250.00
	4.2	05-521320 - Pool Fence	\$49,775.00	\$25,000.00	\$0.00	\$0.00	\$25,000.00	50.23%	\$24,775.00	\$1,250.00
	4.3	05-540010 - Perimeter Fence	\$340,010.00	\$217,000.00	\$0.00	\$0.00	\$217,000.00	63.82%	\$123,010.00	\$3,750.00
05 - Division 05 Subtotals			\$1,516,700.00	\$667,000.00	\$300,000.00	\$0.00	\$967,000.00	63.76%	\$549,700.00	\$26,250.00
06 - Division 06										
	5.1	06-110002 - Wood Framing Labor	\$1,637,790.11	\$1,637,790.11	\$0.00	\$0.00	\$1,637,790.11	100.00%	\$0.00	\$81,889.51
	5.2	06-110004 - Wood Framing Material	\$4,162,871.16	\$4,034,671.45	\$0.00	\$128,199.71	\$4,162,871.16	100.00%	\$0.00	\$128,509.40

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	5.3	06-175300 - Trusses	\$2,150,094.16	\$2,150,094.16	\$0.00	\$0.00	\$2,150,094.16	100.00%	\$0.00	\$107,936.32
	5.4	06-460000 - Finish Trim Carpentry - Material	\$309,510.00	\$0.00	\$22,056.00	\$0.00	\$22,056.00	7.13%	\$287,454.00	\$0.00
	5.5	06-460004 - Finish Trim Carpentry - Labor	\$369,510.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$369,510.00	\$0.00
06 - Division 06 Subtotals			\$8,629,775.43	\$7,822,555.72	\$22,056.00	\$128,199.71	\$7,972,811.43	92.39%	\$656,964.00	\$318,335.23
07 - Division 07										
	6.1	07-130000 - Waterproofing	\$37,350.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$37,350.00	\$0.00
	6.2	07-211610 - Batt Insulation	\$509,000.00	\$0.00	\$100,000.00	\$0.00	\$100,000.00	19.65%	\$409,000.00	\$5,000.00
	6.3	07-311300 - Shingles	\$265,290.33	\$265,290.33	\$0.00	\$0.00	\$265,290.33	100.00%	\$0.00	\$1,807.45
	6.4	07-510000 - Metal Roofing	\$1,040,600.00	\$1,040,600.00	\$0.00	\$0.00	\$1,040,600.00	100.00%	\$0.00	\$11,000.00
	6.5	07-712300 - Gutters and Downspouts	\$85,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$85,000.00	\$0.00
07 - Division 07 Subtotals			\$1,937,240.33	\$1,305,890.33	\$100,000.00	\$0.00	\$1,405,890.33	72.57%	\$531,350.00	\$17,807.45
08 - Division 08										
	7.1	08-140002 - Doors - Interior	\$290,402.28	\$0.00	\$50,000.00	\$0.00	\$50,000.00	17.22%	\$240,402.28	\$0.00
	7.2	08-161400 - Doors - Exterior	\$237,600.00	\$237,600.00	\$0.00	\$0.00	\$237,600.00	100.00%	\$0.00	\$0.00
	7.3	08-531300 - Windows	\$265,394.05	\$265,394.05	\$0.00	\$0.00	\$265,394.05	100.00%	\$0.00	\$7,500.00
	7.4	08-531400 - Window Coverings	\$31,680.00	\$31,680.00	\$0.00	\$0.00	\$31,680.00	100.00%	\$0.00	\$0.00
	7.5	08-800000 - Glass and Glazing	\$33,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$33,000.00	\$0.00
08 - Division 08 Subtotals			\$858,076.33	\$534,674.05	\$50,000.00	\$0.00	\$584,674.05	68.14%	\$273,402.28	\$7,500.00
09 - Division 09										
	8.1	09-000040 - Drywall	\$1,594,195.00	\$0.00	\$200,000.00	\$0.00	\$200,000.00	12.55%	\$1,394,195.00	\$10,000.00
	8.2	09-301300 - Ceramic	\$143,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$143,000.00	\$0.00
	8.3	09-651900 - Vinyl	\$331,819.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$331,819.00	\$0.00
	8.4	09-800000 - Clubhouse Flooring	\$25,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$25,000.00	\$0.00
	8.5	09-912300 - Painting	\$770,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$770,000.00	\$0.00
09 - Division 09 Subtotals			\$2,864,014.00	\$0.00	\$200,000.00	\$0.00	\$200,000.00	6.98%	\$2,664,014.00	\$10,000.00

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				FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
10 - Division 10										
	9.1	10-110000 - Door Hardware	\$54,223.90	\$54,223.90	\$0.00	\$0.00	\$54,223.90	100.00%	\$0.00	\$0.00
	9.2	10-140000 - Exterior Signs	\$26,400.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$26,400.00	\$0.00
	9.3	10-140010 - Interior Signs	\$26,400.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$26,400.00	\$0.00
	9.4	10-140020 - Monument Sign	\$15,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$15,000.00	\$0.00
	9.5	10-211300 - Toilet Partitions	\$7,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$7,000.00	\$0.00
	9.6	10-281300 - Toilet Accessories	\$24,987.54	\$24,987.54	\$0.00	\$0.00	\$24,987.54	100.00%	\$0.00	\$0.00
	9.7	10-440000 - Fire Extinguishers	\$13,200.00	\$13,200.00	\$0.00	\$0.00	\$13,200.00	100.00%	\$0.00	\$0.00
	9.8	10-550000 - Postal Equipment	\$30,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$30,000.00	\$0.00
	9.9	10-572313 - Closet and Utility Shelving	\$23,255.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$23,255.00	\$0.00
10 - Division 10 Subtotals			\$220,466.44	\$92,411.44	\$0.00	\$0.00	\$92,411.44	41.92%	\$128,055.00	\$0.00
11 - Division 11										
	10.1	11-310000 - Kitchen Appliances	\$580,800.00	\$250,000.00	\$0.00	\$0.00	\$250,000.00	43.04%	\$330,800.00	\$0.00
	10.2	11-310010 - Residential Laundry Equipment: Material	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
	10.3	11-681300 - Playground Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
11 - Division 11 Subtotals			\$580,800.00	\$250,000.00	\$0.00	\$0.00	\$250,000.00	43.04%	\$330,800.00	\$0.00
12 - Division 12										
	11.1	12-353013 - Cabinets	\$141,000.00	\$141,000.00	\$0.00	\$0.00	\$141,000.00	100.00%	\$0.00	\$0.00
	11.2	12-353015 - Granite	\$355,742.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$355,742.00	\$0.00
	11.3	12-930000 - Site Furnishings	\$121,375.43	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$121,375.43	\$0.00
12 - Division 12 Subtotals			\$618,117.43	\$141,000.00	\$0.00	\$0.00	\$141,000.00	22.81%	\$477,117.43	\$0.00
13 - Division 13										
	12.1	13-000020 - Carports	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
	12.2	13-000040 - Maintenance Facility	\$20,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$20,000.00	\$0.00
	12.3	13-000050 - Mail Kiosks	\$65,825.49	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$65,825.49	\$0.00

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	12.4 13-000080 - Sport Court			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
	12.5 13-000090 - Gazebos			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
	12.6 13-110000 - Pools and Pool Equipment			\$23,037.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$23,037.00	\$0.00
13 - Division 13 Subtotals				\$108,862.49	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$108,862.49	\$0.00
14 - Division 14											
	13.1 14-240000 - Elevators			\$996,959.00	\$785,000.00	\$0.00	\$0.00	\$785,000.00	78.74%	\$211,959.00	\$14,850.00
14 - Division 14 Subtotals				\$996,959.00	\$785,000.00	\$0.00	\$0.00	\$785,000.00	78.74%	\$211,959.00	\$14,850.00
21 - Division 21											
	14.1 21-100000 - Fire Sprinkler			\$406,890.00	\$45,000.00	\$150,000.00	\$0.00	\$195,000.00	47.92%	\$211,890.00	\$9,750.00
21 - Division 21 Subtotals				\$406,890.00	\$45,000.00	\$150,000.00	\$0.00	\$195,000.00	47.92%	\$211,890.00	\$9,750.00
22 - Division 22											
	15.1 22-000010 - Plumbing			\$1,602,321.63	\$1,372,452.09	\$229,869.54	\$0.00	\$1,602,321.63	100.00%	\$0.00	\$70,116.08
	15.2 22-000020 - Plumbing Fixtures			\$352,539.66	\$352,539.66	\$0.00	\$0.00	\$352,539.66	100.00%	\$0.00	\$0.00
	15.3 22-000090 - Hot Water Heaters			\$100,400.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$100,400.00	\$0.00
	15.4 22-000100 - Tub Repairs			\$6,600.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$6,600.00	\$0.00
	15.5 22-000110 - Sub-Metering (Water)			\$31,152.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$31,152.00	\$0.00
22 - Division 22 Subtotals				\$2,093,013.29	\$1,724,991.75	\$229,869.54	\$0.00	\$1,954,861.29	93.40%	\$138,152.00	\$70,116.08
23 - Division 23											
	16.1 23-000010 - HVAC			\$1,448,000.00	\$150,000.00	\$300,000.00	\$0.00	\$450,000.00	31.08%	\$998,000.00	\$22,500.00
	16.2 23-000080 - Testing, Balancing, Adjusting			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
23 - Division 23 Subtotals				\$1,448,000.00	\$150,000.00	\$300,000.00	\$0.00	\$450,000.00	31.08%	\$998,000.00	\$22,500.00
26 - Division 26											
	17.1 26-000010 - Electrical			\$1,893,454.26	\$1,710,772.70	\$182,681.56	\$0.00	\$1,893,454.26	100.00%	\$0.00	\$69,850.78
	17.2 26-000014 - Electrical Material			\$16,000.00	\$3,490.98	\$0.00	\$0.00	\$3,490.98	21.82%	\$12,509.02	\$0.00
	17.3 26-000020 - Telephone & Cable Underground			\$50,000.00	\$50,000.00	\$0.00	\$0.00	\$50,000.00	100.00%	\$0.00	\$2,500.00

A			B	C	D	E	F	G		H	I
ITEM NO.		BUDGET CODE	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
					FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	17.4 26-000030 - Low-Voltage Distribution			\$132,000.00	\$132,000.00	\$0.00	\$0.00	\$132,000.00	100.00%	\$0.00	\$6,600.00
	17.5 26-000040 - Electrical Fixtures			\$273,257.18	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$273,257.18	\$0.00
	17.6 26-560020 - Secondary Underground			\$90,000.00	\$90,000.00	\$0.00	\$0.00	\$90,000.00	100.00%	\$0.00	\$9,750.00
	17.7 26-560040 - Fire Alarm			\$136,250.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$136,250.00	\$0.00
26 - Division 26 Subtotals				\$2,590,961.44	\$1,986,263.68	\$182,681.56	\$0.00	\$2,168,945.24	83.71%	\$422,016.20	\$88,700.78
28 - Division 28											
	18.1 28-000020 - Access Control			\$66,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$66,000.00	\$0.00
28 - Division 28 Subtotals				\$66,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$66,000.00	\$0.00
31 - Division 31											
	19.1 31-000030 - Earthwork Grading			\$771,983.62	\$771,983.62	\$0.00	\$0.00	\$771,983.62	100.00%	\$0.00	\$37,302.67
	19.2 31-100000 - Site Clearing			\$230,000.00	\$230,000.00	\$0.00	\$0.00	\$230,000.00	100.00%	\$0.00	\$11,654.81
	19.3 31-230660 - Utility Spoil Disposal			\$194,864.95	\$194,864.95	\$0.00	\$0.00	\$194,864.95	100.00%	\$0.00	\$9,743.25
	19.4 31-250000 - Erosion & Sediment Control			\$39,641.00	\$39,641.00	\$0.00	\$0.00	\$39,641.00	100.00%	\$0.00	\$1,334.08
31 - Division 31 Subtotals				\$1,236,489.57	\$1,236,489.57	\$0.00	\$0.00	\$1,236,489.57	100.00%	\$0.00	\$60,034.81
32 - Division 32											
	20.1 32-000005 - City Required Infrastructure			\$67,325.52	\$42,500.00	\$0.00	\$0.00	\$42,500.00	63.13%	\$24,825.52	\$0.00
	20.2 32-000010 - Exterior Improvements			\$431,452.59	\$309,649.25	\$0.00	\$0.00	\$309,649.25	71.77%	\$121,803.34	\$15,282.46
	20.3 32-131300 - Concrete Paving			\$1,513,455.52	\$1,437,782.73	\$0.00	\$0.00	\$1,437,782.73	95.00%	\$75,672.79	\$149,806.79
	20.4 32-162300 - Sidewalks			\$348,447.00	\$170,000.00	\$100,000.00	\$0.00	\$270,000.00	77.49%	\$78,447.00	\$13,500.00
	20.5 32-172300 - Pavement Marking			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
	20.6 32-172500 - Surveying & Layouts			\$63,000.00	\$63,000.00	\$0.00	\$0.00	\$63,000.00	100.00%	\$0.00	\$0.00
	20.7 32-800000 - Irrigation Systems			\$165,401.61	\$34,072.88	\$0.00	\$0.00	\$34,072.88	20.60%	\$131,328.73	\$4,654.58
	20.8 32-930000 - Landscaping			\$247,333.60	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$247,333.60	\$0.00
32 - Division 32 Subtotals				\$2,836,415.84	\$2,057,004.86	\$100,000.00	\$0.00	\$2,157,004.86	76.05%	\$679,410.98	\$183,243.83
33 - Division 33											

A		B	C	D	E	F	G		H	I
ITEM NO.	BUDGET CODE	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	%(G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
				FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	21.1	33-000010 - Site Utilites	\$204,399.66	\$204,399.66	\$0.00	\$0.00	\$204,399.66	100.00%	\$0.00	\$9,816.32
	21.2	33-100000 - Water	\$350,000.00	\$350,000.00	\$0.00	\$0.00	\$350,000.00	100.00%	\$0.00	\$17,500.00
	21.3	33-300000 - Sanitary Sewer	\$250,000.00	\$250,000.00	\$0.00	\$0.00	\$250,000.00	100.00%	\$0.00	\$12,500.00
	21.4	33-400000 - Storm Drain	\$567,659.67	\$567,659.67	\$0.00	\$0.00	\$567,659.67	100.00%	\$0.00	\$28,382.98
33 - Division 33 Subtotals			\$1,372,059.33	\$1,372,059.33	\$0.00	\$0.00	\$1,372,059.33	100.00%	\$0.00	\$68,199.30
50 - Division 50										
	22.1	50-000010 - Overhead	\$726,063.06	\$726,063.06	\$0.00	\$0.00	\$726,063.06	100.00%	\$0.00	\$0.00
	22.2	50-000020 - GC Fee	\$2,178,189.18	\$2,178,189.10	\$0.00	\$0.00	\$2,178,189.10	100.00%	\$0.08	\$0.00
50 - Division 50 Subtotals			\$2,904,252.24	\$2,904,252.16	\$0.00	\$0.00	\$2,904,252.16	100.00%	\$0.08	\$0.00
Grand Totals			\$40,168,970.41	\$27,731,407.93	\$1,730,123.40	\$128,199.71	\$29,589,731.04	73.66%	\$10,579,239.37	\$970,922.33



RISE Residential Construction Riverside, LLC

Printed on Sun Apr 7, 2024 at 11:17 am CDT

Job #: 2020-LRFW Riverside Senior Living
8000 N Riverside Dr.
Fort Worth, Texas 76137



Description

Taken Date

04/05/2024 at 03:51 pm

Uploaded By

Joseph Welch

Upload Date

04/05/2024 at 06:55 pm

File Name

IMG_2024_04_05_15_51_29_883.j...



Description

Taken Date

04/05/2024 at 03:05 pm

Uploaded By

Joseph Welch

Upload Date

04/05/2024 at 06:55 pm

File Name

IMG_2024_04_05_15_05_00_575.j...



Description

Taken Date

04/05/2024 at 03:12 pm

Uploaded By

Joseph Welch

Upload Date

04/05/2024 at 06:55 pm

File Name

IMG_2024_04_05_15_12_23_898.j...



Description

Taken Date

04/04/2024 at 10:46 am

Uploaded By

Joseph Welch

Upload Date

04/04/2024 at 10:47 am

File Name

1DFF4B72-A8F0-4155-A288-426B...



RISE Residential Construction Riverside, LLC

Printed on Sun Apr 7, 2024 at 11:17 am CDT

Job #: 2020-LRFW Riverside Senior Living
8000 N Riverside Dr.
Fort Worth, Texas 76137



Description

Pouring lightweight in bldg. 1 2nd and 3rd floor

Taken Date

04/02/2024 at 12:00 pm

Uploaded By

Joseph Welch

Upload Date

04/02/2024 at 12:15 pm

File Name

20240402_120045.jpg



Description

Pouring bldg. 5 slab

Taken Date

03/23/2024 at 10:46 am

Uploaded By

Joseph Welch

Upload Date

03/23/2024 at 10:46 am

File Name

IMG_2024_03_23_10_46_44_324.j...



Description

Waterproofing corridors in bldg. 1, 2nd floor

Taken Date

04/01/2024 at 05:28 pm

Uploaded By

Joseph Welch

Upload Date

04/01/2024 at 05:28 pm

File Name

IMG_2024_04_01_17_28_41_305.j...



Description

Taken Date

03/23/2024 at 09:19 am

Uploaded By

Doug Robinson

Upload Date

03/23/2024 at 09:20 am

File Name

20240323_091934.jpg



Republic Center
325 N. St. Paul St.
Suite 3200
Dallas, Texas 75201
P: (214) 468-0807
F: (214) 468-0724

March 26, 2024

Alexa Delerme
Bellwether Enterprise
15770 Dallas Parkway
Dallas, Texas 75248

**RE: Legacy Riverside
Fort Worth, Texas
CA Partners, Inc Project No.: 20240**

Dear Alexa,

Enclosed is Construction Progress Report No. 036 dated March 26, 2024 for the above referenced project. Please note that the first page of the report is a summary with detailed information in the pages that follow.

It is a pleasure working for you and Bellwether Enterprise. If you have any questions, please call me at (214) 468-0807 or email me at jbenson@capartnersinc.com.

Sincerely,

A handwritten signature in blue ink, appearing to read 'James Benson', with a stylized 'J' and 'B'.

James Benson
Senior Project Manager

cc: constructionadmin@bwe.com - Bellwether Enterprise
Alma Navarro – IBC Bank (by reliance)
Lee Reed – IBC Bank (by reliance)
Constantine Chigounis – 42 Equity (by reliance)
Oscar Leal, CPA – 42 Equity (by reliance)
Agustina Pesci – 42 Equity (by reliance)



Partners, Inc.
Construction Advisors

LEGACY RIVERSIDE **Fort Worth, Texas**

Report No: 036 – March 26, 2024

CA Partners, Inc. Project Number: 20240

Prepared for:

Bellwether Enterprise
15770 Dallas Parkway
Dallas, Texas 75248



**Professionals Serving Construction Lenders,
Investors, and Participants**

Legacy Riverside – Fort Worth, Texas

Executive Summary Report 036

Client: Bellwether Enterprise
ATTN: Alexa Delorme

From: James Benson, Senior Project Manager
CA Partners, Inc.

Project Name - City, State: Legacy Riverside - Fort Worth, Texas
Project Type: 264-units in seven 3-story apartment buildings with a Clubhouse on 9.8 acres
Site Visit Date: February 2, 2024
Development Draw/ Contractor Application # reviewed: Draw 36 Pay App 36
Complete Draw Package Received: Yes ☒ No ☐ **March 25, 2024**
For the period ending: February 25, 2024

Current Contract Sum through Change Order No. 19 / Contract Type: \$40,168,970.41/Cost Plus-GMP
Was the Budget revised or modified this period? By Reallocation ☒ No ☐
Current Change Orders: Change Order 19 \$0.00 By Change Order ☒ No ☐
Executed Change Orders Received: Yes ☒ No ☐
Stored materials requested this draw? Onsite: ☐ Offsite: ☐ Yes ☐ No ☒

Amount of Contractor's request this period: \$1,647,778.34

Amount of Contractor's request recommended: See Section 1 Comments

Completion % estimated by CA Partners, Inc. (Does not include amounts funded for Stored Materials) 50%
Completion % indicated on Contractor's Application 73.66%
Hard Cost Budget appears sufficient on a % of work in place basis? Yes ☐ No ☒

Construction Schedule:

Completion date per Construction Contract or extended by change order: March 21, 2023
Is Work currently on schedule to meet this date? Yes ☐ No ☒
If not, how far behind schedule? March 1, 2025

Retainage:

Percent of retainage currently held 3.3%
Does % withheld agree with terms of Construction Contract? Yes ☐ No ☒
Is any retainage release requested this period? Yes ☐ No ☒
If Yes, how much?

Other:

General Contractor's lien waivers received and reviewed? Yes ☐ No ☒
Project being constructed in general accordance with approved Plan and Specifications Yes ☐ No ☐
Foundations Complete: Yes ☐ No ☒
Certificate(s) of Occupancy issued? Yes ☐ No ☒
Does CA Partners, Inc. recommend client contact us to discuss issues in this report? Yes ☒ No ☐

** This is a summary of the findings from our site visit and draw processing. Please reference the information in the pages that follow for a more comprehensive and detailed discussion of issues.*

1. CONSTRUCTION FUNDING REQUEST

Overall scope of work: The Legacy Riverside Independent Senior Living project is located at the northeast intersection of North Riverside Drive and Summerfields Boulevard in Fort Worth, Texas. The project is located on a 9.82-acre tract of land, and a total of 264 apartment units will be constructed. Access to the property will be provided from two double lane entry drives from North Riverside Drive to the central Clubhouse located adjacent the buildings. One 1-story Clubhouse and seven 3-story apartment buildings will be provided. Carport/covered parking spaces and vehicular access gates are identified. Site amenities include a fenced swimming pool area, dog park, outdoor sitting areas, picnic tables, BBQ grills, gazebo, fire pit, horseshoe pit, beanbag toss, and perimeter fencing. Perimeter building and parking lot landscaping is proposed. The centrally located Clubhouse areas will include a Club Room with kitchen, Fitness Center, Craft Room, Billiards Room, Business Center, Conference Room, Leasing area, offices, and Public Restrooms.

Summary of Contractor's Application	Application for Payment No. 36
Original Contract Sum	\$33,500,00.00
Net Change by Change Orders	<u>\$6,668,970.41</u>
Contract Sum to Date	\$40,168,970.41
Total Completed and Stored to Date	\$29,589,731.04
Retainage	<u>\$970,922.33</u>
Total Earned Less Retainage	\$28,618,808.71
Less Previous Certificates for Payment	<u>\$26,971,030.37</u>
Current Payment Due	\$1,647,778.34
Balance to Finish, Including Retainage	\$11,550,161.70

1.1 Rise Residential – Application and Certificate for Payment No. 36

- **A no cost Change Order has been incorporated this period that documents the budget reallocations that occurred within the Schedule of Values.** We were previously informed by the Developer/Contractor that formal change orders will not be issued for budget reallocations without additional scope changes.
- Work for the Period Ending: February 25, 2024
- Current Contract Sum: \$40,168,970.41
- Application and Certificate for Payment No. 36 has been signed and certified by the Architect dated March 15, 2024.
- We have discussed with the Contractor that it is our opinion that several line items have been overdrawn based on what is complete in the field. **We have indicated with an asterisk (*) on the current most recent G703 showing which line items are currently over drawn on the current request only.** We have not objected that the Pay Requests submitted each month are not actual cost incurred, but that the line items need additional funds allocated so they are not overdrawn compared to the amount of work remaining to be completed. We have been informed by the Owner/Builder that the Schedule of Values need will continue to be evaluated based on recent increases in material, labor, and logistics costs. Owner change orders are likely in the near future to address the additional costs. We have requested to be kept in the loop regarding potential change orders but have not received an official change order log.
- General Requirement line items have been drawn to 92.66% at this time. Overhead has been drawn at 100%. GC Fee has been drawn at 100%. The project has only billed for 73.66%. When removing stored materials, this percentage decreases further. It is somewhat common for general conditions to outpace actual construction when drawn on a pro-rata basis, however the current difference is

significantly more than typical. **We continue to recommend that funds advanced for General Conditions, Overhead, and GC Fee items be slowed or halted.**

Upon receipt of previous Application for Payments, we made an inquiry to the Borrower regarding various overdrawn line items. We had recommended that budget reallocations occur, or requests be reduced so that the scope line items were in line with the percent complete in the field. We were informed by the Borrower that the Bank going to escrow funds for work NOT in place so they can release them as soon as the work is in complete. The bank will hold any funds for work they feel is not in place. We were also informed that the Elevator cabs manufactured already for Austin Manor (a different project) have been transferred to Riverside and Riverside needs to repay Manor for the elevator cabs. Please note this is not the typical construction practice to utilize different project sources to fund other projects.

As mentioned previously, we do not object that these are actual cost incurred and that only the percent values are overdrawn based on what is complete in the field. We can only recommend funding on what is complete. If reducing the requests is not feasible, we recommend additional funds are allocated to the over drawn line items so that the percent complete is consistent with what is complete in the field.

1.2 Retainage

- The Owner/Contractor Agreement indicates that 5% retainage will be withheld from subcontractor labor related line items with various exceptions including General Conditions, Overhead, GC Fees and costs, permits, insurance, bonds, and materials
- Retainage withheld appears to be generally consistent with the provisions detailed in the Owner/Contractor Agreement we reviewed, however we would consider these retainage provisions to be significantly more favorable than typical for the Contractor, and we would consider the limited amount of retainage to represent increased risk for the lender
- Based on the above exemptions, total retainage withheld to date is \$970,922.33 reflecting 3.3% of the "Total Completed and Stored to Date" figure
- We would recommend that retainage for the project be increased. We recommend that a minimum of 5% of the total work completed be withheld for the project, and we would consider 10% total retainage to be ideal for lender protection
- We would also recommend that it be confirmed that current retainage withheld is consistent with the Loan Agreement
- No retainage release request has been indicated on the current Application for Payment

1.3 Lien Waivers

General Contractor's Conditional and Unconditional Waiver and Release on Progress Payment received:

- We have requested but not received a Conditional Waiver and Release on Progress Payment this period for Application for Payment No. 36.
- We have requested but not received Unconditional Lien Waivers referencing the amounts previously funded for Application Nos. 24-35. **We recommend you secure the Unconditional Lien Waiver prior to funding the current Draws.**
- Approval of lien waiver wording, format, and authority to sign is left to your discretion

1.4 Funding Recommendation

We have recommended additional funds be added to the project so that line items completion percentage are representative of the work actually complete in the field. At this time, based on job progress and cost incurred to date, we do not anticipate the current "Balance to Finish" amount of \$10,579,239.37 to be sufficient for the remaining proposed scope of work. However, it is the opinion of the Developer/Contractor that the remaining budget is sufficient to cover the remaining. This comment is in relation to the line items that have been drawn high compared to the actual completion percentage as discussed above. Also, some material line items have been drawn 100% and do not have a line item for labor installation of these line items. So, we anticipate additional funds will be needed to cover these labor costs for installation of some of the material line items.

With the information provided within this Report, if you elect to fund the amount is noted below:

Application for Payment No. 36: \$1,647,778.34

1.5 Development/Loan Budget

We have not received a copy of the Borrower's development budget for this project. The total project costs are not identified, and we cannot verify that the current Contract Sum or the Hard Cost request are consistent with the Contractor's Application for Payment.

We have not received a copy of the Development Budget, with the current draw submission or during our pre-construction review, and we have not been able to determine if there is additional Hard Cost Contingency outside the Contractor's Schedule of Values. Approval of soft cost funding requested is left to you as an underwriting consideration.

2. STORED MATERIALS

2.1 Materials Stored Onsite:

- CMU
- Hardie plank siding
- Lumber
- Trusses
- Sheathing
- PEX piping
- Windows

2.2 Onsite Stored Material Request:

- No on-site stored materials requests have been made this application

2.3 Offsite Stored Material Request:

Not including framing materials, approximately \$3,000,000 in materials have been funded to date as reflected on the previous Contractor's Application for Payment. These materials have not been installed at this time and our estimated completion percentage does not include materials purchased. We mention this for your information. These materials are reportedly stored at the Contractor's facility, vendor facility, or locked conexas onsite.

- \$425,000 for "Metal Pan Stairs and Rails" – material previously purchased and funded
- \$820,600 for "Thermal & Moisture Protection" – Contractor provided Bill of Lading and Photos for Zip sheathing, metal roof rolls, and Cladding materials purchased (previously purchased and funded) – now in progress of being installed.
- \$92,411.44 for "Specialties" – material previously purchased and funded
- \$250,000 for "Equipment" – material previously purchased and funded
- \$300,000 for "Cabinets" – material previously purchased and funded
- \$785,000 for the "Elevator" deposit
- \$352,539.66 for "Plumbing Fixtures" – material previously purchased and funded
- \$23,272.88 "Irrigation" – material previously purchased and funded

3. CHANGE ORDERS

3.1 Current Change Orders

The Contract Sum has previously been modified a total of \$6,668,970.41 by Change Order Nos. 1-19. We were previously informed by the Developer/Contractor that formal change orders will not be issued for budget reallocations without additional scope changes. The Contract Sum remains \$40,168,970.14.

3.2 Pending Change Orders

- We have requested that the Borrower and/or Contractor keep us informed regarding any pending or outstanding change orders in progress during the duration of the construction project
- At this time, we have not been informed of any potential change orders for this project.

4. CONSTRUCTION - PROGRESS, ISSUES, AND SCHEDULE

4.1 Construction Progress

Observations made at the time of this month's site visit on March 5, 2024 are as follows:

- Retaining walls at the north perimeter of the site remained complete with the exception of backfill
- Cutting and grouting for post tension cables remained incomplete
- Concrete paving for drives and parking areas were complete for all areas except the northwest portion of the site and the main approaches from adjacent public streets
- Framing remains in progress for the buildings except Building 5
- Under slab plumbing lines, trenching for grade beams, under slab vapor barrier, and post tension cables were previously complete but due to excessive rainfall the grade beams and subgrade soils had to receive extra fill and re-compaction. This work has resumed as of March 5, 2024..
- Foundations remained complete with the exception of Building 5
- Overgrown vegetation has now been cleared from the site and additional rough grading complete adjacent building areas.
- CMU elevator shafts remained complete for each building except Building 5
- Concrete paving was complete for onsite drives and parking areas – only remains for 1 approach from North Riverside Drive.
- Concrete approach from Summerfields Blvd was complete
- Concrete sidewalks was complete at Summerfields Blvd
- Temporary electrical power was complete
- Level 1 wall framing was complete for the Clubhouse and exterior sheathing and roof decking were also complete
- Roofing was observed complete for the Clubhouse
- Zip Sheathing tape and windows were complete at the Clubhouse – Storefront style doors remain
- Framing for levels 1-3 and roof decking were complete at Building 1
- Roofing and windows were complete at Building 1
- Exterior siding was in progress at Building
- Plumbing rough in was complete at Building 1
- Electrical rough in was in progress at Building 1
- Framing, roof decking, roofing, and windows were complete at Building 2
- Plumbing rough in was complete at Building 2
- Electrical rough in was just beginning at Building 2
- Framing levels 1-3, windows, and roof decking were complete at Building 3
- Plumbing rough in complete at Building 3
- Electrical rough in was in progress at Building 3
- Levels 1-3 wall framing was complete at Building 4 – roof trusses were in progress
- Re-trenching of grade beams was in progress at Building 5

- Level 2 wall framing and exterior sheathing were complete at Building 6
- Plumbing rough in was in progress at Building 6
- Framing, exterior sheathing, windows, and roofing were complete at Building 7
- Exterior siding was in progress at Building 7
- Plumbing rough in was complete at Building 7
- Electrical rough in was in progress at Building 7
- Metal fencing was observed complete at the north perimeter of the site

4.2 Construction Issues

- **Construction Progress from June 28, 2023 to August 30, 2023 slowed down. Construction pace has now picked back up during the period from August 30, 2023 to March 5, 2024.**
- There were approximately 25 laborers observed onsite at the time of our site visit.
- CA Partners has had previous and current projects with Rise Residential, and we have had generally mixed results regarding timeliness of completion. Several Austin and DFW area projects have experienced severe delays, and based on interactions to date with this project, we would consider this project to have an elevated risk for schedule and price increases.
- We have discussed with the Contractor that it is our opinion that several line items have been overdrawn based on what is complete in the field. **We have indicated with an asterisk (*) on the previous G703 showing which line items are currently over drawn.** We have not objected that the Pay Requests submitted each month are not actual cost incurred, but that the line items need additional funds allocated so they are not overdrawn compared to the amount of work remaining to be completed. We have been informed by the Owner/Builder that the Schedule of Values need to be reevaluated due to recent increases in material, labor, and logistics costs. Owner change orders are likely in the near future to address the additional costs. We have requested to be kept in the loop regarding potential change orders but have not received an official change order log.
- Under slab plumbing lines, trenching for grade beams, under slab vapor barrier, and post tension cables were previously complete but due to excessive rainfall the grade beams and subgrade soils had to receive extra fill and re-compaction. This work was observed in progress on March 5, 2024.

4.3 Construction Schedule

Contractual Completion date:	March 21, 2023
Contractor's estimated Substantial Completion date:	Updated Schedule Requested
CA Partners estimated Substantial Completion date:	March 1, 2025
Has occupancy started:	No

- Utilizing a date of commencement of March 31, 2021, and based on the contractual duration of 720-days, we calculate the contractual completion date to be March 21, 2023. This date was not met.
- Based on current progress and past performance of the Contractor, CA Partners estimates that Substantial Completion will likely be achieved on March 1, 2025.
- Please be aware that the Contractor's progress to date has been much slower than industry standard, and our estimated date of Substantial Completion may therefore be much more susceptible to being modified. Should construction administration, manpower, and direction all improve in the coming months, Substantial Completion could be completed sooner, however should the current level of organization continue, the completion date may be at risk of being pushed further.
- Final Completion including all punchlist, cleaning and final demobilization may extend past the Substantial Completion date.

5. CONSTRUCTION MATERIAL TESTING

5.1 Test Results Received Since our Prior Report:

Testing was initially being performed by Intertek PSI for this project. We have not been provided with any additional copies of testing since the previous period, and we will continue to request that we be added to the direct testing distribution list.

Please be aware that it no longer appears that testing is being done for the project based on our observations onsite. Reinforcing steel is being placed over cracked soil which does not appear to have been recently compacted or tested. We recommend that testing begin immediately to ensure the project is built per plans and specifications

6. CONSTRUCTION DOCUMENTATION

- The following documents have been received with the draw submission for this report:
 - Contractor Application and Certificate for Payment No. 36
- We will continue to comment on documents as they are received

7. CONCLUSIONS

7.1 Job Progress

- Job progress since the previous period has been at a good pace
- Based on our observations and interactions with this project to date, we would consider the project to be at high risk of schedule delays and cost increases. Please see comments in Section 1.

7.2 Estimated Completion Percentage

- Based on our field observations and work in place, we consider this project to be approximately 50% complete.

DISCLAIMER/RELIANCE

Information contained in this report was obtained through observations made at the time of our site visit(s), communication with on and off-site construction personnel, communication with Borrower/Owners, draw documentation provided with applicable backup, meeting minutes, third party reports (testing, etc.), and documentation items (change orders, construction schedules, Certificates of Occupancy, etc.) provided by the Borrower and/or Contractor. Where necessary, information was also obtained by verbal communication, meetings, access to online portals, and/or email correspondence on specific issues requiring clarification in order for us to fulfill our report scope obligation. CA Partners, Inc. (CAP) will have no obligation or authority to direct any other party (Borrower, Architect, Engineer, Contractor, etc.) involved in the project. CAP will have no liability regarding acts or omissions of these parties, their employees, or agents. CAP will not provide construction management or supervision for this project and do not have authority to reject work. CAP services will not include any testing related to soil conditions, environmental issues, structural issues or mechanical /electrical systems, or construction materials. No destructive testing of building components will be performed. All reports issued by CAP reflect our judgement and opinion based on construction elements visible at the time of our monthly site observations.

The information contained in this report may be used and relied upon by Bellwether Enterprise and IBC Bank subject to terms, conditions, limitations and qualifications contained in the Agreement between the client named herein and CA Partners, Inc. This report, or any report prepared by CA Partners, Inc., is not to be relied upon by any third party financial institution, investor or lending entity unless arrangements are made by executed reliance letter signed by CA Partners, Inc. and the lead client named above. Third party reliance will require acceptance of the report scope agreed to and outlined in our original engagement unless engaged to perform added scope outlined in an additional agreement or co-engagement. Our reports are solely for the use of our client(s), approved reliant parties and/or co-engagements in administering the construction loan for this project. CA Partners, Inc. will not name or distribute our reports to Borrowers as we believe our reports are proprietary to our clients. However, named clients may distribute reports, if needed, at their discretion, to better administrate the construction loan per their policies. We recommend that any third parties perform their own due diligence in examining the above property.

This report is for the use and benefit of, and may be relied upon by,

- a) the Seller/Servicer, Freddie Mac and all successors and assigns ("Lender");
- b) independent auditors, accountants, attorneys and other professionals acting on behalf of the Lender;
- c) governmental agencies having regulatory authority over Lender;
- d) designated persons pursuant to an order or legal process of any court or governmental agency;
- e) prospective purchasers of the mortgage; and
- f) with respect to any debt (or portion thereof) and/or securities secured, directly or indirectly, by the Property which is the subject of this report, the following parties in their respective successors and assigns:
 - any placement agent or broker/dealer and any of their prospective affiliates, agents, and advisers;
 - any initial purchaser or subsequent holder of such debt and/or security;
 - any Servicer or other agent acting on behalf of the holders of such debt and/or security;
 - any indenture trustee;
 - any rating agencies; and
 - any institutional provider from time to time of any liquidity facility or credit support for such financings



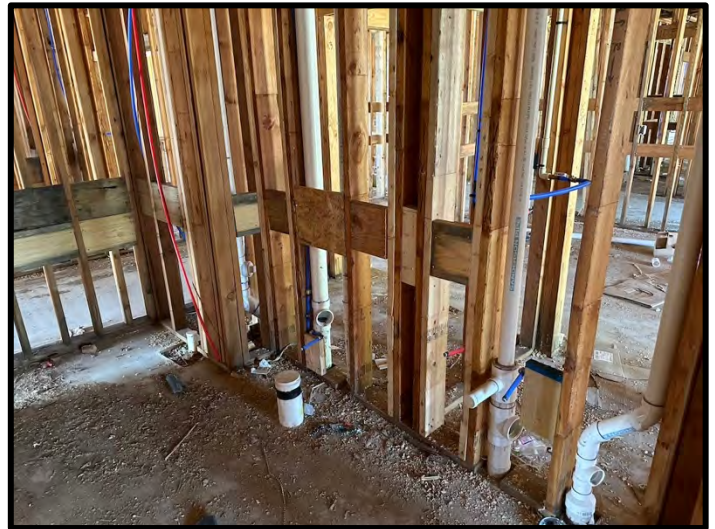
1. Zip sheathing tape and windows were complete at the Clubhouse.



2. Electrical rough in was in progress at the Clubhouse.



3. Exterior siding and trim were in progress at Building 1.



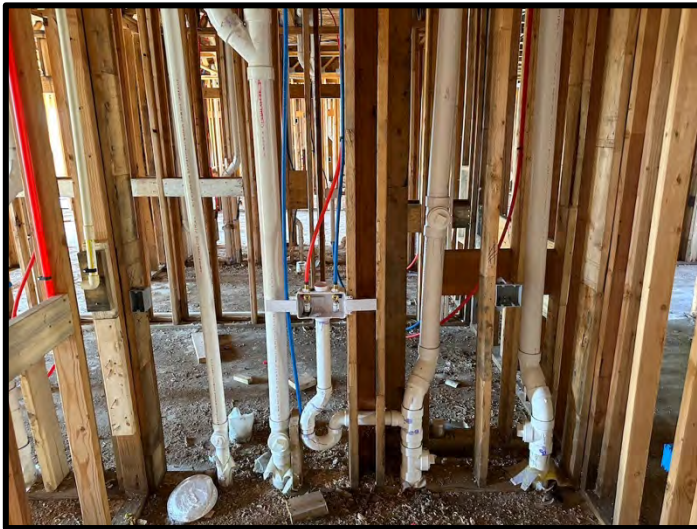
4. Plumbing rough in was observed complete at Building 1.



5. Electrical rough in was nearing completion at Building 1.



6. Windows, exterior sheathing and zip tape were complete at Building 2.



7. Plumbing rough in was complete at Building 2.



8. Windows, exterior sheathing and zip tape were complete at Building 3.



9. Electrical rough in was in progress at Building 3.



10. Framing and exterior sheathing for levels 1-3 were complete at Building 4.



11. Roof trusses were in progress at Building 4.



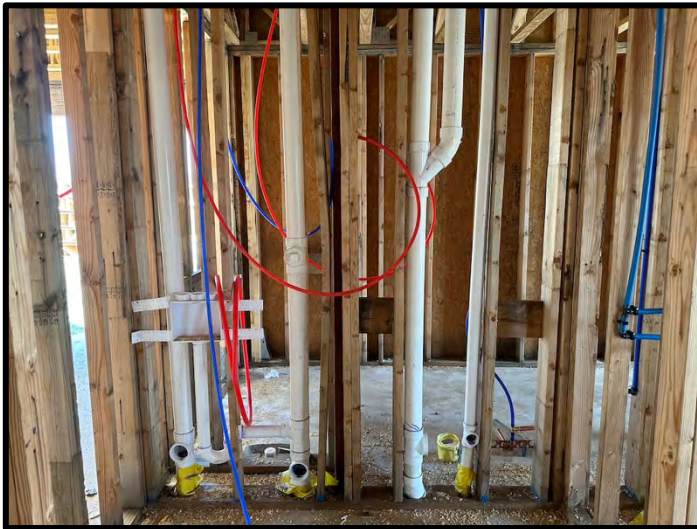
12. Re-compaction of soil and grade beams were in progress at Building 5.



13. Concrete sidewalks were complete at Summerfields Blvd street frontage.



14. Re Level 2 framing was complete at Building 6. Level 3 floor decking was in progress.



15. Plumbing rough in was in progress at Building 6.



16. Exterior siding and trim were in progress at Building 7.



17. Plumbing rough in was complete at Building 7.



18. Electrical rough in was in progress at Building 7.



Texas Department of Housing and Community Affairs, Street Address: 221 East 11th Street, Austin, TX 78701 Mailing Address: PO Box 13941, Austin, TX 78701, Main Number: 512-475-3800, Toll Free: 800-525-0657, Email: info@tdhca.state.tx.us, Web: www.tdhca.state.tx.us

Construction Status Report – Minority Owned Business Report (HTC Only)

TDHCA Asset Management Division - P.O. Box 13941, Austin, Texas 78711-3941 www.tdhca.state.tx.us/asset-management

This report must be provided every 90 days in coordination with the construction status reports for all HTC developments as required by Tex. Gov't Code §2306.6734 to demonstrate the Owner's attempt to ensure that at least 30% of the construction and management businesses with which the Owner contracts in connection with the development are minority-owned businesses.

TDHCA File No.: p20613

Development Name: Legacy Riverside Senior Living Community

NAME and ADDRESS of OWNERSHIP ENTITY	
Name of Ownership Entity: <u>TX Riverside Seniors, LP</u>	Contact Name: <u>Melissa Fisher</u>
Mailing Address: <u>16812 Dallas Parkway</u>	City: <u>Dallas</u> , State: <u>TX</u> Zip: <u>75248</u>
Phone: <u>(972) 701-5555</u>	Email: <u>mfisher@rise-residential.com</u>

In accordance with Texas Government Code, I, the Owner, as agreed in the Owner's Certification submitted with the Housing Tax Credit Application for the above named Development, have attempted to ensure that at least 30% of the construction and management businesses with which I contract in connection with the Development identified above are Minority Owned Businesses. I understand that a Minority Owned Business is defined by Section 2306.6734 as a business entity that is 51% owned, managed, and controlled by members of a minority group in its daily operations (for purposes of this report, Section 2306.6734 defines "minority group" as women, African Americans, American Indians, Asian Americans, Mexican Americans, and other Americans of Hispanic origin).

As of today, the percentage of businesses with which I, the Owner, have contracted that qualify as Minority Owned Businesses is as follows:

PERCENTAGE OF CONTRACTED MINORITY OWNED BUSINESSES
CONSTRUCTION: 35 %
MANAGEMENT: 35 %

Back up documentation will be provided to the Department in the event such documentation is requested to confirm the contracted percentages referenced above.

By: 

04/07/24

Signature of Owner Representative

Date

Melissa Fisher, Manager

Printed Name of Owner Representative

Submit this form in accordance with the instructions related to Construction Status Reports in the Post Award Activities Manual.

Construction Status Reports begin with an initial report and are received every 90 days via the applicant's FTP account. Please contact your Asset Manager or the general Asset Management inbox (asset.management@tdhca.state.tx.us) with questions.