



CHANGE ORDER RECONCILIATION

Project and Change Order Ledger

Lake Orion Downtown Development Authority

1. PROJECT INFORMATION

PROJECT NAME

Lumber Yard at Paint Creek

PROJECT LOCATION

215 S Broadway St

CONTRACTOR

Mickey's Construction

CONTRACT NUMBER

RECONCILIATION THROUGH DATE

September 1, 2026

2. CONTRACT AMOUNT RECONCILIATION

ORIGINAL CONTRACT

APPROVED ADDS

APPROVED CREDITS

NET CO TOTAL

REVISED CONTRACT

3. CHANGE ORDER LEDGER - ENTER ADDITIONS AS POSITIVE AND DEDUCTIONS AS NEGATIVE

CO NO.	DATE	DESCRIPTION / SCOPE	STATUS	AMOUNT	TIME +/- DAYS
26004	5.10.26	Exhibit A	Partial see note	6850	
26005	5.14.26	Exhibit B	Complete	3850	
26006	5.10.26	Exhibit C	Complete	8643	
26007	5.12.26	Exhibit D	Complete	3850.88	
26008	5.14.26	Exhibit E	Partial See note	15436.95	
			Total	38,630.83	
		Prepaid Applied to Exhibit E		(-9700)	
			Amended total	28,930.83	
		Exhibit A -Barn doors, Siding, Floor Seal, incompl.	No Chargeback		
		Exhibit D - Payment on footings/concrete paid in May 2026	Credit		

LEDGER NOTES / REFERENCE DOCUMENTS



CHANGE ORDER RECONCILIATION

Financial Closeout and Certifications

Lake Orion Downtown Development Authority

4. PAYMENT AND BALANCE RECONCILIATION

REVISED CONTRACT AMOUNT

VALUE OF WORK COMPLETED AND ACCEPTED

LESS RETAINAGE

LESS PRIOR PAYMENTS

CURRENT PAYMENT DUE

REMAINING CONTRACT BALANCE

28,930.83

5. PENDING, DISPUTED OR UNRESOLVED ITEMS

☐ No pending, disputed or unresolved change order items remain.

☐ Items remain and supporting documentation is attached.

DESCRIBE UNRESOLVED ITEMS, RESPONSIBILITY, PROPOSED AMOUNT AND NEXT ACTION

6. SCHEDULE AND CLOSEOUT

ORIGINAL COMPLETION DATE

APPROVED REVISED COMPLETION DATE

NET APPROVED CALENDAR-DAY CHANGE

CLOSEOUT CONDITIONS, PUNCH-LIST ITEMS, WARRANTIES, RELEASES OR REQUIRED DELIVERABLES

All other work through September 1, 2026 deemed included and all claims waived.

7. MUTUAL RECONCILIATION AND CERTIFICATION

By signing below, the Contractor and the Lake Orion Downtown Development Authority acknowledge that the approved change orders, credits, contract amount, payment status and schedule adjustments shown on this form are accurately reconciled through the date above. Except for items expressly identified in Section 5, each party confirms that it is not aware of any additional change order claim requiring inclusion in this reconciliation. This form documents reconciliation only and does not waive obligations that survive under the contract.

CONTRACTOR AUTHORIZED REPRESENTATIVE

Signature / typed name

Signature date

Representative title

LAKE ORION DOWNTOWN DEVELOPMENT AUTHORITY

Matthew Gibb

Matthew Gibb, Executive Director - signature / typed name

9/6/2026

Date

PENDING

Board approval / reference (if required)



CHANGE ORDER

Trail head building
Project Name
215 S BROADWAY
Project Address

2024
Change Order Number
26004
Change Order Date

Contractor

DESCRIPTION OF CHANGES:

(check here ☐ and attach additional pages if more space is needed.)

CHANGE: Trim out wood floor as needed
Frame in 4 windows and install plexiglass in each.
CHANGE: Repair siding on exterior. Trim as needed
Framed in new electrical room with 2 doors
Install pole barn steel ~~on exterior~~ Trim as needed
rebuild 2 10x10 barn doors, and secure them to the wall.

PRICE DETAIL:

TOTAL:

6,850.00

PRICE. These changes (select one):

☐ raise the price of the contract to

☐ do not affect the price of the contract.

PROJECT DURATION. These changes (select one):

☐ extend ☐ shorten the duration of the project _____ days.

☐ do not affect the duration of the project.

COMPLETION. The new approximate date of completion is:

PAYMENT SCHEDULE. These changes will adjust the payment schedule as follows:

--

Owner Signature

Matthew Gibb

Printed Name

Date

Contractor Signature

MVP BATES

Printed Name

Date

5-10-26





CHANGE ORDER

Project Name

215 S BROADWAY

Project Address

Change Order Number

2024
26-005

Change Order Date

Contractor

DESCRIPTION OF CHANGES:

(check here ☐ and attach additional pages if more space is needed.)

EVENT BARN.

CHANGE: South wall interior

CHANGE: FRAME garage doors in / frame new man
door w/ frame, install Perlin's - install

PRICE DETAIL: Steel siding w/ trim

TOTAL:

\$3850.00

PRICE. These changes (select one):

☐ raise the price of the contract to

☐ do not affect the price of the contract.

PROJECT DURATION. These changes (select one):

☐ extend ☐ shorten the duration of the project _____ days.

☐ do not affect the duration of the project.

COMPLETION. The new approximate date of completion is:

PAYMENT SCHEDULE. These changes will adjust the payment schedule as follows:

Owner Signature

Matthew Gibb

Printed Name

Date

Contractor Signature

M. K. Bockos

Printed Name

5-14-24

Date





CHANGE ORDER

Event Barn
Project Name
215 S BROADWAY
Project Address

2024
Change Order Number
26-006
Change Order Date

Contractor

DESCRIPTION OF CHANGES:

(check here ☐ and attach additional pages if more space is needed.)

CHANGE: Pickup + drop off Barn siding (Hand unloaded)

CHANGE: Install Barn siding on southern exterior wall of event Barn Trim exterior man door and three garage doors Supply rough sawn Trim as needed.

PRICE DETAIL:

TOTAL:

8,643.00

PRICE. These changes (select one):

☐ raise the price of the contract to

☐ do not affect the price of the contract.

PROJECT DURATION. These changes (select one):

☐ extend ☐ shorten the duration of the project _____ days.

☐ do not affect the duration of the project.

COMPLETION. The new approximate date of completion is:

PAYMENT SCHEDULE. These changes will adjust the payment schedule as follows:

--

Owner Signature

Matthew Gibb

Printed Name

Date

Contractor Signature

Mike Bactor

Printed Name

Date

5-10-26





CHANGE ORDER

Mechanical Room Event Barn
Project Name

215 S BROADWAY
Project Address

2026
Change Order Number
26007
Change Order Date

Contractor

DESCRIPTION OF CHANGES:

(check here ☐ and attach additional pages if more space is needed.)

CHANGE: Event Barn Mechanical Room
Frame in new mechanical room with 2x6 studs
CHANGE: Frame in ceiling with 2x6 studs
Sheet exterior with OSB
Supply and install new 36 man door with hardware lockset
Install Pole Barn steel over OSB exterior of the room
PRICE DETAIL: Trim as needed. TOTAL: 3,850.88

PRICE. These changes (select one):

☐ raise the price of the contract to

☐ do not affect the price of the contract.

PROJECT DURATION. These changes (select one):

☐ extend ☐ shorten the duration of the project _____ days.

☐ do not affect the duration of the project.

COMPLETION. The new approximate date of completion is:

PAYMENT SCHEDULE. These changes will adjust the payment schedule as follows:

...

Owner Signature

Matthew Gibb

Printed Name

Date

Contractor Signature

Mike Butler

Printed Name

5-12-26

Date





CHANGE ORDER

Bill out
N/Done

2025- / 2024 - 00 8
Change Order Number

Project Name
215 S BROADWAY
Project Address

Change Order Date

Contractor

DESCRIPTION OF CHANGES:

(check here ☐ and attach additional pages if more space is needed.)

EVELT BARN

CHANGE: Frame West end of EVELT BARN wall
CHANGE: W/ 1- 8x7 garage door, 1- 3rd man door &
glass ~~on~~ ABOVE header to match other end
Dg & Below footing as needed
PRICE DETAIL: TOTAL:
\$15,436.95

PRICE. These changes (select one):

- ☐ raise the price of the contract to
- ☐ do not affect the price of the contract.

PROJECT DURATION. These changes (select one):

- ☐ extend ☐ shorten the duration of the project _____ days.
- ☐ do not affect the duration of the project.

COMPLETION. The new approximate date of completion is:

PAYMENT SCHEDULE. These changes will adjust the payment schedule as follows:

Owner Signature

Matthew Gibb

Printed Name Date

Contractor Signature

Mike Barts

Printed Name

5-14-26
Date





DDA ACTION SUMMARY SHEET

MEETING DATE: May 19, 2026

TOPIC Lumber Yard – Expense Reconciliation

BACKGROUND BRIEF:

There are two areas of continuing work, grant and engineering

1. **Repair and Restoration – Existing structures:** Following a lengthy winter shutdown, work has recommenced under our previously approved zoning compliance permits and township building permits to repair and restore the existing structures as part of our Public Spaces Grant. We re-started work that was underway in November when frost hit and that work is now nearing completion. When that happens work will pause until PUD approvals occur. These are the expenses under the existing permits:
 - Preparation of access and land for installation of water service and a farmers well \$500, due to Mickey's Construction.
 - Preparation of underground electrical conduit runs to preemptively prepare for the formal service installation following DTE service plan adoption. Labor and materials \$4,850 due to Mickeys Construction.
 - Correct security fencing adjacent to MDOT spillway area. Labor and materials \$3,648 due to Mickeys Construction.
 - Framing, siding and door/glass preparation of West wall, matching east wall. Mickeys construction agreed to match last years pricing despite substantial increases in a material costs. \$9,700 due to Mickeys construction.
 - Quote price for Plexiglass panels to complete est wall. \$980 due to Branden Glass of Clarkston.
 - Materials and labor for production of hardware, locking and door pulls for main barn, 16 sets, \$2080.00 due to Michael Mack.