

APPLICATION AND CERTIFICATE FOR PAYMENT

Invoice #: 12972

To Owner: Waller County
836 Austin Street, Suite 103

Hempstead, TX 77445

Project: 23543. Waller County 506 Upgrades &
Modular Building

Application No.: 20

Distribution to:
☒ Owner
☐ Architect
☐ Contractor

Period To: 10/31/2025

From Contractor: SEDALCO, INC.
4100 Fossil Creek Blvd.
Fort Worth, TX 76137

Via Architect: Brinkley Sargent Wiginton Arch

Project Nos: 22108.04

Contract For: New Construction

Contract Date: 11/7/2023

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	\$230,921.00
2. Net Change By Change Order	\$3,822,786.00
3. Contract Sum To Date	\$4,053,707.00
4. Total Completed and Stored To Date	\$3,645,535.56
5. Retainage:	
a. 4.43% of Completed Work	\$161,463.81
b. 0.00% of Stored Material	\$0.00
Total Retainage	\$161,463.81
6. Total Earned Less Retainage	\$3,484,071.75
7. Less Previous Certificates For Payments	\$3,446,957.71
8. Current Payment Due	\$37,114.04
9. Balance To Finish, Plus Retainage	\$569,635.25

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: SEDALCO, INC.

By: Lauer Date: 10/27/2025State of: Texas

Subscribed and sworn to before me this 27th
Notary Public: Stephanie Castro
My Commission expires: 12/26/27

County of: Tarrant
day of October, 2025



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above 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 \$37,114.04

(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:

By: D.R. Roth Date: 11.6.25

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.

APPROVED DANNY ROTHE WC/BF/CM 11/6/2025

CHANGE ORDER SUMMARY	Additions	Deductions
Total changes approved in previous months by Owner	\$3,822,786.00	\$0.00
Total Approved this Month	\$0.00	\$0.00
TOTALS	\$3,822,786.00	\$0.00
Net Changes By Change Order	\$3,822,786.00	

CONTINUATION SHEET

AIA DOCUMENT G703 - Computerized

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 NUMBER: 20

APPLICATION DATE: 1-Oct-25

PERIOD TO: 31-Oct-25

ARCHITECT'S PROJECT NO.: 22108.04

A ITEM NO.	B DESCRIPTION	C SCHEDULED VALUE	D CHANGE AMOUNT	E EXHIBIT H VALUE	F WORK COMPLETED		G MATERIALS PRESENTLY STORED (NOT IN D OR E)	H TOTAL COMPLETED AND STORED TO DATE (D+E+F)	I % (G/C)	J BALANCE TO FINISH (C-G)	K RETAINAGE
					FROM PREV APPLICATIONS (D+E)	THIS PERIOD					
1	Waller County 506 Upgrades & Modular Building Design										
1.1	BSW Design Fees	203,800.00	194,272.00	398,072.00	398,072.00	0.00		398,072.00	100%	0.00	0.00
1.2	506 Reimbursable Allowance (per Exhibit J)	10,000.00	5,000.00	15,000.00	1,066.17	0.00		1,066.17	7%	8,933.83	0.00
1.3	Preconstruction Services (per Exhibit G)	7,500.00	0.00	7,500.00	7,500.00	0.00		7,500.00	100%	0.00	0.00
1.4	OH&P (Design)	9,621.00	0.00	9,621.00	9,621.00	0.00		9,621.00	100%	0.00	0.00
2	General Field Expenses										
2.1	General Conditions	0.00	742,947.00	742,947.00	735,517.53	0.00		735,517.53	99%	7,429.47	36775.88
2.2	Insurance	0.00	20,636.00	20,636.00	20,636.00	0.00		20,636.00	100%	0.00	1031.80
2.3	Subcontractor Bonds/SDI	0.00	37,013.00	37,013.00	37,013.00	0.00		37,013.00	100%	0.00	1850.65
2.3	Payment & Performance Bonds	0.00	59,054.00	59,054.00	59,054.00	0.00		59,054.00	100%	0.00	2952.70
2.4	Mobilization & Temporary Construction Facilities	0.00	40,000.00	40,000.00	40,000.00	0.00		40,000.00	100%	0.00	2000.00
2.5	Final Clean	0.00	9,421.00	9,421.00	0.00	0.00		0.00	0%	9,421.00	0.00
2.6	OH&P (Construction)	0.00	146,830.00	146,830.00	128,533.80	4,225.00		132,758.80	90%	14,071.20	6637.94
3	Civil & Site Improvements										
3.1	SWPPP	0.00	16,510.00	16,510.00	16,510.00	0.00		16,510.00	100%	0.00	825.50
3.2	Site Utilities - Joe Kuciemba	0.00	31,920.00	31,920.00	30,170.00	0.00		30,170.00	95%	1,750.00	1508.50
3.3	Site Utilities - Justice Center	0.00	109,990.00	109,990.00	109,990.00	0.00		109,990.00	100%	0.00	5499.50
3.4	Dirt Work - Joe Kuciemba	0.00	67,440.00	67,440.00	0.00	0.00		0.00	0%	67,440.00	0.00
3.5	Dirt Work - Justice Center	0.00	120,600.00	120,600.00	120,600.00	0.00		120,600.00	100%	0.00	6030.00
3.6	Concrete - Joe Kuciemba	0.00	81,978.00	81,978.00	81,978.00	0.00		81,978.00	100%	0.00	4098.90
3.7	Concrete - Justice Center	0.00	221,440.00	221,440.00	221,440.00	0.00		221,440.00	100%	0.00	11072.00
3.8	Asphalt - Joe Kuciemba	0.00	78,664.00	78,664.00	0.00	0.00		0.00	0%	78,664.00	0.00
3.9	Asphalt - Justice Center	0.00	117,996.00	117,996.00	117,996.00	0.00		117,996.00	100%	0.00	5899.80
3.10	Pavement Markings - Joe Kuciemba	0.00	8,610.00	8,610.00	0.00	0.00		0.00	0%	8,610.00	0.00
3.11	Pavement Markings - Justice Center	0.00	5,230.00	5,230.00	5,230.00	0.00		5,230.00	100%	0.00	261.50
4	Permanent Fencing										
4.1	Chain Link Fencing & Gates - Joe Kuciemba	0.00	19,686.00	19,686.00	19,686.00	0.00		19,686.00	100%	0.00	984.30
4.2	Chain Link Fencing & Gates - Justice Center	0.00	45,934.00	45,934.00	45,934.00	0.00		45,934.00	100%	0.00	2296.70
5	Modular Building Accessories										
5.1	Milestone Payment #1 - 20% Due at Signing	0.00	53,797.80	53,797.80	53,797.80	0.00		53,797.80	100%	0.00	2689.89
5.2	Milestone Payment #2 - 20% Due at Start of Work	0.00	53,797.80	53,797.80	53,797.80	0.00		53,797.80	100%	0.00	2689.89
5.3	Milestone Payment #3 - 10% at Start of Decks, Ramps, Steps & Fencing Work at (2) 24x60 Units	0.00	26,898.90	26,898.90	26,898.90	0.00		26,898.90	100%	0.00	1344.95
5.4	Milestone Payment #4 - 15% at Substantial Completion of (2) 24x60 Units	0.00	40,348.35	40,348.35	40,348.35	0.00		40,348.35	100%	0.00	2017.42
5.5	Milestone Payment #5 - 10% at Start of Decks, Ramps, Steps & Fencing Work at Triple & Quadruple Wide Units	0.00	26,898.90	26,898.90	26,898.90	0.00		26,898.90	100%	0.00	1344.95
5.6	Milestone Payment #6 - 15% at Substantial Completion of Triple & Quadruple Wide Units	0.00	40,348.35	40,348.35	40,348.35	0.00		40,348.35	100%	0.00	2017.42
5.7	Milestone Payment #7 - 10% at Substantial Completion of Project	0.00	26,898.90	26,898.90	0.00	0.00		0.00	0%	26,898.90	0.00
6	Roofing										
6.1	Roofing - Justice Center	0.00	20,898.00	20,898.00	20,898.00	0.00		20,898.00	100%	0.00	1044.90
7	Doors and Hardware										
7.1	Doors, Frames & Hardware - Justice Center	0.00	3,750.00	3,750.00	3,750.00	0.00		3,750.00	100%	0.00	187.50

CONTINUATION SHEET

AIA DOCUMENT G703 - Computerized

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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 NUMBER: 20
APPLICATION DATE: 1-Oct-25
PERIOD TO: 31-Oct-25
ARCHITECT'S PROJECT NO.: 22108.04

A ITEM NO.	B DESCRIPTION	C SCHEDULED VALUE	C CHANGE AMOUNT	C EXHIBIT H 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)	H BALANCE TO FINISH (C-G)	I RETAINAGE
					FROM PREV APPLICATIONS (D+E)	THIS PERIOD					
8	Glass & Glazing										
8.1	Storefront Frame & Glass	0.00	44,800.00	44,800.00	44,800.00	0.00		44,800.00	100%	0.00	2240.00
8.2	Window Film	0.00	7,500.00	7,500.00	7,500.00	0.00		7,500.00	100%	0.00	375.00
9	Finishes										
9.1	Metal Stud Framing & Gyp. Board	0.00	26,003.00	26,003.00	25,903.00	0.00		25,903.00	100%	100.00	1295.15
9.2	Acoustical Ceilings & Linear Metal Ceilings	0.00	46,274.00	46,274.00	39,299.40	6,974.60		46,274.00	100%	0.00	2313.70
9.3	Painting	0.00	8,950.00	8,950.00	6,712.50	2,237.50		8,950.00	100%	0.00	447.50
9.4	Floor Protection	0.00	15,000.00	15,000.00	7,473.00	0.00		7,473.00	50%	7,527.00	373.65
9.5	Dancefloor Scaffolding	0.00	32,888.00	32,888.00	16,444.00	0.00		16,444.00	50%	16,444.00	822.20
10	Plumbing										
10.1	Plumbing - Joe Kuciemba	0.00	21,420.00	21,420.00	21,420.00	0.00		21,420.00	100%	0.00	1071.00
10.2	Plumbing - Justice Center	0.00	39,780.00	39,780.00	39,780.00	0.00		39,780.00	100%	0.00	1989.00
11	Mechanical (HVAC)										
11.1	Mechanical Demolition	0.00	5,000.00	5,000.00	5,000.00	0.00		5,000.00	100%	0.00	250.00
11.2	Equipment - Material	0.00	111,700.00	111,700.00	111,700.00	0.00		111,700.00	100%	0.00	5585.00
11.3	Equipment - Labor	0.00	54,600.00	54,600.00	54,600.00	0.00		54,600.00	100%	0.00	2730.00
11.4	Ductwork - Material	0.00	81,150.00	81,150.00	81,150.00	0.00		81,150.00	100%	0.00	4057.50
11.5	Ductwork - Labor	0.00	27,050.00	27,050.00	27,050.00	0.00		27,050.00	100%	0.00	1352.50
11.6	Test and Balance	0.00	4,034.00	4,034.00	0.00	4,034.00		4,034.00	100%	0.00	201.70
12	Electrical										
12.1	Electrical - Joe Kuciemba	0.00	76,566.00	76,566.00	76,566.00	0.00		76,566.00	100%	0.00	3828.30
12.2	Electrical - Justice Center	0.00	214,386.00	214,386.00	214,386.00	0.00		214,386.00	100%	0.00	10719.30
12.3	Site Electrical - Justice Center	0.00	15,313.00	15,313.00	15,313.00	0.00		15,313.00	100%	0.00	765.65
13	Access Control										
13.1	Access Control - Joe Kuciemba	0.00	17,435.00	17,435.00	17,435.00	0.00		17,435.00	100%	0.00	871.75
13.2	Access Control - Justice Center	0.00	40,683.00	40,683.00	40,683.00	0.00		40,683.00	100%	0.00	2034.15
14	Allowances & Contingencies										
14.1.0	Owner's Contingency - Original	0.00	[129,969.00]	[129,969.00]	0.00	0.00		0.00	0%	0.00	0.00
14.1.1	Allowance #6 - Overrun of Budget for Data @ Modulers	0.00	34,148.00	34,148.00	34,148.00	0.00		34,148.00	100%	0.00	1707.40
14.1.2	Allowance #8 - Justice Center - Dirtwork for BOXX Mobility	0.00	27,930.00	27,930.00	27,930.00	0.00		27,930.00	100%	0.00	1396.50
14.1.3	Allowance #9 - UES Invoices (February & March)	0.00	5,922.50	5,922.50	5,922.50	0.00		5,922.50	100%	0.00	296.13
14.1.4	Allowance #10 - BOXX Remobilization	0.00	2,786.56	2,786.56	2,786.56	0.00		2,786.56	100%	0.00	139.33
14.1.5	Allowance #7 - Add for Fiber Lines for Justice Center Sliding Gates	0.00	10,954.56	10,954.56	10,954.56	0.00		10,954.56	100%	0.00	547.73
14.1.6	Allowance #14 - Added Card Reader at Joe Kuciemba	0.00	1,487.63	1,487.63	1,487.63	0.00		1,487.63	100%	0.00	74.38
14.1.7	Allowance #16 - Pick Plates for Doors @ Modulers	0.00	1,010.44	1,010.44	1,010.44	0.00		1,010.44	100%	0.00	50.52
14.1.8	Allowance #17 - UES Invoices (June & July)	0.00	5,872.00	5,872.00	5,872.00	0.00		5,872.00	100%	0.00	293.60
14.1.9	Allowance #20 - RFI #41 - Justice Center - West Side Fencing	0.00	5,850.00	5,850.00	5,850.00	0.00		5,850.00	100%	0.00	292.50
14.1.10	Allowance #19 - Lattice Work @ Decks and Ramps	0.00	14,355.34	14,355.34	14,355.34	0.00		14,355.34	100%	0.00	717.77

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					FROM PREV APPLICATIONS (D+E)	THIS PERIOD					
14.1.11	Allowance #24 - Credit for Lattice Material	0.00	(1,381.64)	(1,381.64)	0.00	(1,381.64)		(1,381.64)	100%	0.00	-69.08
14.1.R	Owner's Contingency - Remaining	0.00	21,033.61	21,033.61	0.00	0.00		0.00	100%	21,033.61	0.00
14.2.O	Design-Builder Contingency - Original	0.00	[97,477.00]	[97,477.00]	0.00	0.00		0.00	0%	0.00	0.00
14.2.1	CC #2 - ASI #1 - Sidewalk Demo & Pour Back @ Justice Center	0.00	9,730.00	9,730.00	9,730.00	0.00		9,730.00	100%	0.00	486.50
14.2.2	CC #1 - RFI #20 - Existing Gas Line Relocations	0.00	39,135.00	39,135.00	39,135.00	0.00		39,135.00	100%	0.00	1956.75
14.2.3	CC #4 - Dailey Co. Changes	0.00	7,928.00	7,928.00	7,928.00	0.00		7,928.00	100%	0.00	396.40
14.2.4	CC #3 - Door Hardware Match (RFI #24)	0.00	2,764.00	2,764.00	2,764.00	0.00		2,764.00	100%	0.00	138.20
14.2.5	CC #6 - Curtainwall Threshold	0.00	368.00	368.00	368.00	0.00		368.00	100%	0.00	18.40
14.2.6	CC #10 - Plumbing Under 4X	0.00	2,235.00	2,235.00	2,235.00	0.00		2,235.00	100%	0.00	111.75
14.2.7	CC #5 - HVAC Controls	0.00	9,138.47	9,138.47	0.00	0.00		0.00	0%	9,138.47	0.00
14.2.8	CC #9 - RFI #26 - Curb & Gutter	0.00	5,756.60	5,756.60	5,756.60	0.00		5,756.60	100%	0.00	287.83
14.2.9	CC #13 - RFI #42 - Duct Work for DOAS	0.00	9,171.00	9,171.00	9,171.00	0.00		9,171.00	100%	0.00	458.55
14.2.10	CC #14 - RFI #44 - Wheel Stops & ADA Signs	0.00	1,002.00	1,002.00	1,002.00	0.00		1,002.00	100%	0.00	50.10
14.2.11	CC #15 - Joint Sealants @ JC Paving	0.00	4,600.00	4,600.00	0.00	0.00		0.00	0%	4,600.00	0.00
14.2.R	Design-Builder Contingency - Remaining	0.00	5,648.93	5,648.93	0.00	0.00		0.00	0%	5,648.93	0.00
14.3.O	Fire Alarm System - Kuciemba Mods. - Original	0.00	[15,000.00]	[15,000.00]	0.00	0.00		0.00	0%	0.00	0.00
14.3.1	Allowance #1 - Fire Alarm Buyout	0.00	8,550.00	8,550.00	8,550.00	0.00		8,550.00	100%	0.00	427.50
14.3.R	Fire Alarm System - Kuciemba Mods. - Remaining	0.00	6,450.00	6,450.00	0.00	0.00		0.00	0%	6,450.00	0.00
14.4.O	Fire Alarm System - Justice Center Mods. - Original	0.00	[20,000.00]	[20,000.00]	0.00	0.00		0.00	0%	0.00	0.00
14.4.1	Allowance #2 - Fire Alarm Buyout	0.00	16,000.00	16,000.00	16,000.00	0.00		16,000.00	100%	0.00	800.00
14.4.R	Fire Alarm System - Kuciemba Mods. - Remaining	0.00	4,000.00	4,000.00	0.00	0.00		0.00	0%	4,000.00	0.00
14.5.O	Misc. Signage - Original	0.00	[5,000.00]	[5,000.00]	0.00	0.00		0.00	0%	0.00	0.00
14.5.1	Allowance #12 - ADA Signage for Restrooms	0.00	180.68	180.68	180.68	0.00		180.68	100%	0.00	9.03
14.5.2	Allowance #21 - Signage for Modular Buildings	0.00	3,097.00	3,097.00	0.00	0.00		0.00	0%	3,097.00	0.00
14.5.R	Misc. Signage - Remaining	0.00	4,819.32	4,819.32	0.00	0.00		0.00	0%	4,819.32	0.00
14.6.O	Data at Modulars - Original	0.00	[25,000.00]	[25,000.00]	0.00	0.00		0.00	0%	0.00	0.00
14.6.1	Allowance #6 - Revised Data Quote from Telomack	0.00	25,000.00	25,000.00	25,000.00	0.00		25,000.00	100%	0.00	1250.00
14.6.R	Data at Modulars - Remaining	0.00	0.00	0.00	0.00	0.00		0.00	0%	0.00	0.00
14.7.O	Concrete Foundation Design Change - Original	0.00	[30,000.00]	[30,000.00]	0.00	0.00		0.00	0%	0.00	0.00
14.7.1	Allowance #15 - Pilot Channels for Sliding Gates & JC Ramp Connections	0.00	8,420.00	8,420.00	8,420.00	0.00		8,420.00	100%	0.00	421.00
14.7.2	Allowance #22 - RFI #45 Wheel Stops @ Justice Center	0.00	3,000.00	3,000.00	0.00	3,000.00		3,000.00	100%	0.00	150.00
14.7.R	Concrete Foundation Design Change - Remaining	0.00	18,580.00	18,580.00	0.00	0.00		0.00	0%	18,580.00	0.00
14.8.O	Landscaping - Original	0.00	[25,000.00]	[25,000.00]	0.00	0.00		0.00	0%	0.00	0.00
14.8.1	Allowance #15 - Landscaping @ Justice Center	0.00	11,135.04	11,135.04	11,135.04	0.00		11,135.04	100%	0.00	556.75
14.8.2	Allowance #25 - Additional Landscape Hoses and Heads	0.00	1,920.95	1,920.95	0.00	1,920.95		1,920.95	100%	0.00	96.05
14.8.R	Landscaping - Remaining	0.00	11,944.01	11,944.01	0.00	0.00		0.00	0%	11,944.01	0.00
14.9.O	Test and Balance - Original	0.00	[10,000.00]	[10,000.00]	0.00	0.00		0.00	0%	0.00	0.00
14.9.R	Test and Balance - Remaining	0.00	10,000.00	10,000.00	0.00	0.00		0.00	0%	10,000.00	0.00
14.10.O	Unkwn. City Permit Comments - Original	0.00	[100,000.00]	[100,000.00]	0.00	0.00		0.00	0%	0.00	0.00
14.10.1	Allowance #3 - Buyout - Concrete Foundations for Joe Kuciemba Modulars & Added Sidewalks	0.00	46,890.00	46,890.00	46,890.00	0.00		46,890.00	100%	0.00	2344.50

CONTINUATION SHEET

AIA DOCUMENT G703 - Computerized

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 NUMBER: 20

APPLICATION DATE: 1-Oct-25

PERIOD TO: 31-Oct-25

ARCHITECT'S PROJECT NO.: 22108.04

A ITEM NO.	B DESCRIPTION	C			D	E	F	G		H	I
		SCHEDULED VALUE	CHANGE AMOUNT	EXHIBIT H VALUE	FROM PREV APPLICATIONS (D+E)	THIS PERIOD	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
14.10.2	Allowance #5 - Credit to Allowance, Revised Concrete Design	0.00	(27,911.00)	(27,911.00)	(27,911.00)	0.00		(27,911.00)	100%	0.00	-1395.55
14.10.3	Allowance #4 - Added Panic Hardware @ Egress Gates	0.00	3,296.30	3,296.30	3,296.30	0.00		3,296.30	100%	0.00	164.82
10.10.4	Allowance #13 - Added Egress Gates and 506 Fire Sprinkler Mods	0.00	18,057.00	18,057.00	0.00	18,057.00		18,057.00	100%	0.00	902.85
14.10.R	Unkwn. City Permit Comments - Remaining	0.00	59,667.70	59,667.70	0.00	0.00		0.00	0%	59,667.70	0.00
	Contract Total - Per Exhibit H Change	230,921.00	3,822,786.00	4,053,707.00	3,606,468.15	39,067.41	0.00	3,645,535.56	90%	408,171.44	161463.82

Modular Building Design - Not Subject to Retainage	\$0.00
Modular Building Design General Conditions - Not Subject to Retainage	\$0.00
Modular Building Construction - Subject to Retainage	\$39,067.41
Retainage Withheld	\$1,953.37
Amount Certified (Payment Due)	\$37,114.04