

January 29, 2026

Mr. Michael Constantino
Illinois Health Facilities and Services Review Board
525 West Jefferson
Springfield, IL 62761

RE: Final Realized Cost Report for
24-026 BJC HealthCare Edwardsville Medical Clinics Building

Dear Mr. Constantino:

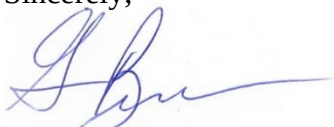
Please be advised that the above-referenced project was completed on Aug 4, 2025, and that it was completed consistent with all terms of the Permit, including the project's costs and sources of funds, as approved by the State Board. Attached is a comparison the approved costs and funding to those incurred.

Please be advised that the undersigned hereby certify that:

- all of the identified project costs have or will be submitted for reimbursement under Title XVIII and XIX;
- the identified costs are the total costs required to complete the project;
- there are no additional or associated costs or capital expenditures related to the project which will be submitted for reimbursement under Title XVIII and XIX.

Certification of payment for the construction contract is attached.

Sincerely,



Greg Bratcher
Director, Government Relations

**Comparison of Approved Project Costs and Sources of Funds
to Realized Project Costs and Sources of Funds to be Submitted for
Reimbursement under Title XVIII and XIX**

	Approved per Permit	Realized Amount
Project Costs:		
Preplanning Costs	\$ 50,000	\$ 50,000
Site Preparation		
New Construction Contracts	\$ 8,770,025	\$ 8,700,000
Modernization Contracts	\$ 217,770	\$ 100,000
Construction Contingency	\$ 773,860	\$ 9,620
Architectural/Engineering Fees	\$ 680,393	\$ 316,080
Consulting & Other Fees	\$ 881,000	\$ 474,120
Movable Equipment	\$ 11,367,426	\$ 6,995,000
Other Costs	\$ 336,000	\$ 481,000
Total	\$ 23,076,474	\$ 17,125,820
Sources of Funds:		
Cash and Securities	\$ 23,076,474	\$ 17,125,820
Total	\$ 23,076,474	\$ 17,125,820



January 29, 2026

BJC Job No. 24C067

Shawn Gillam
BJC Healthcare
8300 Eager Road, Ste 600 C
St Louis, MO 63144

**RE: Payment Application No. 23
BJC - Edwardsville**

Dear Shawn,

In accordance with our contract dated 03/05/2024, we have prepared for your review, one copy of our Payment Application No. 23 in the amount of \$59,484.67. Included in this request is our Invoice #2401223, including AIA Document G702, which summarizes all contractual cost items to date. Appropriate supporting documentation for each item of work is supplied on the following detail report, patterned after AIA Document G703, which provides the Schedule of Values for work items included in our contract.

Enclosed is IMPACT Strategies' "Contingent Upon Receipt of Payment" lien waiver in the amount of \$59,484.67 for this pay request and the unconditional lien waiver for the previous payment (if applicable).

Please complete your review and processing of this payment application in order that payment is received in accordance with our contract provisions. Should you have any questions, feel free to contact this office.

IMPACT Strategies banking information may not be changed without verbal confirmation from Derek Hinrichs of IMPACT Strategies.

Sincerely,

A handwritten signature in black ink that reads "Clayton Rehkemper".

Clayton Rehkemper
Project Manager



APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER:	BJC Healthcare 8300 Eager Rd, Suite 600C St. Louis, MO 63144	PROJECT:	BJC - Edwardsville 2122 Troy Rd. Edwardsville, IL 62025	APPLICATION NO:	23	Distribution to:	
				PERIOD TO:	1/31/2026	OWNER	X
				CONTRACT DATE:	3/5/2024	ARCHITECT	X
				BJC EA #:	24C067	CONTRACTOR	X
FROM CONTRACTOR:	IMPACT Strategies, Inc. 340 Office Court, Suite A Fairview Heights, IL 62208	VIA ARCHITECT:	Archimages, Inc. 143 West Clinton Place St. Louis, MO 63122			ENGINEER	X

Inclusion of MBE/WBE on Project?

☒ Yes

☐ No

CONTRACT FOR: General Construction

CONTRACTOR'S APPLICATION FOR PAYMENT

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

Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$625,844.00
2. Net Change by Change Orders (Complete Change order summary)	\$10,212,898.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$10,838,742.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$9,717,551.00

5. RETAINAGE:

a. 5 % of Completed Work	\$0.00
(Column D + E on G703)	
b. 5 % of Stored Material	\$0.00
(Column F on G703)	

Total Retainage

(Lines 5a + 5b or Total of Column I on G703) \$0.00

6. TOTAL EARNED LESS RETAINAGE	\$9,717,551.00
(Line 4 Less Line 5 Total)	

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$9,658,066.33
(Line 6 from prior Certificate)	

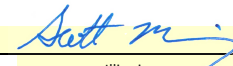
8. CURRENT PAYMENT DUE	\$59,484.67
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9. BALANCE TO FINISH, INCLUDING RETAINAGE	
(Line 3 less Line 6)	\$1,121,191.00

CHANGE ORDER SUMMARY		ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		\$10,212,898.00	\$0.00
Total approved this Month		\$	\$
	TOTALS	\$10,212,898.00	\$0.00
NET CHANGES by Change Order			\$10,212,898.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application of 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:

By:  Date: January 30, 2026

State of: Illinois

County of: St. Clair

Subscribed and sworn to before

me this 30th day of January, 2026

Notary Public: 

My Commission expires:

"OFFICIAL SEAL"
AMBER TROUT
NOTARY PUBLIC — STATE OF ILLINOIS
MY COMMISSION EXPIRES DEC. 10, 2026

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$59,484.67

(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: N/A ☐

By: Date:

ENGINEER: N/A ☐

By: Date:

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

CONTINUATION SHEET

AIA DOCUMENT G703 (Instructions on reverse side)

PAGE 2 OF 2 PAGES

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT,

containing Contractor's signed Certification, is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts were variable retainage for line items may apply.

APPLICATION NO.: 23

APPLICATION DATE: 1/31/2026

PERIOD TO: 1/31/2026

BJC EA#: 24C067

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)		BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D)	THIS PERIOD			% (G ÷ C)		
10	Asphalt Patching	43,039.00	13,988.86	-	-	13,988.86	32.50	29,050.14	-
20	Demolition	83,485.00	48,045.00	-	-	48,045.00	57.55	35,440.00	-
30	Temporary Fence	6,000.00	-	-	-	-	-	6,000.00	-
40	Engineered Layout	3,600.00	-	-	-	-	-	3,600.00	-
50	Material Testing Allowance	6,948.00	6,948.00	-	-	6,948.00	100.00	-	-
60	Concrete	146,645.00	104,868.72	-	-	104,868.72	71.51	41,776.28	-
70	Masonry	23,820.00	12,105.00	-	-	12,105.00	50.82	11,715.00	-
80	Structural Steel	152,446.00	149,246.37	-	-	149,246.37	97.90	3,199.63	-
90	Finish Carpentry	276,803.00	227,108.88	-	-	227,108.88	82.05	49,694.12	-
100	Geolam Louver Materials Allow	22,770.00	22,770.00	-	-	22,770.00	100.00	-	-
110	Rough Carpentry	292,788.00	218,336.08	-	-	218,336.08	74.57	74,451.92	-
120	Caulking	6,055.00	68.63	-	-	68.63	1.13	5,986.37	-
130	Firestopping	99,980.00	83,608.99	-	-	83,608.99	83.63	16,371.01	-
140	Roof Patching Allowance	20,546.00	20,546.00	-	-	20,546.00	100.00	-	-
150	Doors, Frames, & Hardware	297,044.00	281,631.22	5,812.12	-	287,443.34	96.77	9,600.66	-
160	Alum Entr, Storefront & Glazing	109,583.00	91,372.00	260.00	-	91,632.00	83.62	17,951.00	-
170	Drywall, Acoust Ceil & Insulat	811,065.00	796,267.59	-	-	796,267.59	98.18	14,797.41	-
180	Flooring	278,326.00	244,601.96	-	-	244,601.96	87.88	33,724.04	-
190	Painting	99,643.00	66,500.00	-	-	66,500.00	66.74	33,143.00	-
200	Wall Protection	45,236.00	42,610.49	-	-	42,610.49	94.20	2,625.51	-
210	Lockers	7,250.00	6,500.00	-	-	6,500.00	89.66	750.00	-
220	Miscellaneous Specialties	21,489.00	15,755.18	-	-	15,755.18	73.32	5,733.82	-
230	MRI Shielding Allowance	150,000.00	127,678.00	-	-	127,678.00	85.12	22,322.00	-
240	Fire Sprinkler	163,714.00	149,272.00	-	-	149,272.00	91.18	14,442.00	-
250	Plumbing	1,110,999.00	1,061,576.65	-	-	1,061,576.65	95.55	49,422.35	-
260	HVAC	1,175,127.00	1,128,745.21	44,977.00	-	1,173,722.21	99.88	1,404.79	-
270	Electrical	2,753,247.00	2,778,783.01	-	-	2,778,783.01	100.93	(25,536.01)	-
280	Post-Bid Addendum Allowance	-	-	-	-	-	-	-	-
290	Clinic & Cardiology OT Allowa	21,965.00	21,965.00	-	-	21,965.00	100.00	-	-
300	Early Demolition OT Allowance	12,025.00	12,025.00	-	-	12,025.00	100.00	-	-
310	Design & Preconstruction Fee	787,384.00	787,384.00	-	-	787,384.00	100.00	-	-
320	G.C. Fee	631,066.00	553,820.02	3,318.19	-	557,138.21	88.29	73,927.79	-
330	General Requirements	355,394.00	355,394.00	-	-	355,394.00	100.00	-	-
340	General Liability Insurance	78,039.00	65,591.47	117.36	-	65,708.83	84.20	12,330.17	-
350	Builders Risk Insurance	25,381.00	15,266.00	-	-	15,266.00	60.15	10,115.00	-
360	Performance/Payment Bond	80,684.00	80,267.00	-	-	80,267.00	99.48	417.00	-
370	Building Permit Allowance	72,420.00	72,420.00	-	-	72,420.00	100.00	-	-
380	Construction Contingency (5%)	566,736.00	-	-	-	-	-	566,736.00	-
		10,838,742.00	9,663,066.33	54,484.67	-	9,717,551.00	89.66	1,121,191.00	-



AIA DOCUMENT G703 • CONTINUATION SHEET FOR G702 • 1992 EDITION • AIA® • © 1992 • THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVENUE, N.W., WASHINGTON, D.C. 20006-5292 • WARNING: Unauthorized photocopying violates U.S. copyright laws and will subject the violator to legal prosecution.

G703-1992

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CONTINUATION SHEET - BJC - Edwardsville Clinic

General Contractor: IMPACT Strategies, Inc.

Vendor/Supplier/Tier Subcontractors List

APPLICATION NO: 23

APPLICATION DATE: 1/31/2026

PERIOD TO: 1/31/2026

IMPACT Job # 24-012

	WORK COMPLETED				
	Total Contract Amount	Previous App.	Gross this Period	Net this Period	Balance to Finish
CI Select 11840 Westline Industrial Drive, Suite 100 St. Louis, MO 63146	\$73,608.00	\$73,608.00	\$0.00	\$0.00	\$0.00
Commercial Bathwares (PO) 4999 (rear) Flyer Avenue St. Louis, MO 63139	\$6,900.00	\$6,900.00	\$0.00	\$0.00	\$0.00
D.E. Martin Roofing Company, Inc. 6719 State Route 4 Mascoutah, IL 62258	\$24,176.00	\$24,176.00	\$0.00	\$0.00	\$0.00
Duneman Demolition 4433 Gravois Road House Springs, MO 63051	\$30,400.00	\$30,400.00	\$0.00	\$0.00	\$0.00
ETS-Lindgren 1301 Arrow Point Drive Cedar Park, TX 76183	\$112,390.00	\$112,390.00	\$0.00	\$0.00	(\$0.00)
Fire Safety Inc. (PO) 1 Helmkamp Drive, PO Box 19 Wood River, IL 62095	\$3,303.00	\$3,303.00	\$0.00	\$0.00	\$0.00
Fire Solutions, Inc. 2030 Altom Court St. Louis, MO 63146	\$149,272.00	\$149,272.00	\$0.00	\$0.00	\$0.00
Fire Stop Technologies 628 Knox Industrial Drive St. Louis, MO 63139	\$83,030.00	\$83,030.00	\$0.00	\$0.00	\$0.00
Flyer Striping, Inc. 4190 Jeffco Blvd Arnold, MO 63010	\$5,850.00	\$5,850.00	\$0.00	\$0.00	\$0.00
Gillihan Concrete, Inc. 2947 Old Troy Road Glen Carbon, IL 62034	\$115,585.00	\$115,585.00	\$0.00	\$0.00	\$0.00
Golterman & Sabo, Inc. (PO) 3555 Scarlet Oak Boulevard St. Louis, MO 63122	\$3,170.00	\$3,170.00	\$0.00	\$0.00	\$0.00
Guarantee Electrical Company 3405 Bent Avenue St. Louis, MO 63116	\$88,246.00	\$88,246.00	\$0.00	\$0.00	\$0.00
Haier Plumbing & Heating, Inc. 301 N Elkton Street Okawville, IL 62271	\$1,048,325.00	\$1,048,324.65	\$0.00	\$0.00	\$0.35
Hock Architectural Metals (Hock, Inc.) 512 South Breese St. Millstadt, IL 62260	\$30,470.00	\$30,470.00	\$0.00	\$0.00	\$0.00
InPro Corporation (PO) S80 W18766 Apollo Drive, PO Box 406 Muskego, WI 53150	\$42,039.59	\$42,038.90	\$0.00	\$0.00	\$0.69
JEN Mechanical, Inc. 2813 West Delmar Avenue Godfrey, IL 62035	\$1,124,390.00	\$1,079,413.00	\$44,977.00	\$42,728.15	\$0.00
Landscape Forms 7800 East Michigan Avenue Godfrey, IL 62035	\$7,810.00	\$7,810.00	\$0.00	\$0.00	\$0.00

	WORK COMPLETED				
	Total Contract Amount	Previous App.	Gross this Period	Net this Period	Balance to Finish
Lowry Electric Company 926 McDonough Lake Rd. PO Box 530 Collinsville, IL 62234	\$2,651,889.27	\$2,651,889.27	\$0.00	\$0.00	\$0.00
Martin Steel Fabrication 508 South Railway Street Mascoutah, IL 62258	\$83,835.00	\$83,835.00	\$0.00	\$0.00	\$0.00
Murphy Company 1233 North Price Road St. Louis, MO 63132	\$20,900.00	\$20,900.00	\$0.00	\$0.00	\$0.00
Negwer Door Systems 1401 Mississippi Avenue, Bay 13 Sauget, IL 62201	\$284,120.00	\$278,307.88	\$5,812.12	\$5,230.91	\$0.00
Presley's Glass Company, Inc. 1206 Thorton Street Pacific, MO 63069	\$91,372.00	\$91,372.00	\$0.00	\$0.00	\$0.00
Titan Carpentry, LLC 302 TCW Court Lake St. Louis, MO 63367	\$159,939.50	\$159,939.50	\$0.00	\$0.00	\$0.00
T. J. Wies Contracting, Inc. 200 TCW Court Lake St. Louis, MO 63367	\$811,353.00	\$811,353.00	\$0.00	\$0.00	(\$0.00)
Toenjes Brick Contracting, Inc. 714 DD Road Columbia, IL 62236	\$12,105.00	\$12,105.00	\$0.00	\$0.00	\$0.00
ToonCo Painting LLC 600 Johnson Hill Road Collinsville, IL 62234	\$65,888.00	\$65,888.00	\$0.00	\$0.00	\$0.00
Unistrut Midwest 1275 Hillsmith Road Cincinnati, OH 45215	\$24,974.00	\$24,974.00	\$0.00	\$0.00	\$0.00
Warehouse Design & Services, Inc. 1525 Estes Drive Florissant, MO 63031	\$6,500.00	\$6,500.00	\$0.00	\$0.00	\$0.00
Wilson Kitchens, Inc. (PO) 1653 South Feazel Street Harrisburg, IL 62946	\$153,345.00	\$153,345.00	\$0.00	\$0.00	\$0.00
Zickel Flooring 1555 Fenpark Drive Fenton, MO 63026	\$242,230.00	\$242,230.00	\$0.00	\$0.00	\$0.00
IMPACT Strategies, Inc. 340 Office Court, Suite A Fairview Heights, IL 62208	\$3,281,326.64	\$2,156,441.13	\$3,695.55	\$11,525.61	\$1,121,189.96
	<u>Total Contract</u>	<u>Previous App.</u>	<u>Gross this per.</u>	<u>Net this per.</u>	<u>Balance to Finish</u>
TOTALS	\$10,838,742.00	\$9,663,066.33	\$54,484.67	\$59,484.67	\$1,121,191.00

**PARTIAL WAIVER OF LIEN
"CONTINGIENT UPON RECEIPT OF PAYMENT"**

January 29, 2026

TO ALL WHOM IT MAY CONCERN:

Whereas we the undersigned The Hinrichs Group (DBA IMPACT Strategies, Inc.) have been employed by BJC Healthcare to furnish General Construction for the property located at 2122 Troy Rd., Edwardsville, IL 62025, known as BJC - Edwardsville.

City of: Edwardsville Lot No.: N/A Section: N/A Township: N/A
Range: N/A County of: Madison State of: Illinois

NOW, THEREFORE, KNOW YE, that IMPACT Strategies, Inc., the undersigned for and in consideration of the sum of **Fifty-Nine Thousand Four Hundred Eighty-Four And 67 / 100 (\$59,484.67)** and other good and valuable considerations, the receipt whereof is hereby acknowledged, do hereby waive and release any and all lien, or claim or right to lien on said above described building and premises under the Statutes of the State of Illinois relating to Mechanic's Liens, on account of labor or materials, or both, furnished or which may be furnished, by the undersigned to or on account of said for said building or premises.

Given under my hand and seal this January 29, 2026.



Scott Manning, Vice President of Operations

State of Illinois
County of St Clair

Notary Public:



My Commission Expires:



PARTIAL WAIVER OF LIEN

January 27, 2026

TO ALL WHOM IT MAY CONCERN:

Whereas we the undersigned The Hinrichs Group (DBA IMPACT Strategies, Inc.) have been employed by BJC Healthcare to furnish General Construction for the property located at 2122 Troy Rd., Edwardsville, IL 62025, known as BJC - Edwardsville.

City of: Edwardsville Lot No.: N/A Section: N/A Township: N/A
Range: N/A County of: Madison State of: Illinois

NOW, THEREFORE, KNOW YE, that IMPACT Strategies, Inc., the undersigned for and in consideration of the sum of **Twenty-Two Thousand Two Hundred Fifty-Eight And 81 / 100 (22,258.81)** and other good and valuable considerations, the receipt whereof is hereby acknowledged, do hereby waive and release any and all lien, or claim or right to lien on said above described building and premises under the Statutes of the State of Illinois relating to Mechanic's Liens, on account of labor or materials, or both, furnished or which may be furnished, by the undersigned to or on account of said for said building or premises.

Given under my hand and seal this January 27, 2026.



Scott Manning, Vice President of Operations

State of Illinois
County of St Clair

Notary Public:



My Commission Expires:



SWORN STATEMENT FROM SUBCONTRACTOR TO CONTRACTORSTATE OF: IllinoisPAY REQUEST NO: EightCOUNTY OF: MadisonDATE: 1/29/2026The undersigned Affiant, Philip J Halliday being first duly sworn upon his oath, deposes
(Authorized Officer or Agent)and states that he is an authorized officer or agent of JEN Mechanical, Inc.
(Company Name)subcontractor to IMPACT Strategies, Inc. for the provision of goods and services for
BJC Edwardsville Ambulatory Surgery
(Project Name)(here generally describe the project) on and upon the following described premises in said Madison, IL
(County) (State)to wit: 2122 Troy Road, Edwardsville, IL 62025
(Project Address)

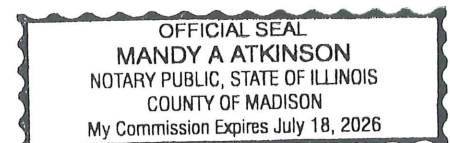
and that for the purposes of said subcontract, the following persons, firms, and entities have been contracted with and have furnished or are furnishing and preparing materials for and have done or are doing labor on said improvements, and that there is due and to become due them, respectively, the amounts set opposite their names for material or labor. This Statement is made to IMPACT Strategies, Inc. and may be relied upon the owner of said real estate and is a full, true, and complete statement of all such persons, firms, and entities and of the amounts paid, due, and to become due to each of them.

NAME AND ADDRESS	DESCRIPTION OF MATERIAL OR LABOR	AMOUNT OF CONTRACT	TOTAL PREVIOUS REQUESTS	AMOUNT OF THIS REQUEST	BALANCE TO COMPLETE
Agile Supply - Urbana, IL	RTU / Curb	106,789.00	106,789.00	0.00	0.00
Vertiv - ESS - St. Louis, MO	CRAC Units	31,315.00	31,315.00	0.00	0.00
Kuhlmann - Earth City, MO	VAV/AD/F-S/EH	42,850.00	42,850.00	0.00	0.00
Langendorf - Bridgeton, MO	EF/MOD/Humidifier	22,762.00	22,762.00	0.00	0.00
Encore - Jerseyville, IL	HVAC Insulation	38,728.00	38,728.00	0.00	0.00
Midwest Mech & L.S. - Columbia, IL	TABB	24,100.00	24,100.00	0.00	0.00
Johnson Controls - St. Louis, MO	BMS - Controls	188,654.00	188,654.00	0.00	0.00
Erlinger Crane - Lebanon, IL	Crane / Rigging	17,441.00	17,441.00	0.00	0.00
NSC - St. Louis, MO	Ductless HVAC Splits	9,090.00	9,090.00	0.00	0.00
J Ryan Bonding - Hudson, WI	P-P Bonds	9,705.00	9,705.00	0.00	0.00
JEN Mechanical	Stock Mat's / Misc	65,886.00	65,886.00	0.00	0.00
JEN Mechanical	Labor/OH-P	422,591.00	422,591.00	0.00	0.00
JEN Mechanical	Change Orders	144,479.00	99,502.00	44,977.00	0.00
					0.00
					0.00
TOTAL		1,124,390.00	1,079,413.00	44,977.00	0.00
Amount of Original Contract			Total Amount Requested		1,124,390.00
Total Change Orders		144,479.00	Less 5% Retained		56,219.50
Total Change Orders & Contracts		1,124,390.00	Net Amount Earned		1,068,170.50
Credits to Contract			Amount Due This Payment		42,728.15
Net Amount of Contract		1,124,390.00	Balance to Complete		56,219.50

It is understood that the total amount paid to date plus the amount requested in this application shall not exceed 100% of the cost of work completed to date. I agree to furnish all Waivers of Lien for all materials supplied and labor performed under my contract as a condition of payment.

Signed: Philip J HallidayIts: V.P.

(Title of Authorized Officer or Agent)



Subscribed and sworn to before me this 29th day of January, 2026

Mandy A. Atkinson

Notary Public

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

AIA DOCUMENT G702 · APPLICATION AND CERTIFICATE FOR PAYMENT

TO CONTRACTOR: Impact Strategies
340 Office Court, Suite A
Fairview Heights, IL 62208

PROJECT: BJC Edwardsville
Ambulatory Surgery
Edwardville, IL 62025
OWNER: BJC Healthcare
8300 Eager Rd, Suite 600C
St. Louis, MO 63122

FROM SUBCONTRACTOR:
JEN Mechanical
2813 W. Delmar Ave.
Godfrey, IL 62035

ARCHITECT: Archimages, Inc.

APPLICATION NO: 8 (C07)
PERIOD TO: 1/29/2025
JEN Invoice # 1643-8

PROJECT #:
SUBCONTRACT #:

CONTRACT DATE: October 16, 2024

Note: Reduced Reatinage from 10% to 5%

Page 1 of 1
Distribution to:
☐ OWNER
☐ ARCHITECT
☒ Contractor
☐ Construction Manager

CONTACT: Phil Halliday
PHONE: 618-433-1720

SUBCONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM	\$	979,911.00
2. Net change by Change Orders	\$	144,479.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	1,124,390.00
4. TOTAL COMPLETED & STORED TO DATE (Column I on G703)	\$	1,124,390.00
5. RETAINAGE:		
a. 5% % of Completed Work (Column F + G on G703)		56,219.50
b. 2 % of Stored Material (Column H on G703)	\$	
Total Retainage (Lines 5a + 5b or Total in Column L of G703)	\$	56,219.50
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	1,068,170.50
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	1,025,442.35
8. CURRENT PAYMENT DUE	\$	42,728.15
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	56,219.50

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$99,502.00	\$0.00
Total approved this Month	\$44,977.00	\$0.00
TOTALS	\$144,479.00	\$0.00
NET CHANGES by Change Order	\$144,479.00	

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.

SUBCONTRACTOR: JEN Mechancial, Inc.
By: *Philip J. Halliday* Date: 1/29/2026
Philip J. Halliday

State of: Illinois
Subscribed and sworn to before me this 29th day of January, 2026
Notary Public: Mandy Atkinson
My Commission expires: July 18, 2026

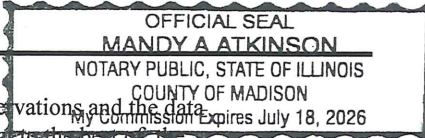
CERTIFICATE FOR PAYMENT

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

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

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



CONTINUATION SHEET

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 wher variable retainage for line items may apply.

APPLICATION NO: Eight (CO7)

APPLICATION DATE: Jan. 29, 2026

PERIOD TO: Jan. 29, 2026

PROJECT NAME: BJC Edwardsville Ambulatory Surgery
Center

A	B	C	D	E	F	G		H	I
ITEM NO.	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 (IF VARIABLE) RATE
			FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
####	HVAC								
1	AGILE SUPPLY: YORK RTU / CURB	\$ 106,789.00	\$ 106,789.00	\$ -	\$ -	\$ 106,789.00	100%	\$ -	\$ 5,339.45
2	VERTIV-ESS - CRAC UNITS	\$ 31,315.00	\$ 31,315.00	\$ -	\$ -	\$ 31,315.00	100%	\$ -	\$ 1,565.75
3	KUHLMANN - VAVs / ADs / F-S DAMPERS / ELECT HEATERS	\$ 42,850.00	\$ 42,850.00	\$ -	\$ -	\$ 42,850.00	100%	\$ -	\$ 2,142.50
4	LANGENDORF - EFs / MODs / HUMIDIFIER	\$ 22,762.00	\$ 22,762.00	\$ -	\$ -	\$ 22,762.00	100%	\$ -	\$ 1,138.10
5	ENCORE - HVAC INSULATION	\$ 38,728.00	\$ 38,728.00	\$ -	\$ -	\$ 38,728.00	100%	\$ -	\$ 1,936.40
6	MIDWEST MECH. - TABB	\$ 24,100.00	\$ 24,100.00	\$ -	\$ -	\$ 24,100.00	100%	\$ -	\$ 1,205.00
7	JOHNSON CONTROLS - BMS / CONTROLS / WIRING	\$ 188,654.00	\$ 188,654.00	\$ -	\$ -	\$ 188,654.00	100%	\$ -	\$ 9,432.70
8	ERLINGER - CRANE / TRUCKING / RIGGINGS	\$ 17,441.00	\$ 17,441.00	\$ -	\$ -	\$ 17,441.00	100%	\$ -	\$ 872.05
9	MISC - ID / LIFT RENTAL / SIESMIC	\$ 8,850.00	\$ 8,850.00	\$ -	\$ -	\$ 8,850.00	100%	\$ -	\$ 442.50
10	NSC - DUCTLESS HVAC SPLIT SYSTEMS	\$ 9,090.00	\$ 9,090.00	\$ -	\$ -	\$ 9,090.00	100%	\$ -	\$ 454.50
11	JEN STOCK MATERIALS - DUCT / PVF	\$ 57,036.00	\$ 57,036.00	\$ -	\$ -	\$ 57,036.00	100%	\$ -	\$ 2,851.80
12	J RYAN BONDING - P/P BONDS	\$ 9,705.00	\$ 9,705.00	\$ -	\$ -	\$ 9,705.00	100%	\$ -	\$ 485.25
13	JEN - LABOR / OH / P	\$ 422,591.00	\$ 422,591.00	\$ -	\$ -	\$ 422,591.00	100%	\$ -	\$ 21,129.55
14	CO 1 - Add #1 / Bond / HP / Cyber / Crime	\$ 47,228.00	\$ 47,228.00	\$ -	\$ -	\$ 47,228.00	100%	\$ -	\$ 2,361.40
15	CO 2 - Balance of Add #1 / Add #2	\$ 34,240.00	\$ 34,240.00	\$ -	\$ -	\$ 34,240.00	100%	\$ -	\$ 1,712.00
16	CO 3 - 30" Square Duct in Lieu of Spiral	\$ 1,840.00	\$ 1,840.00	\$ -	\$ -	\$ 1,840.00	100%	\$ -	\$ 92.00
17	CO 4 - F & I 4 vibration Isolation	\$ 4,908.00	\$ 4,908.00	\$ -	\$ -	\$ 4,908.00	100%	\$ -	\$ 245.40

CONTINUATION SHEET

PAGE 1 OF 1

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 wher variable retainage for line items may apply.

APPLICATION NO: Eight (CO7)
APPLICATION DATE: Jan. 29, 2026
PERIOD TO: Jan. 29, 2026
PROJECT NAME: BJC Edwardsville Ambulatory Surgery
Center

A	B	C	D	E	F	6		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DAYE (D+E+F)	%(G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (IF VARIABLE) RATE
			FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
18	CO5 - Remob MRI Chiller Placement	\$ 2,694.00	\$ 2,694.00	\$ -	\$ -	\$ 2,694.00	100%	\$ -	\$ 134.70
19	CO6 - 1 HR FIRE RATED PARTITION & CABLE LEAK DET	\$ 8,592.00	\$ 8,592.00	\$ -	\$ -	\$ 8,592.00	100%	\$ -	\$ 429.60
20	CO7 - CRAC-2 Replacement	\$ 44,977.00	\$ -	\$ 44,977.00	\$ -	\$ 44,977.00	100%	\$ -	\$ 2,248.85
21	TOTAL	\$ 1,124,390.00	\$ 1,079,413.00	\$ 44,977.00	\$ -	\$ 1,124,390.00	100%	\$ -	\$ 56,219.50

**PARTIAL WAIVER OF LIEN
"CONTINGENT UPON RECEIPT OF PAYMENT"**

January 29, 2026

TO ALL WHOM IT MAY CONCERN:

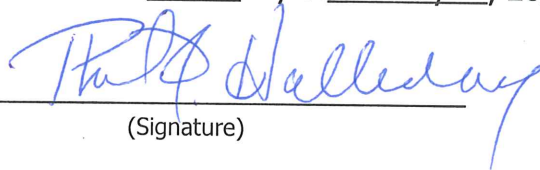
(Date)

Whereas we the undersigned JEN Mechanical, Inc. have been employed by
(Subcontractor Name)
IMPACT Strategies to furnish HVAC for the property 2122 Troy Rd., known as BJC -
Edwardsville.

City of: Edwardsville County of: Madison State of: Illinois

consideration of the sum of **Forty Two Thousand Seven Hundred Twenty Eight
and 15/100 Dollars (\$ 42,728.15)** and other good and valuable considerations,
the receipt whereof is hereby acknowledged, do hereby waive and release any and all
lien, or claim or right to lien on said above described building and premises under the
Statutes of the State of Illinois relating to Mechanic's Liens, on account of labor or
materials, or both, furnished or which may be furnished, by the undersigned to or on
account of said for said building or premises.

Given under my hand and seal this 29th _____ day of January, 20 26



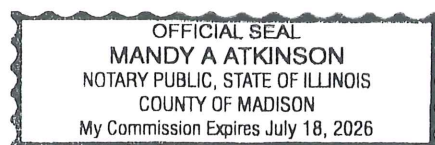
(Signature)

State of: Illinois

County of: Madison

Notary Public: Mandy A. Atkinson

My Commission Expires: 07.18.2026



SWORN STATEMENT FROM SUBCONTRACTOR TO CONTRACTOR

STATE OF: MISSOURI

PAY REQUEST NO: 11

COUNTY OF: SAINT LOUIS

DATE: 1/13/2026

The undersigned Affiant, _____, being first duly sworn upon his oath, deposes
(Authorized Officer or Agent)

and states that he is an authorized officer or agent of Negwer Door Systems,
(Company Name)

subcontractor to IMPACT Strategies, Inc. for the provision of goods and services for

BJC EDWARDSVILLE-KD

(Project Name)

(here generally describe the project) on and upon the following described premises in said St. Clair County, IL
(County) (State)

to wit: 340 Office Ct, Fairview Heights, IL 62208
(Project Address)

and that for the purposes of said subcontract, the following persons, firms, and entities have been contracted with and have furnished or are furnishing and preparing materials for and have done or are doing labor on said improvements, and that there is due and to become due them, respectively, the amounts set opposite their names for material or labor. This Statement is made to IMPACT Strategies, Inc. and may be relied upon the owner of said real estate and is a full, true, and complete statement of all such persons, firms, and entities and of the amounts paid, due, and to become due to each of them.

NAME AND ADDRESS	DESCRIPTION OF MATERIAL OR LABOR	AMOUNT OF CONTRACT	TOTAL PREVIOUS REQUESTS	AMOUNT OF THIS REQUEST	BALANCE TO COMPLETE
Negwer Door Systems	HARDWARE	150,813.60	150,813.60	0.00	0.00
49 Airport Rd, Saint Louis, MO 63135	HM DOOR	3,698.83	3,698.83	0.00	0.00
	HM FRAME	22,012.00	22,012.00	0.00	0.00
	WOOD DOOR	73,875.57	73,875.57	0.00	0.00
	CO 1	1,440.00	1,440.00	0.00	0.00
	CO 2	11,400.00	11,400.00	0.00	0.00
	CO 3	2,475.00	2,475.00	0.00	0.00
	CO 4	1,239.00	1,239.00	0.00	0.00
	CO 5	880.00	880.00	0.00	0.00
	CO 6	2,671.00	2,671.00	0.00	0.00
	CO 7	7,540.00	7,495.64	0.00	44.36
	CO 8	375.00	307.24	0.00	67.76
	CO 9	5,250.00		5,250.00	0.00
	CO 10	450.00		450.00	0.00
					0.00
TOTAL		284,120.00	278,307.88	5,700.00	112.12
Amount of Original Contract		250,400.00	Total Amount Requested		284,007.88
Total Change Orders		33,720.00	Less 10% Retained		28,400.81
Total Change Orders & Contracts		284,120.00	Net Amount Earned		255,607.07
Credits to Contract		0.00	Amount Due This Payment		5,130.00
Net Amount of Contract		284,120.00	Balance to Complete		112.12

It is understood that the total amount paid to date plus the amount requested in this application shall not exceed 100% of the cost of work completed to date. I agree to furnish all Waivers of Lien for all materials supplied and labor performed under my contract as a condition of payment.

Signed: _____

Its: Director of Project Management
(Title of Authorized Officer or Agent)

Subscribed and sworn to before me this 13th day of January, 2024

Amy Lynn Fuchske
Notary Public



CONDITIONAL LIEN WAIVER
NEGWER DOOR SYSTEMS
DATE 2026-01-13
THIS IS A PARTIAL LIEN WAIVER

To All Whom it may Concern:

Whereas We the undersigned, have been employed by

Impact Strategies
340 Office Ct
Fairview Heights, IL 62208

to furnish materials only on **BJC EDWARDSVILLE-KD**
Pay app #11

for the building known as: **BJC EDWARDSVILLE-KD**
2122 Troy Road
Edwardsville, IL 62025

Now, therefore, know ye, that we the undersigned for and in consideration of the sum of **\$5,130.00** Dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged, upon a negotiable instrument in the amount clearing a banking system, do hereby waive and release any and all lien, and claim or right to lien on said above described building and premises under the Statutes of the State in which the job was performed relating to Mechanics' Liens, on account of labor or materials, or both, furnished by the undersigned to aforesaid purchaser for said building and premise.

NEGWER DOOR SYSTEMS
49 Airport Road
St. Louis, Mo. 63135
314-595-4422

BY: _____

State: Missouri
County: St. Louis

Subscribed and sworn to before me this 13th day of January, 20

Amy Lynn Luebke
Notary Signature
My Commission Expires

10/30/2026



APPLICATION AND CERTIFICATION FOR PAYMENT

TO:

Impact Strategies
340 Office Ct
Fairview Heights, IL 62208

FROM:

Negwer Door Systems
49 Airport Rd
Ferguson, MO 63135

CONTRACT FOR: Doors, Frames, and Hardware

PROJECT:

BJC EDWARDSVILLE-KD
2122 Troy Road
Edwardsville, IL 62025

VIA ARCHITECT:

G702

PAGE ONE OF ONE

APPLICATION NO: 11**INVOICE NO:** CI0006466**PERIOD TO:** JANUARY 31, 2026**JOB NUMBER:** 105005555**SUBCONTRACT #** 21-012**CONTRACT DATE:** 10/8/2024**Distribution to:**

☐ OWNER
☐ ARCHITECT
☐ CONTRACTOR
☐ SUPPLIER
☐ CONSTRUCTION MANAGER

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM	\$	250,400.00
2. NET CHANGE BY CHANGE ORDERS	\$	33,720.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	284,120.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	284,007.88
5. RETAINAGE:		
a. 10% of Completed Work (Column D + E on G703)	\$	28,400.81
b. 0% of Stored Material (Column F on G703)	\$	0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	28,400.81
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	255,607.07
7. LESS WORK COMPLETED AND MATERIALS STORED FROM PREVIOUS CERTIFICATES FOR PAYMENT	\$	250,477.07
8. CURRENT PAYMENT DUE	\$	5,130.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	28,512.93

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$28,020.00	\$0.00
Total approved this Month	\$5,700.00	\$0.00
TOTALS	\$33,720.00	\$0.00
NET CHANGES by Change Order		\$33,720.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, Application is made for payment, as shown below, in connection with the Contract. 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: Negwer Door SystemsBy: 

Date: JANUARY 13, 2026

State of: Missouri

County of: St. Louis

Subscribed and sworn to before me this 13

Day of JANUARY, 2026

Notary Public: Amy Lynn Luebke

Commission Number: 22651872

My Commission expires: 10/30/2026



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the 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

(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: _____

Date: _____

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

CONTINUATION SHEET

G703

BJC EDWARDSVILLE-KD

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 11

APPLICATION DATE: JANUARY 13, 2026

PERIOD TO: JANUARY 31, 2026

ARCHITECT'S PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H % (G ÷ C)	I BALANCE TO FINISH (C - G)	J RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	HARDWARE	150,813.60	150,813.60	0.00	0.00	150,813.60	100.00%	0.00	15,081.37
2	HM DOOR	3,698.83	3,698.83	0.00	0.00	3,698.83	100.00%	0.00	369.88
3	HM FRAME	22,012.00	22,012.00	0.00	0.00	22,012.00	100.00%	0.00	2,201.20
4	WOOD DOOR	73,875.57	73,875.57	0.00	0.00	73,875.57	100.00%	0.00	7,387.56
	CO 1	1,440.00	1,440.00	0.00	0.00	1,440.00	100.00%	0.00	144.00
	CO 2	11,400.00	11,400.00	0.00	0.00	11,400.00	100.00%	0.00	1,140.00
	CO 3	2,475.00	2,475.00	0.00	0.00	2,475.00	100.00%	0.00	247.51
	CO 4	1,239.00	1,239.00	0.00	0.00	1,239.00	100.00%	0.00	123.90
	CO 5	880.00	880.00	0.00	0.00	880.00	100.00%	0.00	88.00
	CO 6	2,671.00	2,671.00	0.00	0.00	2,671.00	100.00%	0.00	267.10
	CO 7	7,540.00	7,495.64	0.00	0.00	7,495.64	99.41%	44.36	749.57
	CO 8	375.00	307.24	0.00	0.00	307.24	81.93%	67.76	30.72
	CO 9	5,250.00	0.00	5,250.00	0.00	5,250.00	100.00%	0.00	525.00
	CO 10	450.00	0.00	450.00	0.00	450.00	100.00%	0.00	45.00
GRAND TOTALS		\$284,120.00	\$278,307.88	\$5,700.00	\$0.00	\$284,007.88	99.96%	\$112.12	\$28,400.81

SWORN STATEMENT FROM SUBCONTRACTOR TO CONTRACTORSTATE OF: MissouriPAY REQUEST NO: 12COUNTY OF: Saint LouisDATE: 1/21/2026The undersigned Affiant, Jason Anders Dir of PM being first duly sworn upon his oath, deposes
(Authorized Officer or Agent)and states that he is an authorized officer or agent of Negwer Door Systems,
(Company Name)

subcontractor to IMPACT Strategies, Inc. for the provision of goods and services for

BJC EDWARDSVILLE-KD

(Project Name)

(here generally describe the project) on and upon the following described premises in said Madison County, IL
(County) (State)to wit: 2122 Troy Road, Edwardsville, IL 62025

(Project Address)

and that for the purposes of said subcontract, the following persons, firms, and entities have been contracted with and have furnished or are furnishing and preparing materials for and have done or are doing labor on said improvements, and that there is due and to become due them, respectively, the amounts set opposite their names for material or labor. This Statement is made to IMPACT Strategies, Inc. and may be relied upon the owner of said real estate and is a full, true, and complete statement of all such persons, firms, and entities and of the amounts paid, due, and to become due to each of them.

NAME AND ADDRESS	DESCRIPTION OF MATERIAL OR LABOR	AMOUNT OF CONTRACT	TOTAL PREVIOUS REQUESTS	AMOUNT OF THIS REQUEST	BALANCE TO COMPLETE
Negwer Door Systems	HARDWARE	150,813.60	150,813.60	0.00	0.00
Doors, Frames, and Hardware	HM DOOR	3,698.83	3,698.83	0.00	0.00
	HM FRAME	22,012.00	22,012.00	0.00	0.00
	WOOD DOOR	73,875.57	73,875.57	0.00	0.00
	CO 1	1,440.00	1,440.00	0.00	0.00
	CO 2	11,400.00	11,400.00	0.00	0.00
	CO 3	2,475.00	2,475.00	0.00	0.00
	CO 4	1,239.00	1,239.00	0.00	0.00
	CO 5	880.00	880.00	0.00	0.00
	CO 6	2,671.00	2,671.00	0.00	0.00
	CO 7	7,540.00	7,495.64	44.36	0.00
	CO 8	375.00	307.24	67.76	0.00
	CO 9	5,250.00	5,250.00	0.00	0.00
	CO 10	450.00	450.00	0.00	0.00
					0.00
TOTAL		284,120.00	284,007.88	112.12	0.00
Amount of Original Contract		250,400.00	Total Amount Requested		284,120.00
Total Change Orders		33,720.00	Less 10% Retained		28,412.03
Total Change Orders & Contracts		284,120.00	Net Amount Earned		255,607.97
Credits to Contract		0.00	Amount Due This Payment		140.00
Net Amount of Contract		284,120.00	Balance to Complete		140.00

It is understood that the total amount paid to date plus the amount requested in this application shall not exceed 100% of the cost of work completed to date. I agree to furnish all Waivers of Lien for all materials supplied and labor performed under my contract as a condition of payment.

Signed: _____

Its: _____

Director of Project Management

(Title of Authorized Officer or Agent)

Subscribed and sworn to before me this 22nd day of January, 2024

Notary Public



CONDITIONAL LIEN WAIVER
NEGWER DOOR SYSTEMS
DATE **2026-01-21**
THIS IS A **PARTIAL** LIEN WAIVER

To All Whom it may Concern:

Whereas We the undersigned, have been employed by

Impact Strategies
340 Office Ct
Fairview Heights, IL 62208

to furnish materials only on **BJC EDWARDSVILLE-KD**
Pay app #12

for the building known as: **BJC EDWARDSVILLE-KD**
2122 Troy Road
Edwardsville, IL 62025

Now, therefore, know ye, that we the undersigned for and in consideration of the sum of **\$100.90** Dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged, upon a negotiable instrument in the amount clearing a banking system, do hereby waive and release any and all lien, and claim or right to lien on said above described building and premises under the Statutes of the State in which the job was performed relating to Mechanics' Liens, on account of labor or materials, or both, furnished by the undersigned to aforesaid purchaser for said building and premise.

NEGWER DOOR SYSTEMS
49 Airport Road
St. Louis, Mo. 63135
314-595-4422

BY: _____

State: Missouri
County: St. Louis

Subscribed and sworn to before me this 22nd day of Jan., 2026

Amy Lynn Luebke
Notary Signature
My Commission Expires 10/30/2026



APPLICATION AND CERTIFICATION FOR PAYMENT

TO:

Impact Strategies
340 Office Ct
Fairview Heights, IL 62208

FROM:

Negwer Door Systems
49 Airport Rd
Ferguson, MO 63135

CONTRACT FOR: Doors, Frames, and Hardware

PROJECT:

BJC EDWARDSVILLE-KD
2122 Troy Road
Edwardsville, IL 62025

VIA ARCHITECT:

G702

APPLICATION NO: 12

INVOICE NO: FINAL BEFORE RETAINAGE

PERIOD TO: JANUARY 31, 2026

JOB NUMBER: JOB005555

SUBCONTRACT: 424-012

CONTRACT DATE: 10/8/2024

PAGE ONE OF ONE

Distribution to:

☐ OWNER
☐ ARCHITECT
☐ CONTRACTOR
☐ SUPPLIER
☐ CONSTRUCTION MANAGER

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM	\$	250,400.00
2. NET CHANGE BY CHANGE ORDERS	\$	33,720.00
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$	284,120.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	284,120.00
5. RETAINAGE:		
a. <u>10%</u> of Completed Work	\$	28,412.03
(Column D + E on G703)		
b. <u>0%</u> of Stored Material	\$	0.00
(Column F on G703)		
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	28,412.03
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	255,707.97
7. LESS WORK COMPLETED AND MATERIALS STORED FROM PREVIOUS CERTIFICATES FOR PAYMENT	\$	255,607.07
8. CURRENT PAYMENT DUE	\$	100.90
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	28,412.03

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$33,720.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$33,720.00	\$0.00
NET CHANGES by Change Order		\$33,720.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, Application is made for payment, as shown below, in connection with the Contract. 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: Negwer Door Systems

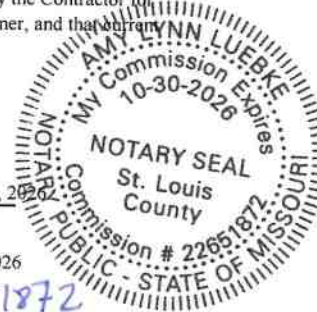
By: [Signature]

Date: JANUARY 21, 2026

State of: Missouri
Subscribed and sworn to before me this 21

Notary Public: Amy Lynn Luecke
My Commission expires: 10/30/2026

County of: St. Louis
Day of: JANUARY, 2026
Commission Number: 22651872



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the 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

(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: _____

Date: _____

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

CONTINUATION SHEET

G703

BJC EDWARDSVILLE-KD

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 12

APPLICATION DATE: JANUARY 21, 2026

PERIOD TO: JANUARY 31, 2026

ARCHITECT'S PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H % (G ÷ C)	I BALANCE TO FINISH (C - G)	J RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	HARDWARE	150,813.60	150,813.60	0.00	0.00	150,813.60	100.00%	0.00	15,081.37
2	HM DOOR	3,698.83	3,698.83	0.00	0.00	3,698.83	100.00%	0.00	369.88
3	HM FRAME	22,012.00	22,012.00	0.00	0.00	22,012.00	100.00%	0.00	2,201.20
4	WOOD DOOR	73,875.57	73,875.57	0.00	0.00	73,875.57	100.00%	0.00	7,387.56
	CO 1	1,440.00	1,440.00	0.00	0.00	1,440.00	100.00%	0.00	144.00
	CO 2	11,400.00	11,400.00	0.00	0.00	11,400.00	100.00%	0.00	1,140.00
	CO 3	2,475.00	2,475.00	0.00	0.00	2,475.00	100.00%	0.00	247.51
	CO 4	1,239.00	1,239.00	0.00	0.00	1,239.00	100.00%	0.00	123.90
	CO 5	880.00	880.00	0.00	0.00	880.00	100.00%	0.00	88.00
	CO 6	2,671.00	2,671.00	0.00	0.00	2,671.00	100.00%	0.00	267.10
	CO 7	7,540.00	7,495.64	44.36	0.00	7,540.00	100.00%	0.00	754.01
	CO 8	375.00	307.24	67.76	0.00	375.00	100.00%	0.00	37.50
	CO 9	5,250.00	5,250.00	0.00	0.00	5,250.00	100.00%	0.00	525.00
	CO 10	450.00	450.00	0.00	0.00	450.00	100.00%	0.00	45.00
GRAND TOTALS		\$284,120.00	\$284,007.88	\$112.12	\$0.00	\$284,120.00	100.00%	\$0.00	\$28,412.03

**PARTIAL
LIEN WAIVER**

TO: IMPACT Strategies, Inc.

WHEREAS, the undersigned having furnished work, labor, supplies and/or materials on the Project and property known as and located at BJC - Edwardsville, Edwardsville, Illinois.

In consideration for the sum of \$14,230.80 Fourteen thousand two hundred thirty and 80 / 100 and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned does hereby fully, finally and completely waive, relinquish and release any and all claims, demands, suits or actions against IMPACT Strategies, Inc. and Owner of the above-described Property, including, without limitation, any and all unjust enrichment claims, payment bond claims, liens, mechanic's liens, or rights to mechanic's liens on or against the above-described property, building and premises, on account of or arising from any work, labor, services, goods, or materials heretofore furnished by the undersigned for said property, building and premises to the date hereof. The undersigned further acknowledges that all bills, statements, charges or invoices received by it for work, labor, materials, goods or services furnished for this project have been fully paid, settled and satisfied, and that all sales, use or other applicable taxes, if any, have been properly computed according to law and have been or will be fully paid by the undersigned. The undersigned further acknowledges that it has fully paid all of its employees, subcontractors and suppliers for amounts due and owing to them, and the undersigned further agrees to fully indemnify, defend and hold harmless IMPACT Strategies, Inc. and the Owner for the Property described above (including their attorneys' fees) against any and all mechanic's lien claims and other suits, demands, actions or claims of any type whatsoever, which may be asserted by any of the undersigned's suppliers, employees or subcontractors on this project or by anyone who has provided work, labor or materials for this Project at the request of the undersigned.

Lowry Electric Company

[Subcontractor Name]

DATED: _____

1-29-26

By _____

Karen Hunter

Title _____

Controller

Notary Public: _____

Kali Hackler

My Commission Expires: _____

09/15/2029

