

# **New Holiday Park Elementary School**

## **Monthly Report**



**April 8, 2015**

**Rucon Inc.**

**[WWW.RUCONINC.COM](http://WWW.RUCONINC.COM)**

**(PBSO Owners Representative)**

## “Project is on schedule”

- Sprinkler head covers installation 80%
- Classroom and restroom sink installation complete
- Hot water tanks and boilers have been turned on
- Roof coping installation complete
- Lighting in gym, classrooms and multipurpose complete and ongoing in corridors
- Metal casework for classrooms complete and counter tops to be installed next week
- Kitchen hood installed
- Ceiling grid is complete in all areas
- Drywall for bulkheads in all areas 95% complete
- Trim around windows is ongoing
- Metal panel siding and translucent panels are complete
- Casework for media center has been delivered
- Gym acoustic panels installed
- Calking all control joints ongoing
- VCT flooring installation 90% complete
- 2<sup>nd</sup> floor hallway terrazzo flooring being polished and pouring on 1<sup>st</sup>
- Bathroom partitions and hand dryers to begin installation next week
- Tack board and marker board installation ongoing
- Inspections are ongoing by Pa Soil & Rock and Plum Borough inspectors and utility companies
- Safety meeting reports have been turned in weekly from contractors

## Project Photos



Ceiling 2<sup>nd</sup> floor area B



Hot water tanks and boilers

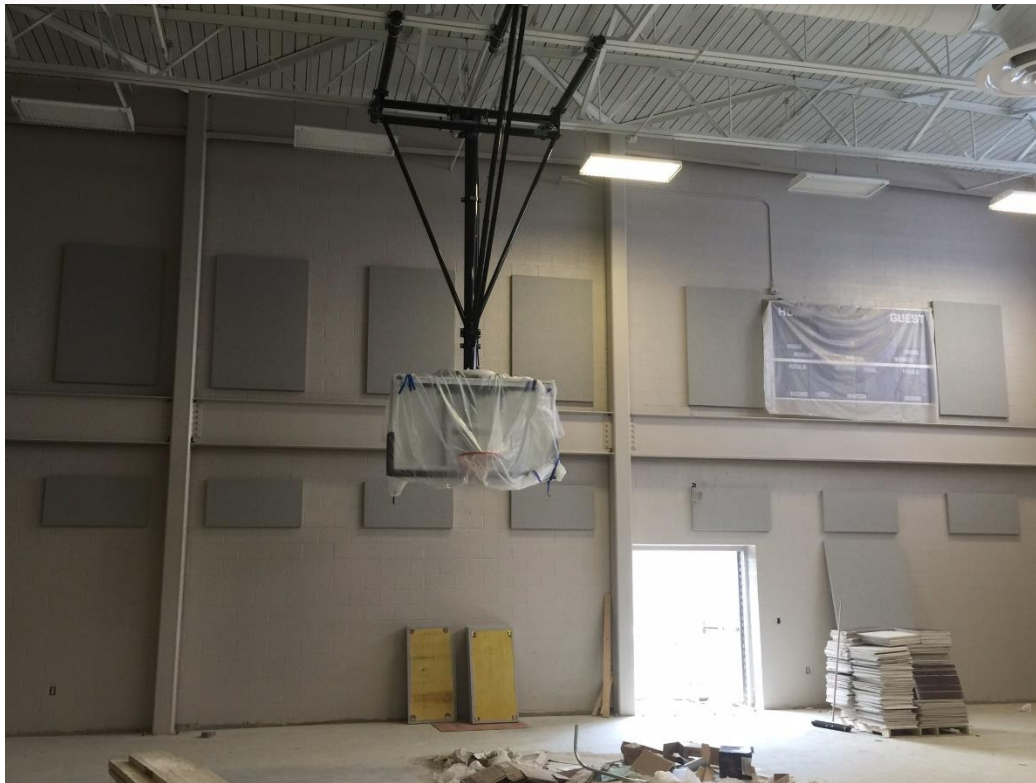




Roof coping and siding



Window trim

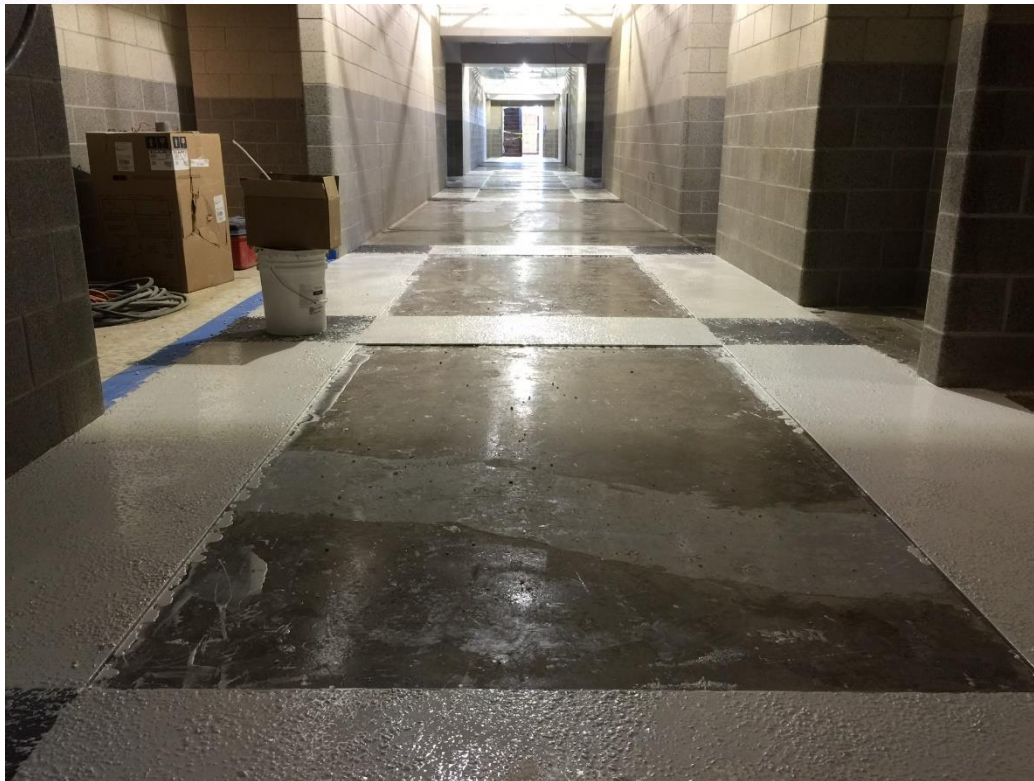


Acoustic panels in gym



Terrazzo 2<sup>nd</sup> floor





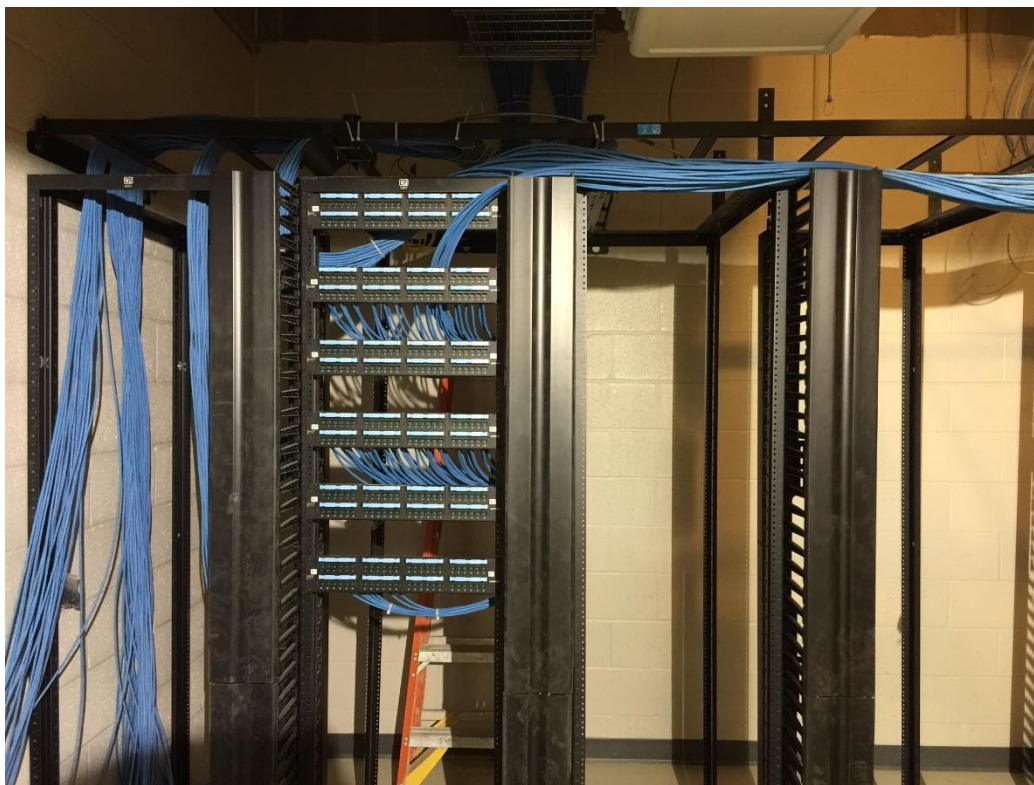
Pouring 1<sup>st</sup> floor Terrazzo



Classroom marker and tack boards



Kitchen hood



IT closet



## APPROVED CHANGE ORDER LOG

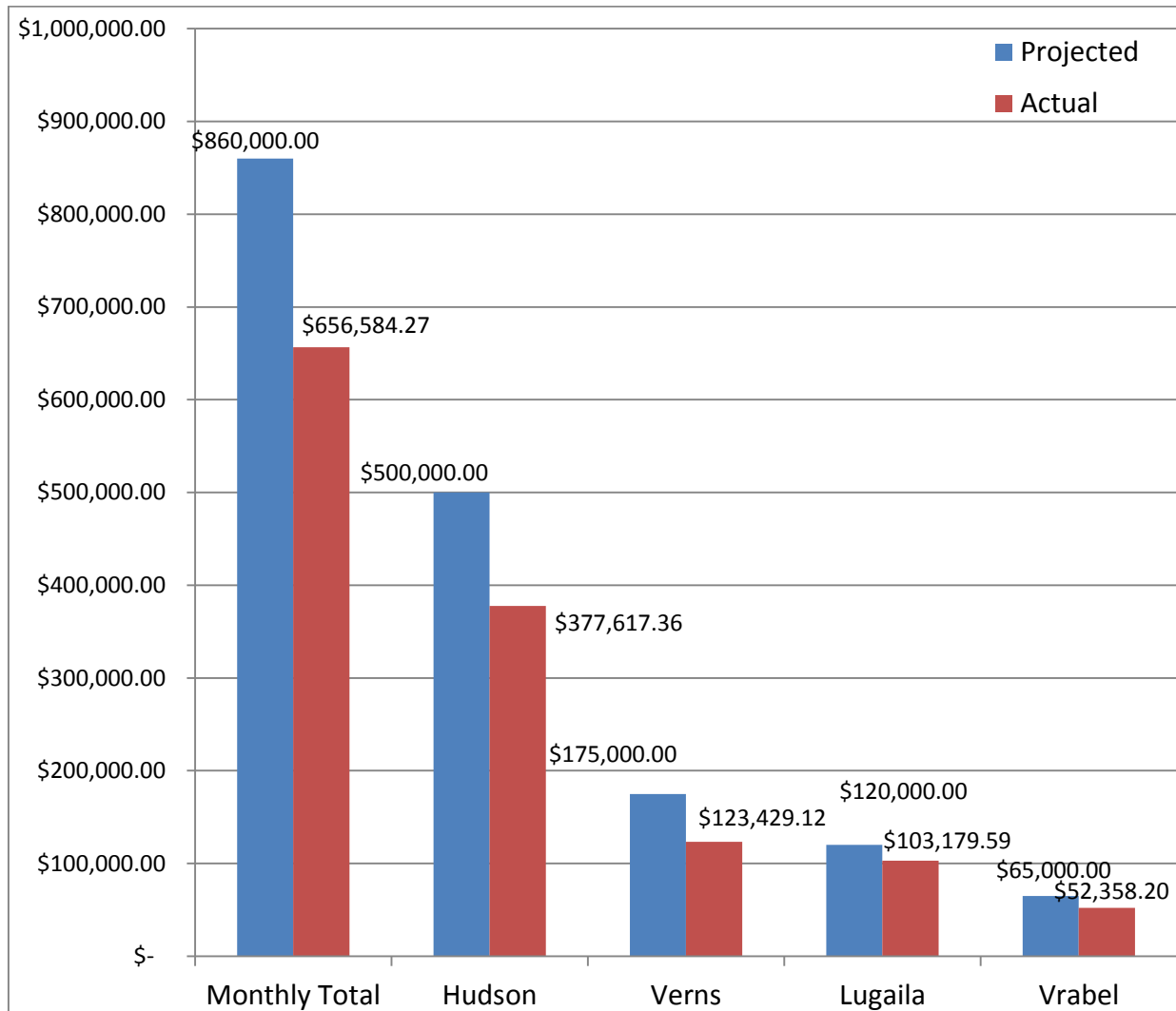
New Holiday Park Elementary

March 26, 2015

Change Order #	Description	Owner Req.	Unforeseen Conditions	Omissions & Errors	Distribution
G001	Duq. Light Access Road				\$8,883.03
G002	Install Ground Faced block	\$92,400.00			
G003	Increase height of Library Shelving	\$5,258.00			
G004	Additional Sidewalks & Curbs/ Install subsurface drain	\$19,337.25	\$25,825.64		
G005	Install Ice/Water shield above storefronts at B/D	\$2,241.44			
H001	Provide propress and Victaulic fittings	-\$5,000.00			
H002	Add disconnects for boilers, chillers and condensing units			\$11,523.62	
P001	Extend 4" Gas bi-pass				\$7,308.00
E001	Additional 4" Conduit for O'block bi-pass				\$29,807.35
E002	Revise/Delete Wireless access points/ Install Conduit/conductors from transformer to fire pump(Code Inspector interpretation)	-\$37,000.00		\$11,894.70	
E003	Install 1 ¼" rigid conduit and add 3 phase feed to jockey pump in fire pump room		\$3,818.95		
E004	Install fire rated cable from panel to transformer (Code inspector interpretation)		\$4,080.51		
	<b>Total</b>	\$77,236.69	\$33,725.10	\$23,418.32	\$45,998.38

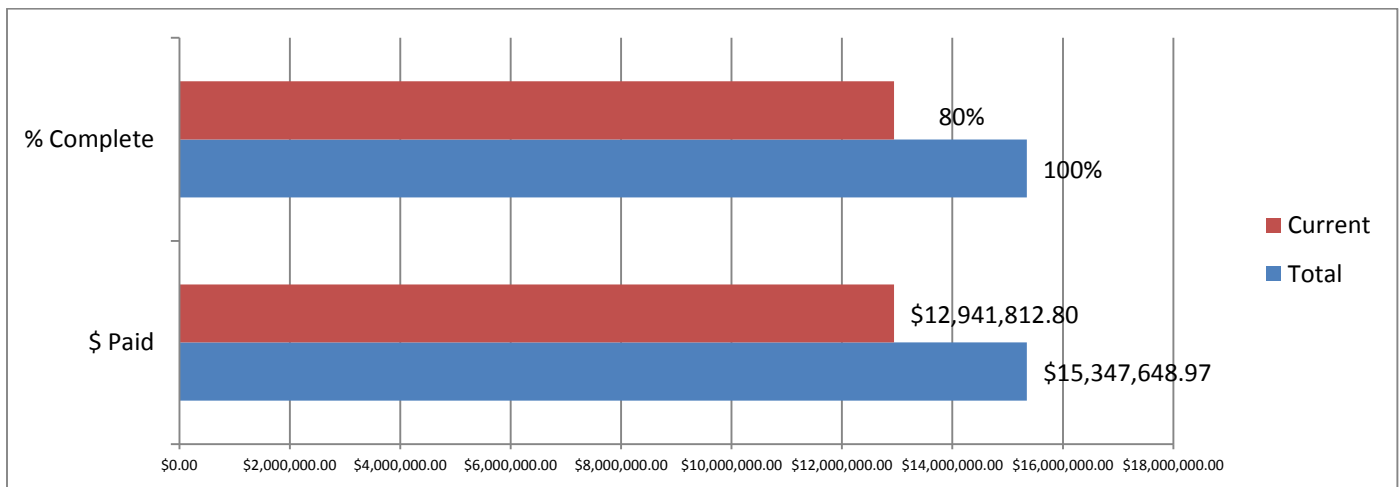
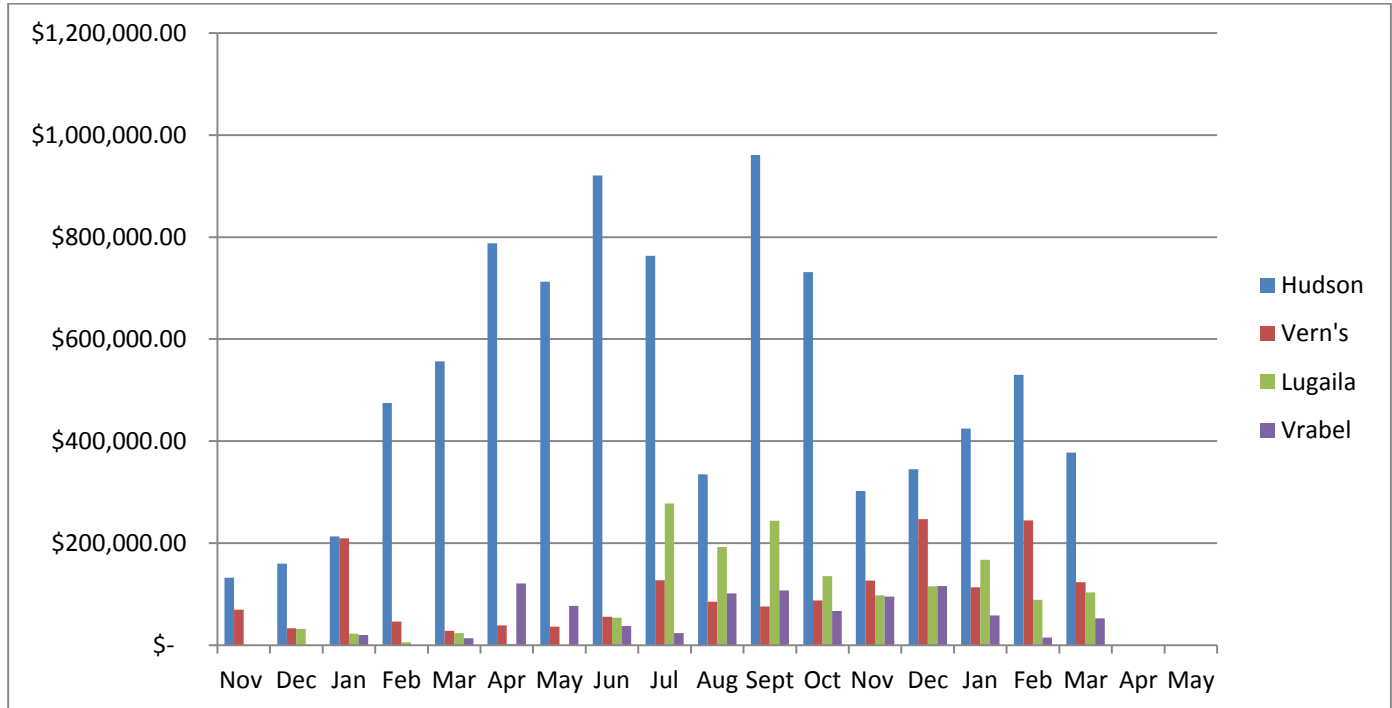


## March 2015 Cash Flow



	Projected	Actual
Monthly Total	\$860,000.00	\$656,584.27
Hudson Construction	\$500,000.00	\$377,617.36
Vern,s Electric	\$175,000.00	\$123,429.12
Lugaila Mechanical	\$120,000.00	\$103,179.59
Vrabel Plumbing	\$65,000.00	\$52,358.20

## New Holiday Park Project Cash Flow



## Application and Certificate for Payment, Construction Manager as Adviser Edition

<b>TO OWNER:</b> Plum Borough School District 900 Elicker Road Plum, PA 15239		<b>PROJECT:</b> Plum New Holiday Park 313 Holiday Park Drive Plum, PA 15239	<b>APPLICATION NO:</b> 14	<b>DISTRIBUTION TO:</b>
<b>FROM:</b> Vrabel Plumbing Company, LLC 13 Dewey Lane Gibsonia PA 15044		<b>VIA CONSTRUCTION MANAGER:</b> Ricon Construction Consultants 38 Boulder Drive Pittsburgh, PA 15239	<b>PERIOD TO:</b> 03/19/2015	<input type="checkbox"/> OWNER
<b>CONTRACTOR:</b>	<b>CONTRACT DATE:</b> 11/07/2013	<b>PROJECT NOS:</b> 13-0055-02 /	<b>CONSTRUCTION MANAGER</b>	<input type="checkbox"/> ARCHITECT
<b>CONTRACT FOR:</b> Plumbing Construction	<b>VIA ARCHITECT:</b> L Robert Kimball & Associates 615 West Highland Avenue P.O. Box 1000 Ebensburg, PA 15931		<b>CONTRACTOR</b>	<input type="checkbox"/> FIELD
			<b>OTHER</b>	<input type="checkbox"/>

### CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM.....	\$ 968,700.00
2. NET CHANGES IN THE WORK.....	\$ 7,308.00
3. CONTRACT SUM TO DATE (Line 1 + 2).....	\$ 976,008.00
4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703).....	\$ 952,345.20
5. RETAINAGE:	

- a. 5.00 % of Completed Work  
(Column D + E on G703) \$ 47,617.00
- b. 5.00 % of Stored Material  
(Column F on G703) \$ 0.00

6. TOTAL RETAINAGE (Lines 5a + 5b, or Total in Column I on G703).....	\$ 47,617.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 4 minus Line 5 Total).....	\$ 904,728.20
8. CURRENT PAYMENT DUE (Line 6 from prior Certificate).....	\$ 852,370.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 minus Line 6).....	\$ 52,358.20

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:** Vrabel Plumbing Company, LLC  
By: *John C. Vrabel* Date: 03/26/2015  
State of: Pennsylvania  
County of: Allegheny

Subscribed and sworn to before me this 26th day of March 2015  
Notary Public: *Patricia S. Smith*  
My Commission expires: 12/20/2016  
COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Patricia S. Smith, Notary Public  
West Deer Twp., Allegheny County  
My Commission Expires Dec. 20, 2016  
PENNSYLVANIA ASSOCIATION OF NOTARIES

### CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on evaluations of the Work and the data comprising this application, the Construction Manager and Architect certify to the Owner that to the best of their 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.)

### CONSTRUCTION MANAGER:

By: \_\_\_\_\_ Date: \_\_\_\_\_  
**ARCHITECT:** (NOTE: If Multiple Prime Contractors are responsible for performing portions of the Project, the Architect's Certification is not required.)

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.

SUMMARY OF CHANGES IN THE WORK	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 7,308.00	\$ 0.00
Total approved this month, including Construction Change Directives	\$ 0.00	\$ 0.00
<b>TOTALS</b>	\$ 7,308.00	\$ 0.00
<b>NET CHANGES IN THE WORK</b>	\$ 7,308.00	\$ 0.00

**CAUTION:** You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

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# Document G732™ - 2009

## Application and Certificate for Payment, Construction Manager as Adviser Edition

TO OWNER: PLUM BOROUGH SCHOOL DISTRICT  
900 FLICKER ROAD  
PITTSBURGH, PA. 15239

FROM: VERN'S ELECTRIC, INC.  
CONTRACT FOR: ELECTRICAL WORK

PROJECT: NEW HOLIDAY PARK ELEMENTARY SCHOOL  
313 HOLIDAY PARK DRIVE  
PITTSBURGH, PA. 15239

MANAGER: RUON CONSTRUCTION CONSULTANTS  
VIA ARCHITECT: L.R. KIMBALL

APPLICATION NO: 17

PERIOD TO: 3/31/2015  
CONTRACT DATE: 11/11/2013  
PROJECT NOS: / /

DISTRIBUTION TO:  
OWNER ☐  
CONSTRUCTION MANAGER ☐  
ARCHITECT ☐  
CONTRACTOR ☐  
FIELD ☐  
OTHER ☐

### CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM.....\$2,179,935.00
2. NET CHANGES IN THE WORK.....\$ 12,601.51
3. CONTRACT SUM TO DATE (Line 1 + 2).....\$2,192,536.51
4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703).....\$1,839,922.56

5. RETAINAGE:
  - a. 5 % of Completed Work  
(Column D + E on G703).....\$ 84,111.16
  - b. 5 % of Stored Material  
(Column F on G703).....\$ 7,885.00

6. TOTAL RETAINAGE (Lines 5a + 5b, or Total in Column I on G703).....\$ 91,996.16
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT  
(Line 4 minus Line 5 Total).....\$1,747,926.40
8. CURRENT PAYMENT DUE.....\$ 123,429.12
9. BALANCE TO FINISH, INCLUDING RETAINAGE  
(Line 3 minus Line 6).....\$ 444,610.11

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: VERN'S ELECTRIC, INC.

By: Dusan Gudeniga

State of: PENNSYLVANIA  
County of: ALLEGHENY

Date: 3/26/2015

Notarial Seal  
Andrea J. Olechowitz, Notary Public  
City of Pittsburgh, Allegheny County  
My Commission Expires Feb. 26, 2017  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

### CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on evaluations of the Work and the data comprising this application, the Construction Manager and Architect certify to the Owner that to the best of their 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.)

### CONSTRUCTION MANAGER:

By: \_\_\_\_\_ Date: \_\_\_\_\_  
ARCHITECT: (NOTE: If Multiple Prime Contractors are responsible for performing portions of the Project, the Architect's Certification is not required.)

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.

SUMMARY OF CHANGES IN THE WORK	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 37,706.81	\$ 25,105.30
Total approved this month, including Construction Change Directives	\$ 0.00	\$ 0.00
TOTALS	\$ 37,706.81	\$ 25,105.30
NET CHANGES IN THE WORK	\$ 12,601.51	

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## AIA Type Document Application and Certification for Payment

TO (OWNER): Plum Borough School District  
900 Elicker Road  
Plum, PA 15239

PROJECT: New Holland Park Elem School  
900 Elicker Road  
Plum, PA 15239

APPLICATION NO: 15  
PERIOD TO: 3/31/2015

DISTRIBUTION  
TO:  
- OWNER  
- CONSTRUCTION  
- MANAGER  
- ARCHITECT  
- CONTRACTOR

FROM (CONTRACTOR): Lugaila Mechanical Inc  
1 Rutgers Rd  
Pittsburgh, PA 15205

ARCHITECT'S  
PROJECT NO:

VIA CONSTRUCTION MANAGER:

CONTRACT FOR: VIA ARCHITECT:

CONTRACT DATE:

### CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM	\$ 1,687,300.00
2. Net Change by Change Orders	\$ 6,523.09
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$ 1,693,823.09
4. TOTAL COMPLETED AND STORED TO DATE	\$ 1,643,494.09

#### 5. RETAINAGE:

a. 5.00 % of Completed Work	\$ 82,174.70
b. 0.00 % of Stored Material	\$ 0.00

Total retainage (Line 5a + 5b) \$ 82,174.70

6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total) \$ 1,561,319.39

#### 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT

(Line 6 from prior Certificate) \$ 1,458,139.80

8. CURRENT PAYMENT DUE \$ 103,179.59

9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) \$ 132,503.70

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	11,523.62	-5,000.53
Total approved this Month	0.00	0.00
TOTALS	11,523.62	-5,000.53
NET CHANGES by Change Order	6,523.09	

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: Lugaila Mechanical Inc  
1 Rutgers Rd  
Pittsburgh, PA 15205

By: R. T. Lugaila Date: 3/26/15  
Richard T. Lugaila / Vice-President

State of: PA

County of: Allegheny

Subscribed and sworn to before me this 26th day of March, 2015

Notary Public: Amy C. McCauley  
Notary Public

My Commission Expires: THORNBERG BORO., ALLEGHENY COUNTY  
My Commission Expires Dec 17, 2015

### CERTIFICATE FOR PAYMENT

In Accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Construction Manager and Architect certifies to owner that to the best of their 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 to the amount certified.)

CONSTRUCTION MANAGER:

By: \_\_\_\_\_ Date: \_\_\_\_\_

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.



okmr

To(OWNER): Plum Borough School District  
313 Holiday Park Dr.  
Plum Borough, PA 15239

Project: New Holiday Park Elementary Sc  
313 Holiday Park Drive  
Plum Borough, PA 15239

Application No: 17  
Invoice No: 1129  
Period To: 3/24/2015

From: Hudson Construction, Inc.  
1625 Dutch Lane  
Hermitage, PA 16148

Via(Architect):

Architect's  
Project No:  
Invoice Date: 3/24/2015  
Contract Date:

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Approved previous months	153,945.36	0.00
Approved this month	0.00	0.00
<b>TOTALS</b>	<b>153,945.36</b>	<b>0.00</b>
Net change by change orders	153,945.36	

1. ORIGINAL CONTRACT SUM.....	\$ 10,348,000.00
2. Net change by Change Orders.....	\$ 153,945.36
3. CONTRACT SUM TO DATE(Line 1 +/- 2).....	\$ 10,501,945.36
4. TOTAL COMPLETED & STORED TO DATE.....	\$ 9,193,229.95
5. RETAINAGE.....	\$ 465,391.14
6. TOTAL EARNED LESS RETAINAGE.....	\$ 8,727,838.81
(Line 4 less Line 5)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT.....	\$ 8,350,221.45
(Line 6 from prior Certificate)	
8. SALES TAX.....	\$ 0.00
9. CURRENT PAYMENT DUE.....	\$ 377,617.36
10. BALANCE TO FINISH, PLUS RETAINAGE.....	\$ 1,774,106.55
(Line 3 less Line 6)	

A	B	C	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
			FROM PREV. APPLICATION (D+E)	THIS PERIOD					
01	BOND	110,000.00	110,000.00	0.00	0.00	110,000.00	100	0.00	5,500.00
02	MOBILIZATION	15,000.00	15,000.00	0.00	0.00	15,000.00	100	0.00	750.00
03	GENERAL CONDITIONS	190,000.00	152,000.00	11,400.00	0.00	163,400.00	86	26,600.00	8,170.00
04	SITE MOBILIZATION & LAYOUT	81,750.00	81,750.00	0.00	0.00	81,750.00	100	0.00	4,087.50
05	CLEAR & GRUB	10,900.00	10,900.00	0.00	0.00	10,900.00	100	0.00	545.00
06	EROSION CONTROL	21,800.00	21,800.00	0.00	0.00	21,800.00	100	0.00	1,090.00
07	SITE DEMOLITION	163,500.00	163,500.00	0.00	0.00	163,500.00	100	0.00	8,175.00
08	BULK EXCAVATION AND FILL	499,350.00	499,350.00	0.00	0.00	499,350.00	100	0.00	24,967.50
09	EXCAVATION SUPPORT	105,000.00	105,000.00	0.00	0.00	105,000.00	100	0.00	5,250.00
10	EXCAVATE KEYWAYS	93,500.00	93,500.00	0.00	0.00	93,500.00	100	0.00	4,675.00
12	STORM SEWERS	272,500.00	272,500.00	0.00	0.00	272,500.00	100	0.00	13,625.00
14	SANITARY SEWERS	65,400.00	65,400.00	0.00	0.00	65,400.00	100	0.00	3,270.00
15	DOMESTIC WATER LINE	65,400.00	65,400.00	0.00	0.00	65,400.00	100	0.00	3,270.00
16	GAS LINE	10,900.00	10,900.00	0.00	0.00	10,900.00	100	0.00	545.00
17	FOUNDATION EXCAVATION AND BACKFILL	102,000.00	102,000.00	0.00	0.00	102,000.00	100	0.00	5,100.00
19	SIDEWALKS	74,751.00	0.00	0.00	0.00	0.00	0	74,751.00	0.00
20	CONCRETE CURBS	97,131.00	38,852.40	0.00	0.00	38,852.40	40	58,278.60	1,942.62
21	CONCRETE WALL	6,318.00	6,318.00	0.00	0.00	6,318.00	100	0.00	315.90
22	DUMPSTER PAD	2,600.00	0.00	0.00	0.00	0.00	0	2,600.00	0.00
23	MEMORIAL PAD	3,600.00	0.00	0.00	0.00	0.00	0	3,600.00	0.00
24	EQUIPMENT PAD	1,600.00	0.00	0.00	0.00	0.00	0	1,600.00	0.00
25	ASPHALT PAVING OFF SITE	35,201.00	0.00	0.00	0.00	0.00	0	35,201.00	0.00
26	ASPHALT PAVING	367,588.00	95,572.88	0.00	0.00	95,572.88	26	272,015.12	4,778.64
27	WALKWAY PAVING	13,211.00	0.00	0.00	0.00	0.00	0	13,211.00	0.00
28	CHAINLINK FENCE	13,104.00	0.00	0.00	0.00	0.00	0	13,104.00	0.00
29	RAIN GARDEN SOIL	25,000.00	0.00	0.00	0.00	0.00	0	25,000.00	0.00
30	PLANTS	65,000.00	0.00	0.00	0.00	0.00	0	65,000.00	0.00
31	RETAINING WALLS	12,000.00	0.00	0.00	0.00	0.00	0	12,000.00	0.00
32	SEEDING	18,375.00	0.00	0.00	0.00	0.00	0	18,375.00	0.00
33	CONCRETE REBAR	71,000.00	71,000.00	0.00	0.00	71,000.00	100	0.00	3,550.00
34	CONCRETE SPREAD FOOTER	89,000.00	89,000.00	0.00	0.00	89,000.00	100	0.00	4,450.00
35	CONCRETE FOOTERS	40,000.00	40,000.00	0.00	0.00	40,000.00	100	0.00	2,000.00
36	CONCRETE PIERS	45,000.00	45,000.00	0.00	0.00	45,000.00	100	0.00	2,250.00
37	ELEVATOR PIT FOUNDATIONS	6,600.00	6,600.00	0.00	0.00	6,600.00	100	0.00	330.00
38	SLAB ON GRADE	241,000.00	241,000.00	0.00	0.00	241,000.00	100	0.00	12,050.00
39	SLAB ON DECK	97,000.00	97,000.00	0.00	0.00	97,000.00	100	0.00	4,850.00
40	SLAB ON ROOF	18,300.00	18,300.00	0.00	0.00	18,300.00	100	0.00	915.00
41	STAIR PANS AND LANDINGS	10,528.00	10,528.00	0.00	0.00	10,528.00	100	0.00	526.40
42	FROST PADS	6,800.00	5,780.00	0.00	0.00	5,780.00	85	1,020.00	289.00
43	GFRC	12,000.00	0.00	9,000.00	0.00	9,000.00	75	3,000.00	450.00
44	MASONRY REBAR	30,000.00	30,000.00	0.00	0.00	30,000.00	100	0.00	1,500.00