

**Proposed Budget for  
906 Grand  
Community Improvement District  
Fiscal Year Ending April 30, 2025**

Date of Budget Submittal: January 31, 2023  
District Point of Contact Information: Polsinelli PC c/o Curtis Petersen/Amy Grant  
(816) 753-1000  
[cpetersen@polsinelli.com](mailto:cpetersen@polsinelli.com)  
[agrant@polsinelli.com](mailto:agrant@polsinelli.com)

**BUDGET MESSAGES:**

The 906 Grant Community Improvement District was established by the City Council of Kansas City, Missouri on February 3, 2022. The District was formed for the purposes of providing revenue sources to assist with and support the financing of the costs of certain improvements that serve the area encompassing the District. The source of revenue is a 1% CID District Sales and Use Tax. The term of the District is twenty-seven (27) years, commencing on 2/3/2022 and terminating on 2/3/2049.

The CID Sales Tax Election is scheduled for March 19, 2024 with collection of CID Sales Tax Revenues starting on July 1, 2024.

Services are expected to including cleaning, maintenance, and other services with the District and other services the District may provide or cause to be provided under Section 67.1461 of the CID Act. No such services are expected during the first five years of the District.

**906 GRAND COMMUNITY IMPROVEMENT DISTRICT**

**FYE 4/30/2025 PROPOSED BUDGET**

**FYE 4/30/2025\***  
(proposed)

**FUNDS AVAILABLE:**

- Cash on Hand (Beginning of Fiscal Year)

N/A

**ESTIMATED REVENUE:**

- 1% CID Sales and Use Tax (Commence on 7/1/2024)
- Developer Advances

\$	130,000
\$	7,700

**TOTAL ESTIMATED FUNDS AVAILABLE & REVENUE:**

<b>\$</b>	<b>137,700</b>
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**ESTIMATED EXPENDITURES:**

- Operating/Administrative Costs
  - D&O Insurance for Board of Directors
  - Legal Fees
- City Annual Submission Review Fee
- Services
- Developer Reimbursement of Formation Costs - Legal Fees
- Developer Reimbursement of Advanced Project Costs
  - See attached Budget of Estimated Costs from the 5-Year District Management Plan

\$	1,200
\$	6,500
\$	1,000
\$	-
\$	25,000
\$	85,000

**TOTAL ESTIMATED EXPENDITURES:**

<b>\$</b>	<b>118,700</b>
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**FUNDS AVAILABLE:**

- Cash on Hand End of Fiscal Year

\$	19,000
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\* Estimated values.

^ The Repayment of Developer Advances, including interest, will be done in compliance with the Construction and Financing Agreement entered into by the CID and the Developer.

**APPLICATION AND CERTIFICATE FOR PAYMENT**

COMPUTERIZED COPY OF AIA DOCUMENT G702 (1992)

PAGE 1 OF 2

TO (OWNER): 906 Grand Boulevard Hospitality, LLC  
119 South Izard Street  
Little Rock, AR 72201

PROJECT: **1920-025 AC Marriott Kansas City - Demo/Model Room**  
906 Grand Blvd  
Kansas City, MO 64106

APPLICATION NO: **28**  
PERIOD TO: January 31, 2024

Distribution to:  
\_\_\_ Owner  
\_\_\_ Architect  
\_\_\_ Contractor

FROM (CONTRACTOR):  
VCC LLC  
1 Information Way, Suite 300  
Little Rock, AR 72202

VIA (ARCHITECT): Campo & Associates  
400 Poydras, Suite 1410  
New Orleans, LA 70130

ARCHITECT'S  
PROJECT NO.: 1903

CONTRACT FOR: Demo/Model Room

CONTRACT DATE: 08/19/21

**CONSULTANT'S APPLICATION FOR DISBURSEMENT**

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

1. Original Contract Sum .....	1,260,413.00
2. Net Change by Change Orders .....	41,583,040.00
3. Contract Sum to Date (Line 1 and 2) .....	42,843,453.00
4. Total Completed & Stored to Date .....	39,199,016.20
5. Retainage:	
a. 10% of Completed Work .....	1,086,845.26
b. 10% of Stored Material .....	-
Total Retainage .....	1,086,845.26
6. Total Earned Less Retainage .....	38,112,170.95
7. Less Previous Certificates for Payment .....	36,344,170.95
8. Current Payment Due .....	1,768,000.00
9. Balance to Finish, Including Retainage	4,731,282.08

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 not due.

Contractors: VCC LLC

By: \_\_\_\_\_ 01/23/2024  
Al Malzewski, Controller

State of: Arkansas  
County of: Pulaski

Subscribed and sworn to me this Tuesday, January 23, 2024

Notary Public: \_\_\_\_\_

My Commission expires: \_\_\_\_\_

**ARCHITECT'S CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observation and the date 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.

AMOUNT CERTIFIED ..... \$

(Attached explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to 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.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months.	41,583,040.02	(0.02)
Total approved this Month		
TOTALS	41,583,040.02	(0.02)
NET CHANGES BY Change Order		41,583,040.00

# 1920-025 AC Marriott Kansas City -G703-JAN



Item #	Description	Division Number	Base Contract	Net Change By C/O	Contract Sum to Date	Previous Billed	This Period	Stored Materials	Total Billed to Date	% Complete	Balance To Complete	Retainage W/H	Total Ret Billed	Retainage Balance
1	+	Model Rooms	303,525.00	0.00	303,525.00	303,525.00	0.00	0.00	303,525.00	100%	0.00	30,352.50	15,176.25	15,176.25
23	+	Select Demolition	956,888.00	0.00	956,888.00	956,888.00	0.00	0.00	956,888.00	100%	0.00	95,688.80	47,844.40	47,844.40
34	-	AC Hotel-Permit Drawing Set Dated 10-18-2021	0.00	40,674,622.63	40,674,622.63	36,119,236.20	1,768,000.00	0.00	37,887,236.20	93%	2,787,386.43	2,047,649.22	1,023,824.61	1,023,824.61
35	32	Demolition	02	946,086.00	946,086.00	929,853.00			929,853.00	98%	16,233.00	67,679.70	33,839.85	33,839.85
36	33	Concrete	03	303,511.99	303,511.99	285,360.00			285,360.00	94%	18,151.99	15,536.00	7,768.00	7,768.00
37	34	Tax Exemption Credit		-967,134.00	-967,134.00	-967,134.00			-967,134.00	100%	0.00	-96,713.40	-48,356.70	-48,356.70
38	35	Masonry	04	882,007.50	882,007.50	679,049.77	175,000.00		854,049.77	97%	27,957.73	10,396.40	5,198.20	5,198.20
39	36	Structural Steel	05	1,439,486.26	1,439,486.26	1,422,703.31			1,422,703.31	99%	16,782.95	113,848.31	56,924.16	56,924.16
40	37	Misc. Metal	05	23,100.00	23,100.00	0.00	15,000.00		15,000.00	65%	8,100.00	0.00	0.00	0.00
41	38	Doors & Frames	08	1,002,585.00	1,002,585.00	903,276.72	55,000.00		958,276.72	96%	44,308.28	25,634.17	12,817.09	12,817.09
42	39	Temporary Construction	06	1,457,629.44	1,457,629.44	1,423,597.87	15,000.00		1,438,597.87	99%	19,031.57	85,896.61	42,948.31	42,948.31
43	40	Milwork	09	1,369,689.80	1,369,689.80	598,829.00	338,000.00		936,829.00	68%	432,860.80	18,390.40	9,195.20	9,195.20
44	41	Damping & Waterproofing	07	223,603.70	223,603.70	75,000.00			75,000.00	34%	148,603.70	0.00	0.00	0.00
45	42	Misc. Equipment	10	448,932.98	448,932.98	422,970.00	15,000.00		437,970.00	98%	10,962.98	28,737.00	14,368.50	14,368.50
46	43	Roofing & Sheet Metal	07	451,528.00	451,528.00	385,764.00			385,764.00	85%	65,764.00	7,700.00	3,850.00	3,850.00
47	44	Glass and Glazing	08	1,976,926.09	1,976,926.09	1,608,281.00			1,608,281.00	81%	368,645.09	45,333.65	22,666.83	22,666.83
48	45	SB- L2 Framing and Drywall	09	1,102,177.30	1,102,177.30	1,039,826.25	45,000.00		1,084,826.25	98%	17,351.05	14,000.00	7,000.00	7,000.00
49	46	Guestroom Framing	09	1,607,029.56	1,607,029.56	1,607,029.56			1,607,029.56	100%	0.00	139,054.10	69,527.05	69,527.05
50	47	Guestroom Drywall	09	1,528,430.03	1,528,430.03	1,510,522.97	12,000.00		1,522,522.97	100%	5,907.06	140,451.14	70,225.57	70,225.57
51	48	Painting	09	669,180.00	669,180.00	583,378.00	55,000.00		638,378.00	95%	30,802.00	4,188.00	2,094.00	2,094.00
52	49	Lath, Plaster, & Fireproofing	09	454,543.28	454,543.28	454,543.28			454,543.28	100%	0.00	7,276.70	3,638.35	3,638.35
53	50	Ceramic Tile	09	826,362.00	826,362.00	622,850.64	25,000.00		647,850.64	78%	178,511.36	5,378.81	2,689.41	2,689.41
54	51	Res. Flooring & Carpet	09	507,458.80	507,458.80	447,944.64			447,944.64	88%	59,514.16	18,794.46	9,397.23	9,397.23
55	52	Sprinkler System	21	701,904.71	701,904.71	657,335.00	10,000.00		667,335.00	95%	34,569.71	37,404.00	18,702.00	18,702.00
56	53	HVAC Equipment	23	1,706,204.90	1,706,204.90	1,706,204.90			1,706,204.90	100%	0.00	149,355.40	74,677.70	74,677.70
57	54	HVAC Piping	23	1,428,100.00	1,428,100.00	1,402,401.37	15,000.00		1,417,401.37	99%	10,698.63	119,040.14	59,520.07	59,520.07
58	55	HVAC Ductwork	23	887,866.00	887,866.00	876,798.00			876,798.00	99%	11,068.00	66,679.80	33,339.90	33,339.90
59	56	HVAC Labor	23	3,022,134.32	3,022,134.32	2,942,776.95	40,000.00		2,982,776.95	99%	39,357.37	140,413.11	70,206.55	70,206.55
60	57	Plumbing Equipment	22	250,000.00	250,000.00	250,000.00			250,000.00	100%	0.00	21,300.00	10,650.00	10,650.00
61	58	Plumbing Material / Fixtures	22	2,706,281.07	2,706,281.07	2,177,474.96	350,000.00		2,527,474.96	93%	178,806.11	127,967.31	63,983.66	63,983.66
62	59	Plumbing Labor	22	1,819,461.06	1,819,461.06	1,721,012.60			1,721,012.60	95%	98,448.46	135,382.53	67,691.26	67,691.26
63	61	Electrical Material	26	1,636,402.11	1,636,402.11	1,592,842.00	15,000.00		1,607,842.00	98%	28,560.11	83,626.75	41,813.38	41,813.38
64	60	Electrical Equipment	26	1,612,328.08	1,612,328.08	1,473,447.50			1,473,447.50	91%	138,880.58	74,819.75	37,409.88	37,409.88
65	62	Electrical Labor	26	1,413,100.77	1,413,100.77	1,220,907.50	100,000.00		1,320,907.50	93%	92,193.27	57,603.45	28,801.73	28,801.73
66	63	Light Fixtures	26	1,205,449.89	1,205,449.89	954,918.70	125,000.00		1,079,918.70	90%	125,531.19	37,500.00	18,750.00	18,750.00
67	64	Vertical Transportation	14	528,922.76	528,922.76	264,461.38	185,000.00		449,461.38	85%	79,461.38	12,003.70	6,001.85	6,001.85
68	65	Sitework	32	204,529.00	204,529.00	0.00	58,000.00		58,000.00	28%	146,529.00	0.00	0.00	0.00
69	66	General Conditions		1,814,513.80	1,814,513.80	1,588,312.48	70,000.00		1,658,312.48	91%	156,201.32	91,831.25	45,915.62	45,915.62
70	67	Insurance		1,524,460.50	1,524,460.50	1,523,375.93			1,523,375.93	100%	1,084.57	144,807.89	72,403.94	72,403.94
71	68	Fee		1,959,829.93	1,959,829.93	1,733,320.92	50,000.00		1,783,320.92	91%	176,509.01	96,332.09	48,166.05	48,166.05
72	+	Allowances	0.00	560,427.90	560,427.90	51,367.00	0.00	0.00	51,367.00	9%	509,060.90	0.00	0.00	0.00
91	-	Contingency	0.00	347,989.47	347,989.47	0.00	0.00	0.00	0.00	0%	347,989.47	0.00	0.00	0.00
92	87	Contingency		347,989.47	347,989.47	0.00			0.00	0%	347,989.47	0.00	0.00	0.00
93			<b>1,280,413.00</b>	<b>41,583,040.00</b>	<b>42,843,453.00</b>	<b>37,431,016.20</b>	<b>1,768,000.00</b>	<b>0.00</b>	<b>39,199,016.20</b>	<b>91%</b>	<b>3,644,436.80</b>	<b>2,173,690.52</b>	<b>1,086,845.26</b>	<b>1,086,845.26</b>
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STATE OF Arkansas  
 COUNTY OF Pulaski

} ss.

THE AFFIANT, Al Malzewski being first duly sworn, on oath deposes

and says that he is Controller (POSITION)

of VCC LLC that he has a

contract with 906 Grand Boulevard Hospitality, LLC owner(s)

for General Construction (KIND OF WORK)

on the following described premises in said County, to-wit:

That, for the purpose of said contract, the following persons have been contracted with, and have furnished, or are furnishing and preparing materials for, and have done or are doing labor on said improvement. That there is due and to become due them, respectively, the amounts set opposite their names for materials or labor as stated. That this statement is a full, true and complete statement of all such persons, and of the amounts paid.

1 Name and Address	2 Kind of Work	3 Adjusted Total Contract Incl. Extras and Credits	4 Total Retained Including this application	5 Net Previously Paid	6 Net Amount of this Payment	7 Balance to Become Due (Incl. Retention)
101 - New Horizons Enterprises LLC	Asbestos Abatement	324,067.00	28,635.70	324,067.00	0.00	0.00
102 - Total Flooring Contractors LLC	Model Room Flooring	1,525,635.42	116,195.35	1,035,241.13	10,516.89	479,877.39
103 - Vista Drywall LLC	Drywall and Framing	4,238,073.14	423,807.38	3,814,266.28	(0.00)	423,806.86
104 - Industrial Salvage & Wrecking Co Inc Dba Indu	Demolitions	1,223,614.00	121,541.42	1,093,872.58	0.00	129,741.42
105 - Martin Mechanical Inc.	Plumbing	4,376,777.87	419,786.95	3,741,891.36	36,191.63	598,694.90
106 - Pro Metals LLC	HVAC	6,455,180.47	633,647.34	5,649,835.83	52,987.98	752,356.62
107 - CBS Manhattan LLC	Doors, Frames, and hardware	979,224.00	82,342.60	702,941.40	38,142.00	238,140.60
108 - Brand Industrial Services Inc. Dba Brandsafwa	Exterior Material Hoist	416,430.97	0.00	410,655.50	0.00	5,775.47
109 - North Kansas City Electric Company Inc.	Electrical	5,897,231.51	488,861.55	4,151,285.89	248,468.08	1,497,477.54
110 - Pullman SST Inc.	Carbon Fiber Reinforcing	779,557.65	77,955.77	606,598.81	95,003.07	77,955.77
111 - Blue Star Erectors LLC	Steel Fabrication & Erection	1,072,828.61	106,622.96	959,606.65	(0.00)	113,221.96
112 - JR & Co. Inc.	Roofing	474,574.67	39,811.90	358,307.06	0.00	116,267.62
113 - Phoenix Millwork Inc Dba Phoenix Constructio	Millwork	891,214.12	62,837.60	262,158.30	303,380.10	325,675.72
114 - ISQ Interiors LLC	Guestroom Install - Showers, Vanities, Glass Doors, Ac	378,272.16	32,466.40	256,958.10	35,239.50	86,074.56
115 - Falcon Fire Protection Inc.	Fire Suppression	666,562.26	65,682.28	583,381.62	7,758.90	75,421.74
116 - JPI Glass LLC Dba 8G Solutions	Glass and Glazing	1,111,354.01	100,638.31	874,244.79	31,500.00	205,609.22
117 - M & M Painting	Painting & Wall Covering	1,249,386.35	101,301.59	807,904.30	103,810.01	337,672.05
118 - Pro-Bel Enterprises Limited	Roof Anchor System	89,881.94	5,260.00	47,340.00	0.00	42,541.94
119 - Otis Elevator Company OT1106	Kitchen Hoist	157,700.00	9,462.00	85,158.00	0.00	72,542.00
120 - Calibox Storage LLC	FF& E Install	244,089.73	24,408.87	192,368.46	27,311.40	24,409.87
121 - Clean It All LLC	Elevator Operator	379,918.50	30,951.85	262,978.65	15,588.00	101,351.85
122 - Overhead Door Company of Kansas City A D H	Doors & Frames	53,926.00	5,392.60	0.00	48,533.40	5,392.60
123 - Installtec Inc	Applied Fireproofing	144,533.30	14,453.33	128,391.57	1,688.40	14,453.33
124 - Martin Construction Specialties LLC	Linen Chute	37,962.00	3,796.20	34,165.80	0.00	3,796.20
125 - Epic Concrete Construction Inc	Concrete work	398,754.77	31,760.48	285,844.28	0.00	112,910.49
126 - MEI Total Elevator Solutions Dba of Minnesota	Vertical Transportation	399,977.00	18,599.98	0.00	167,399.78	232,577.23
127 - Carpio Masonry LLC	Masonry	147,582.59	14,758.26	128,379.23	4,445.10	14,758.26
128 - Hadco Safety Solutions LLC	Stair Markings	57,039.30	3,860.10	34,740.90	0.00	22,298.40
129 - Retrochem Inc.	Restoration - Terra Cotta	597,906.51	45,172.42	293,378.40	113,173.38	191,354.73
130 - Mid-Continental Restoration Co Inc	Exterior Restoration	390,711.10	19,152.51	172,372.54	0.00	218,338.56
131 - Apex Construction Systems LLC	Stucco	255,244.99	24,500.16	220,501.43	0.00	34,743.56
132 - TLDB Inc. DBA AmeriFence Corporation	Structural Steel Fabrication	145,239.00	5,813.10	0.00	52,317.90	92,921.10
001 - Mincey Marble	Shower Surrounds	275,535.75	0.00	275,535.75	0.00	0.00
002 - Osman Consultants LLC	WBE / MBE Participation Consulting Services	50,700.00	0.00	30,900.00	1,800.00	18,000.00
003 - WingItSales LLC	Guestroom Misc. Equipment Accessories	83,854.39	0.00	80,276.33	0.00	3,578.06
004 - Bruskin International LLC Dba ProjectStone By	Guestroom Vanity and Barn and Shower Door	560,008.55	0.00	501,649.09	0.00	58,359.46
005 - A&M Hardware Inc.	Vanity Support Brackets	28,288.62	0.00	28,261.81	0.00	26.81
006 - PC Hardware LLC	Misc. Equipment	124,200.00	0.00	37,300.00	25,870.00	61,030.00
VCC LLC	Misc. Construction	6,160,414.75	(2,072,631.67)	7,871,412.12	346,874.46	(2,057,871.79)
<b>TOTAL</b>		<b>\$ 42,843,453.00</b>	<b>\$ 1,086,845.26</b>	<b>\$36,344,170.95</b>	<b>\$ 1,767,999.97</b>	<b>\$ 4,731,282.08</b>
AMOUNT OF ORIGINAL CONTRACT	\$ 1,260,413.00	WORK COMPLETED TO DATE	\$ 39,199,016.20			
EXTRAS TO CONTRACT	\$ 41,583,040.02	LESS 10 % RETAINED	\$ 1,086,845.26			
TOTAL CONTRACT AND EXTRAS	\$ 42,843,453.02	NET AMOUNT EARNED	\$ 38,112,170.95			
CREDITS TO CONTRACT	\$ -0.02	NET PREVIOUSLY PAID	\$ 36,344,170.95			
ADJUSTED TOTAL CONTRACT	\$ 42,843,453.00	NET AMOUNT OF THIS PAYMENT	\$ 1,768,000.00			
		BALANCE TO BECOME DUE (Incl. Retention)	\$ 4,731,282.08			

It is understood that the total amount paid to date plus the amount requested in this application shall not exceed \_\_\_\_% of the cost of work completed to date. I agree to furnish Waivers of Lien for all materials under my contract when demanded.

SIGNED

Al Malzewski, Controller  
(position)

Subscribed and sworn to before me this day of Tuesday, January 23, 2024

Notary Public

The above sworn statement should be obtained by the owner before each and every payment.